

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, January 3, 2022**

The meeting of the Neighborhood and Community Development standing Committee was held on Monday, January 3, 2022, at 5:45 p.m., remoted via Zoom and on-site. The following members were present: Commissioner McKiernan, Chairman, Commissioners Burroughs, Townsend, (substituted for Ramirez), Stites, and Davis. The following officials were also in attendance: Emerick Cross, Melissa Sieben, Bridgette Cobbins, and Alan Howze, Assistant County Administrators; Kathleen VonAchen, Chief Financial Officer; Ashley Hand, Director of Strategic Communication; SueZanne Bishop, Attorney; Debbie Jonscher, Deputy CFO; Katherine Carttar, Director of Economic Development; Jud Knapp, Interim Land Bank Manager; Patrick Waters, Deputy Chief Counsel; Wes McKain, Policy and Development Manager at the Health Department; Wendy Green, Assistant Counsel; Monica Sparks, Deputy Unified Government Clerk, Terri Kimble and Allie Facio, Clerk's Office; and Greg Talkin, Director of Neighborhood Resource Center.

Chairman McKiernan said I want to welcome you all. Commissioner Burroughs, if you wouldn't mind, I don't have that opening statement pulled up on my computer. If you still have it available, would you mind reading the opening statement for this meeting as well? **Commissioner Burroughs** said I can and will.

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

The public is allowed to participate by Zoom or submit comments by email prior to the meeting and those comments will be included in the record of this meeting. The public also will have an opportunity to provide brief comments from the lobby of the Municipal Office Building.

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

Chairman McKiernan said I'm not aware of any revisions to this agenda after it was originally published. So, we'll move on to approval of our Standing Committee minutes from our October 11th meeting.

Approval of standing committee minutes from October 11, 2021. Chairman McKiernan said Commissioners Davis and Stites were not present for that meeting—were not members of the committee for that meeting. From the remaining members, I would ask if there's a motion to approve the minutes as submitted.

Commissioner Townsend made a motion, seconded by Commissioner Burroughs, to approve the minutes as submitted. Roll call was taken and there were three "Ayes," Townsend, Burroughs, McKiernan.

Chairman McKiernan said just for the sake of ease and clarity, I'd ask the Clerk just do a roll call of the three of us: McKiernan, Burroughs, and Townsend.

Chairman McKiernan said that takes us into, for the new members of the committee, we are blessed to have a fairly long agenda for these past few meetings, and so we have another one tonight. We have several pieces on this agenda. Usually, we have a lot of Land Bank options, that is applications for Land Bank parcels that people want to do various things with.

Tonight, we have something different that is not Land Bank-related but rather Neighborhood and Community Development-related.

COMMITTEE AGENDA

Item No. 1 – 211251...ORDINANCES: ADOPTION OF PROPOSED BUILDING AND FIRE CODE UPDATES

Synopsis: A proposal for the adoption of "The 2018 Suite of Codes and Amendments to Chapter 8 - Building and Building Regulations Chapter 15 - Fire Prevention and Protection", submitted by Greg Talkin, Director of Neighborhood Resource Center.

Building/Fire Code Adoption and Amendments

Information and Feedback Only Tonight-No Action Required

Presented by: Greg Talkin, NRC Director
 Anthony Hutchingson, Chief Building Official
 Patrick Holton, Property Maintenance Compliance Manager
 John Droppelmann, Fire Marshal

Greg Talkin, Director of Neighborhood Resource Center, said tonight I've got a short presentation to kind of go over where we've been and where we're going with pursuing a code option to update where we currently are. This is for information only; no action is required. We kind of want to give you the background. I'm planning on doing the presentation for the entire event here, but if questions are asked, I have other staff members that I may need to bring aboard, but I'll ask for that at the time.

Current Codes /Codes being Proposed:

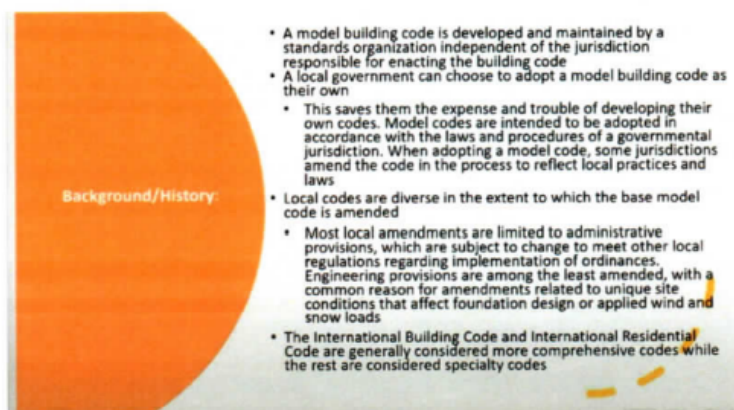
The most recent building code adoption for the Unified Government/City of Kansas City, KS occurred in 2016 with the 2012 I-Codes and the 2009 IECC. The International Code Council (ICC), a developer and publisher of model codes, is on a 3-year update cycle. The UG /KCK has opted in the past to adopt the International Codes, or I-Codes, every other cycle, which equates to every 6 years. The 2018 Suite of Building Codes is the next round in the 6-year cycle. These codes are identified as follows:

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Mechanical Code (IMC)
- 2018 International Energy Conservation Code (IECC)
- 2018 Uniform Plumbing Code (UPC)
- 2017 NFPA 70 - National Electrical Code (NEC)
- 2018 International Property Maintenance Code
- 2018 International Fire Code (IFC)
- 2018 Life Safety Code NFPA 101

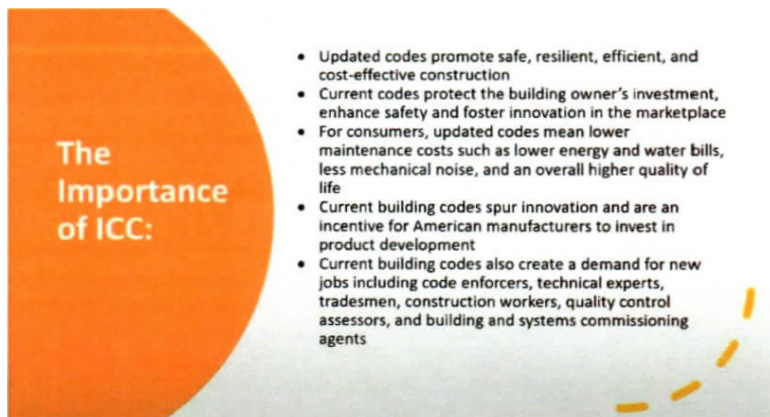
The current codes versus the codes being proposed. Of the most recent building codes that we have adopted as the UG in the City of Kansas City, Kansas occurred in 2016 when we adopted the 2012 I-Codes in the 2009 International Energy Code. The International Code Council, which shortened would be ICC, a developer and publisher of model codes is on a three-year update cycle. The UG/KCK has opted in the past to adopt International Codes or I-Codes every other cycle

which equates to every six years. The 2018 Suite of Building Codes is the next round in the six-year cycle. These codes are identified as follows:

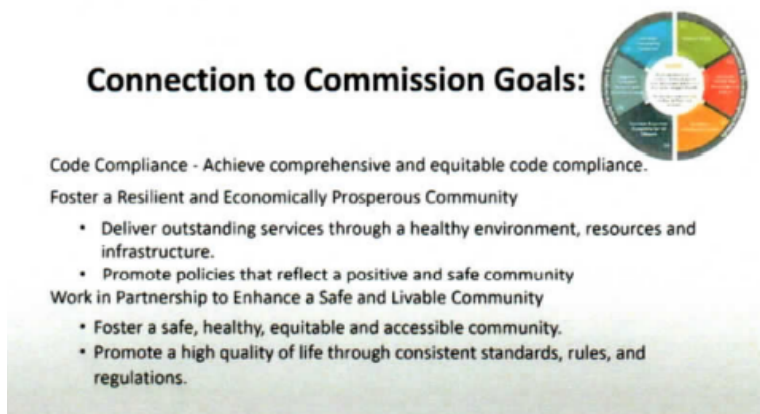
- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Existing Building Code
- 2018 International Mechanical Code
- 2018 International Energy Conservation Code
- 2018 Uniform Plumbing Code
- 2017 NFPA 70 - National Electric Code
- 2018 International Property Maintenance Code
- 2018 International Fire Code



Model code is developed and maintained by a standards organization independent of the jurisdiction responsible for enacting the building code, and here it's the International Code Council. A local government can choose to adopt a model building code as their own. This saves them the expense and trouble of developing their own codes. Model codes are intended to be adopted in accordance with the laws and procedures of governmental jurisdiction. When adopting a model code, some jurisdictions amend the code in the process to reflect local practices and laws. For our instance, a lot of our adoption amendments are due to State laws trying to get in line with some of those too. Local codes are diverse to the extent to which the base model code is amended. Most local amendments are limited to administrative provisions, which are subject to change to meet other local regulations regarding implementation of ordinances. Engineering provisions are among the least amended, with a common reason for amendments related to unique site conditions that affect foundation design or applied wind and snow loads. The International Building Code and International Residential Codes are generally considered more comprehensive codes while the rest are considered specialty codes.

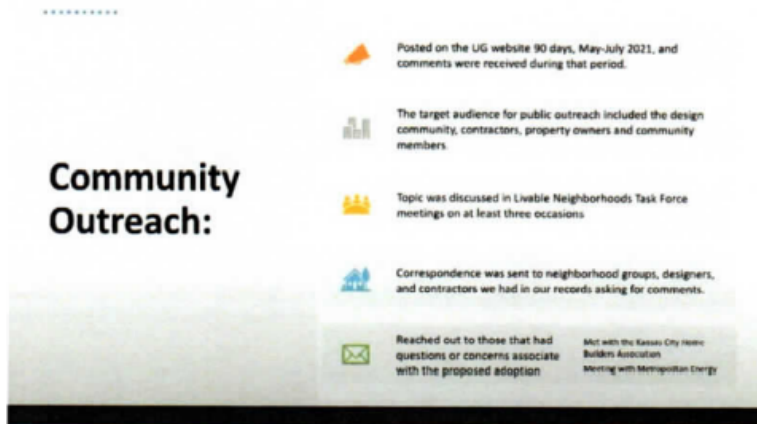


The importance of the ICC and code adoption; updated codes promote safe, resilient, efficient, and cost-effective construction. Current codes protect the building owner's investment, enhance safety and foster innovation in the marketplace. For consumers, updated codes mean lower maintenance costs such as lower energy and water bills, less mechanical noise, and an overall higher quality of life. Current building codes spur innovation and are an incentive for American manufacturers to invest in product development. Current building codes also create demand for new jobs including code enforcers, technical experts, tradesmen, construction workers, quality control assessors, and building and systems commissioning agents.

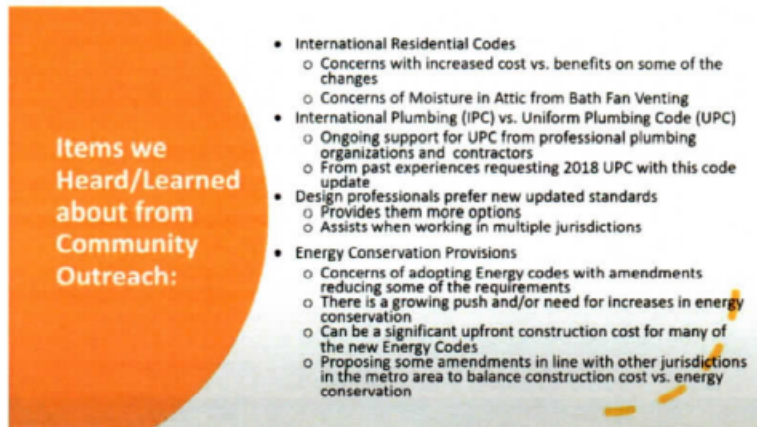


What we're proposing here, we believe we're in line with the strategic commission goals. We want to achieve comprehensive and equitable code compliance. We want to foster a resilient and economically prosperous community, like delivering outstanding service through a healthy environment, resources, and infrastructure. Promote policies that reflect a positive and safe community. We also want to work in partnership to enhance a safe and livable community. Foster

a safe, healthy, equitable and accessible community, promote a high quality of life through consistent standards, rules, and regulations.



We started this journey, actually pre-pandemic and we're a little bit behind from where we hoped to be. A lot of the communities are, but typically and honestly, we usually fall on the tail end of where most communities are anyway because we try to leverage what they've learned through their processes, and try to find out where they actually end up in their process and what they end of adopting. For our efforts for the community outreach, we posted on the UG website for 90 days and comments were received during that period. I want to also note that posting out there on the website is actually, currently still there. We do still do continually receive a few comments. Most of them know now, people have become aware of that email address and use it for other things. Anyway, we still do receive some comments. The target audience for public outreach including the design community, contractors, property owners and community members. The topic was discussed at Livable Neighborhoods Task Force meetings on at least three occasions over the last year and a half. Correspondence was sent to neighborhood groups, designers, and contractors we had in our records asking for comments. We also reached out to those that had questions or concerns associated with the proposed adoptions. Those that responded and provided us some feedback, we responded back to most of those, if it was related to the code adoption. In that process we also met with the Kansas City Homebuilders Association who gave us quite a few comments and suggestions, and we also had a meeting with the Metropolitan Energy Group, which has several supporters with that group.



The items we learned about the community and the outreach; the International Residential Codes, there's concerns with increased costs versus benefits on some of the changes, concerns of moisture in attic from bath fan venting.

International Plumbing Code versus Uniform Plumbing Code. This is one that we kind of learned several years ago in the adoption process. This region has a big support for the Uniform Plumbing Code instead of the International Plumbing Code. It's supported by a lot of labor unions and also by some of the larger professional organizations. For past experience we requested the 2018 UPC with this code update again. In reality there's not a whole lot of difference between the two standards, so it's kind of one of those things that we didn't want to propose any type of issue when really, we're adopting the same thing for the most part.

Design professionals prefer new updated standards. It provides them more and newer options, and it also assists when working in multiple jurisdictions for them. One of the bigger items as far as what we've had a lot of discussions on is energy code conservation provisions. Concerns of adopting energy codes with amendments reducing some of the requirements and some of the energy efficiency. This is a growing push and/or need for increases in energy conservation. It can be a significant upfront construction cost for many of the new energy codes and proposing some amendments in line with other jurisdictions in the metro area to balance construction costs versus energy conservation.

Where are the International Codes (I-Codes) Adopted?

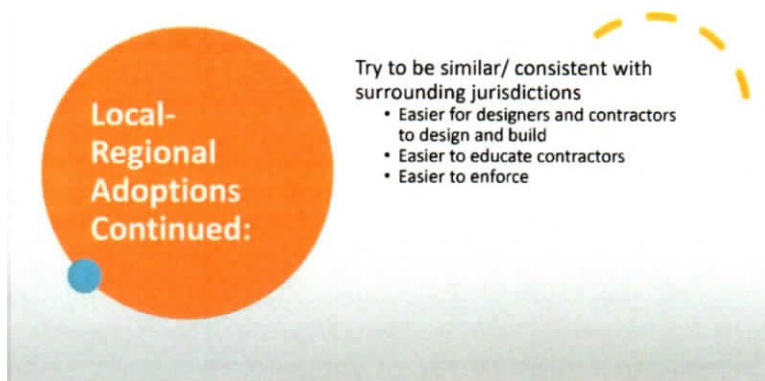
- The *International Building Code* (IBC) is adopted in all 50 states and the District of Columbia
- The *International Fire Code* (IFC) is in use in 41 states and the District of Columbia
- The *International Residential Code* (IRC) is in use in 49 states and the District of Columbia
- The International Codes are in use in Puerto Rico, Guam, U.S. Virgin Islands, American Samoa and the Northern Mariana Islands

Where are these codes adopted and used? Nationally, the International Building Code is adopted in all 50 states and the District of Columbia. The International Fire Code is used in 41 states and the District of Columbia. The International Residential Code is in 49 states and the District of Columbia, and International Codes are also used in Puerto Rico, Guam, U.S. Virgin Islands, American Samoa, and Northern Mariana Islands.

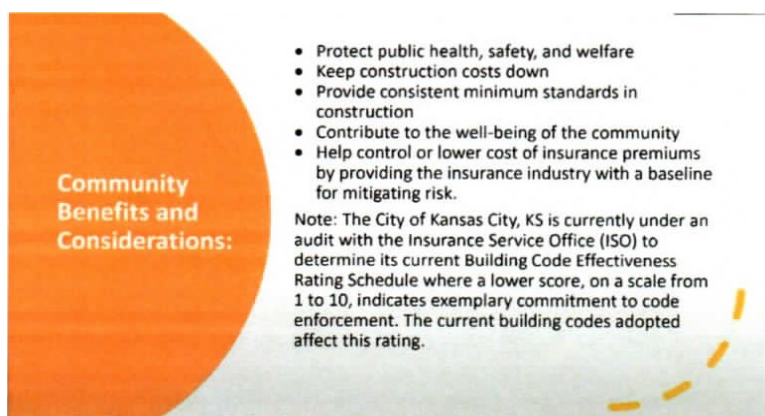
Local-Regional Adoptions:

City/County	IBC	IRC	IPC/UPC	IMC	NEC	IECC	IFC	NFPA 901	IEBC	IPMBC
	International Building Code	International Residential Code	International Plumbing/Uniform Mechanical Code	International Mechanical Code	National Electric Code	International Energy Conservation Code	International Fire Code	Life Safety Code	International Existing Building Code	International Property Maintenance Code
KCK - current	2012	2012	2012	2012	2011	2009	2012	2005	n/a	2012
KCK - proposed	2018	2018	2018	2018	2017	2018	2018	2018	2018	2018
Bonner Springs	2015	2015	2015	2015	2014	n/a	2015	n/a	n/a	2015
Edwardsville	2012	n/a	n/a	n/a	n/a	n/a	2012	n/a	n/a	n/a
Shawnee	2018	2018	2018	2018	2017	2018	2018	n/a	n/a	n/a
Lenexa	2018	2018	2018	2018	2017	2012	2018	n/a	n/a	2108
Overland Park	2018	2018	2018	2018	2017	2018	2018	n/a	n/a	2018
Prairie Village	2018	2018	2018	2018	2017	2018	2018	n/a	2018	2018
Leawood	2018	2018	2018	2018	2017	2018	2018	n/a	2018	2018
Olathe	2018	2018	2018	2018	2017	2018	2018	n/a	2018	2018
Gardner	2018	2018	2018	2018	2017	n/a	2018	n/a	n/a	2018
Johnson County	2018	2018	2018	2018	2017	2018	2018	n/a	2018	2018
Kansas City Mo.	2018	2018	2018	2018	2017	2012	2018	2018	2018	n/a
Spring Hill	2006	2006	2006	2006	2005	n/a	2006	n/a	n/a	2006

What about locally? In the local region, this chart here, the very first line shows where we're currently at KCK—current shows the 2012 codes with the 2011 National Electric Code and the 2009 Energy Code adopted. The next line is what we're proposing, it's basically the 28 slate of codes. Then everybody after that, you will find the two other cities within Wyandotte County, but also a lot of other metro cities that are around us. You will see the majority of those counties and cities are in line with what we're proposing. Everybody, for the most part, is up to the 2018 standards except a few of the smaller cities, and there are a few other standards that maybe some of the cities didn't adopt, like the Existing Building Code or something like that, but for the most part, most of the jurisdictions our size or larger have adopted the 2018 standards.

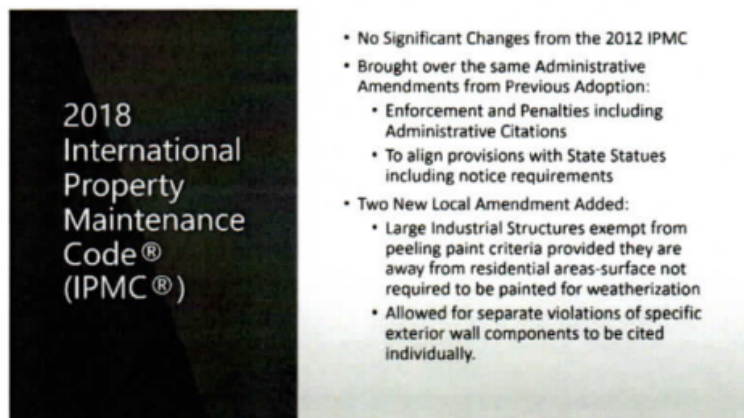


What other benefits are there, besides also those that are mentioned by being more uniformed across the metro area? It's easier for designers and contractors to design and build. It's easier to educate contractors because we're all educating with fairly close to the same standards. And it's also easier to enforce because you shouldn't have as much as much enforcement you have to worry about because contractors work across jurisdictions and see that most of the requirements are the same.



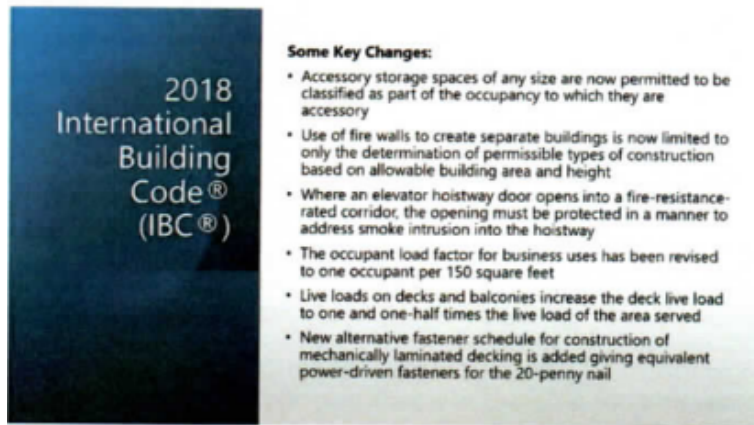
Community benefits and considerations; codes that protect public health, safety, and welfare, keep construction costs down by new Innovation, provide consistent minimum standards in construction, contribute to the well-being of the community, and help control or lower cost of insurance premiums by providing insurance industry with a baseline for mitigating risks. Now here I need to make a note. There's no urgency to our adoption for the most part, but there is one item that is being potentially affected here, could be affected. Since we are a little bit behind and we actually kind of took over this process this year, we are currently under an audit with the Insurance Services Organization to determine the current building code effect in the rating

schedule. We'll lower the score on a scale from 1 to 10 indicates exemplary commitment to code enforcement. The current building codes adopted affect this rating. We are currently at a seven, the best we've ever been was a six. There is a chance, depending on timing, we could slide another point upward which is good. For every point that we save, it's basically a 5% savings for those ISO that get flood insurance through insurance agencies that look at the ISO rating. But if we do fall back a little bit, once we do come into compliance, ISO will let us know that we will be able to regain anything that we lose.

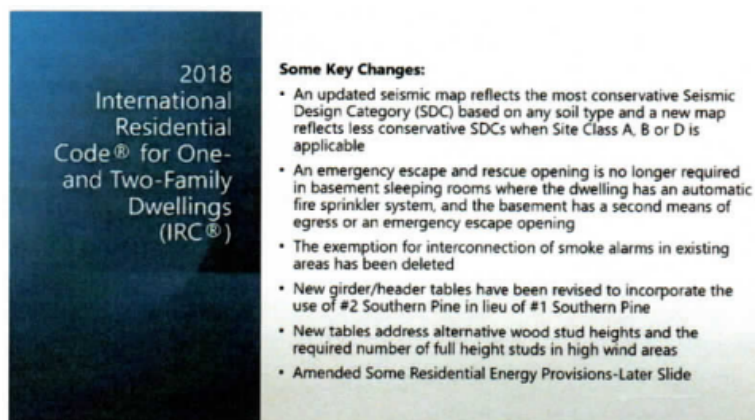


So, for the next four slides, it's the larger documents. There's quite a few bullet points on these four. I'm not going to touch on every one of them. I've got to be honest, some of this stuff is really technical and even some of our staff sometimes doesn't understand it because it's for engineers to do. It's not expected that some of these items that anybody that doesn't deal with this day in and day out would understand some of this stuff, at least some of the terminology that are used. But these are just simple statements and for the 2012 International Property Maintenance Code, basically there's no changes from 2012 in the code itself. We've brought over the same administrative amendments from the previous adoption enforcement penalties including administrative citations. We also did the same alignments provisions with state statutes including notice requirements. There are two new local amendments we are adding in this effort. We're proposing large industrial structures exempt from peeling paint criteria provided they are away from residential areas and surfaces not required to be painted for weatherization. For example, concrete silos or other industrial-type buildings that maybe got painted at one point that didn't need to be painted, and they don't need it for weatherization. The other proposal is allowed for separate violations of specific exterior wall components to be cited individually or separately. This is to

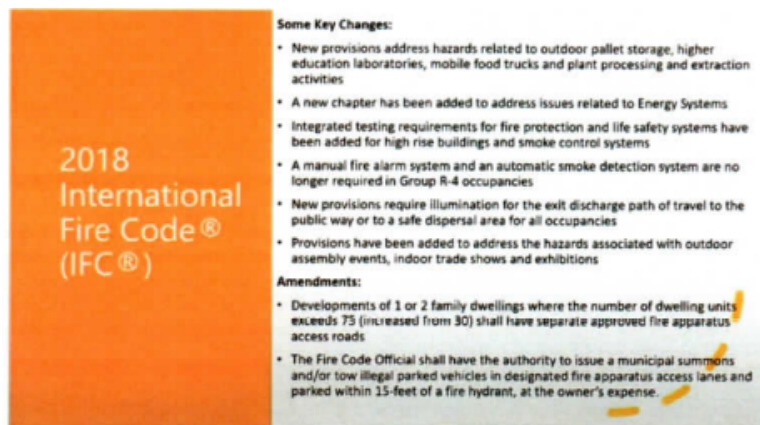
help us acquire better statistics on what we're actually citing on, but also in those more problematic cases to give another violation if needed.



So, for the Building Code; the only one I'm really going to touch on here is the last one where it states new alternative fastener schedule for construction of mechanically laminated decking is added giving equivalent power-drive fasteners for the 20-penny nail. This is just an example to where new technology, new procedures, new policies are allowed into the code and for specific purposes that may save a contractor or an owner money because it's a newer way of doing things and when you are using pneumatic tools of course that saves time and money. That's kind of a big reason for us to adopt new standards, to gain those new technologies put into the standards.

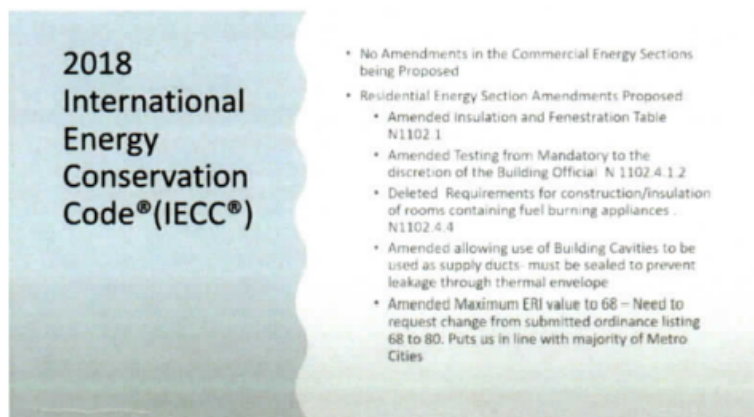


The 2018 International Residential Code for one- and two-family dwellings. Once again, I'm not going to go over any of these. I'm going to make note on the last one there are some amendments proposed for the residential code for energy provisions, but we'll talk about them later in this presentation as that is one of the items that's has driven a lot of conversation for us.



The 2018 International Fire Code. I'm not going to, once again, talk about many of these. I am going to touch on the two amendments. The development of 1 and 2 family dwellings when the number of dwelling units exceeds 75. We're amending that up to 75 where it was 30 in the standard, shall have separate approved fire apparatus access roads. It does increase the number of structures that are allowed in a subdivision, which is in line with what we used to do and trying to update this to keep that same standard.

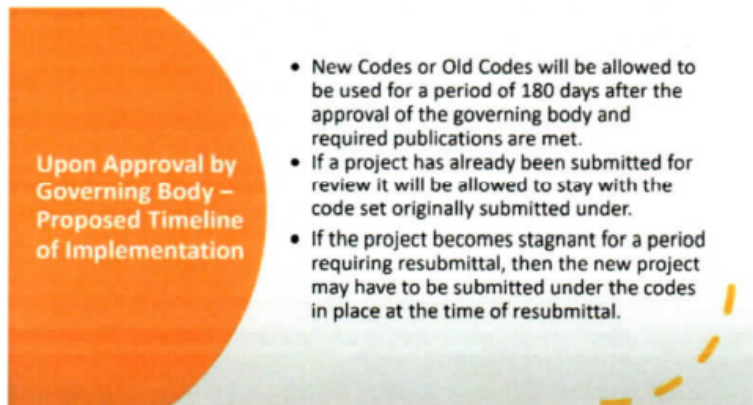
The other item, the Fire Code Official shall have the authority to issue a municipal summons and/or tow illegal parked vehicles in designated fire apparatus access lanes and parked within 15-feet of a fire hydrant, at the owner's expense. This has been a problem in a few subdivisions we've had where the parking is rather tight and so it gives them the authority to move vehicles where they may need access to get a rig in or to get to a fire plug.



The 2018 International Energy Conservation Code, I'm going to combine this code with the Residential Code and just refer to it as one code, the energy portion of the Residential Code, as

So, once again, these are not really anything out of line with the other jurisdictions, and with this chart I want to make two points. First of all, to show that we're kind of in line because these are actually a lot of the energy factors and sections in the code. The first line is what the 2018 standards actually are required. And then the next line item is actually where we're at currently without the adoption under the 2009. The next line is what we're proposing, so the first point here is that even though we are amending these provisions, we are still creating some energy efficiencies, we're doing better. We're not completely amending back to what we were and trying to gain some efficiencies slowly instead of all at once. The rest of the line items here are other cities and

jurisdictions and you'll see for most of those we're pretty much in line with what the other cities have done. I will tell you just in an effort up front, over a year and a half ago, all of the cities including our staff met and talked about this before we started these processes and the whole goal was for that uniformity, the best we could.



I'm going to end with the slides, this is not for action tonight, it's only for information. But once we get to the point for approval and adoption, the plan would be for new codes and old codes would be allowed to be used for a period of 180 days after the approval of the governing body and required publications are met. So, it gives a six-month transition once we do bring this back to you and get this approved so they can submit under either code standard. If a project has already been submitted for review, it will be allowed to stay with that code set originally submitted under. If a project becomes stagnant for a period requiring resubmittal, then the new project may have to be submitted under the codes and place the time of resubmittal. So, with that, I know I ran through that very quickly. I'm going to end that and if there's any questions or comments, we encourage those. We want to get feedback in the direction we need to go with this.

Chairman McKiernan said this is quite a bit of information, so I am glad that it's not for consideration tonight, but rather opening the discussion. I'd ask if any member of the committee has questions or comments for Mr. Talkin on this item.

Commissioner Townsend said when I looked at the introductory page that we were given, I was more concerned about the fact that some time past, the Commission said we're going to do updates of the codes on a six-year cycle. Because I wondered if we are proposing or looking at a proposal

to use the 2018 Standards and we're already in 2022, is that the latest version that there is? That's one question. **Mr. Talkin** said there is a 2021 version that is out now, but none of the metropolitan jurisdictions I'm aware of is going to adopt the 2021, with the exception of Kansas City, Missouri did not adopt the 2018 Energy Code with their 2018 set. They stayed with the 2012. There is talk of them just bringing 2021 Energy Code forward, but not adopting the entire 2021 set. Staying consistent with the metropolitan area, most, if not all, of the jurisdictions in this area are not looking at the 2021.

Commissioner Townsend said okay, and I appreciate your presentation on that point. That helped to allay concerns I had that we are not using the most up-to-date version, but apparently that's what our neighbors around us do, and as you said, one of the goals of the adoption of something like this is to allow for consistency, safety and consistency. Thank you, those are the comments I had about it.

Chairman McKiernan said anyone else from the committee with comments or questions for Mr. Talkin? There is someone over in the attendees list who I believe would like to offer some public comment on this particular item. If the Clerk can work with me, I believe Emily Wolf has raised her hand and has asked the opportunity to address the committee. Ms. Wolf, I do believe you are unmuted now, and we would invite you to take up to three minutes to share your public comment with the committee.

Emily Wolf, Lifelong KCK Resident, said I'm with Metropolitan Energy Center located here in the Kansas City metro. We've actually worked with UG on some transportation projects previously. The Neighborhood Resource Center, Greg Talkin's office, posted their official drafts of the codes MEC along with 17 other organizations submitted our comments regarding their proposed amendments and Greg Talkin was great to work with throughout the process and as he said they removed all the commercial amendments which we applied. Thank you so much, but unfortunately, as he mentioned, several of the residential amendments remain, and as he mentioned a year and a half ago, pre-COVID there were some efforts to have a metro-wide code kind of consensus but as we know we're home rules, so it's really up to the municipalities to decide what they adopt and what amendments. So, some things have changed since then.

Just recently the city of Gladstone, Missouri adopted the 2021 Suite of Building Codes, making them one of the first cities in the nation. KCMO in 2019 and 2020 held some open meetings regarding their Energy Code and due to the feedback from the community and local organizations. As Greg mentioned, they're foregoing 2018 Energy Code and going to adopt the 2021. I know their writing the ordinance right now and it will include residential amendments because we're going to be providing training to them as well as other building officials in the metro area on the energy code at no cost.

Recently Overland Park adopted the 2018 Energy Code with few amendments. I think part of that was because they had two committees do a deep dive and provide feedback on the amendments and as a result, they adopted a code with less amendments and then also the Council directed city staff to start researching the 2021 Energy Code.

Prairie Village followed in the same steps, directed city staff to research the 2021 and both adopted that 68 score. **Ms. Facio** said you have one minute remaining. **Ms. Wolf** said basically what it says is a lot of other municipalities, as he mentioned, adopted the 2018 and 2019. So, if the UG adopts a heavily amended Residential Code in 2022, give it a year or two, we will be light years behind other communities and so I think that's our concern we are—you know a lot of these other communities are dropping more stringent codes and looking at the 2021 and we're just now getting to the 2018.

We provided other comments. I know I'm well over time and I sent emails and I'm wondering if you could send out the correct email addresses because I know with term changing, I think I don't have all your email addresses, so I will send you this testimony in our previous comments because I know I'm over time, but thank you so much and thank you Greg Talkin. As I've said you've been really great meeting with us and answering all our questions, but we're here as a resource. We would love to meet with you, please reach out regarding our testimony and questions. We're here as a resource. Thank you so much for your time this evening.

Chairman McKiernan said, Mr. Talkin, we certainly will look to you for recommendations and guidance as we go through this process and as we consider the concerns that Ms. Wolf has raised.

I also see in our attendees that a Will Reuter has raised his hand and asked to address the committee. We do have you allowed; there you go you are unmuted. You'll have up to three minutes to provide comments to the committee.

Will Reuter, Executive Vice President, Homebuilder's Association of Great Kansas City, said at the outset here, I just want to express our appreciation to UG staff for being collaborative through this process and recognizing the importance of having a strong building code adopted within the community and the county. The HBA of Greater Kansas City certainly supports a strong building code. That is something that our members seek to do every day, is comply with the rules set forth by the governing bodies in which we're seeking to help build. This is certainly incredibly important component of that so, just appreciate being included in this process and certainly stand ready to contribute as we move forward.

As it relates to the overall broader Kansas City metro market, ours is a market that's probably going to build around 6,000 to 6,100 single-family homes once the data is collected from December annually. Our is a market that probably needs between 8,500 and 9,000 single-family homes in order just to satisfy demand. We are a chronically under-built market and as we are seeking to accelerate not only our construction timelines, but also the diversity of product available to the Kansas City, Kansas community for both people looking to move into something newly built or to attract additional residents. We do want to make certain that it is understood that the building code is a baseline. It does not forbid the opportunity for someone to build something far more efficient than what is required in the code. An overly restricted code that does not include some of that local flavor that comes in the form of an amendment that harmonizes the broader metro construction environment and, therefore, the availability of product in the environment will unnecessarily restrict the amount of people that could find themselves that would be able to afford a newly built house. **Ms. Facio** said you have one minute remaining. **Mr. Reuter** said one very important number to consider is for every \$1.0K added to the cost of a newly built home, 1,238 Kansas City area families are priced out of the market. When we start to think about some of these costs, it's not a dollar here and a dollar there, it is the difference between a new home and not being able to get a new home for more than 1,200 Kansas City area families. Happy to share that data and man of the other data points associated with the cost of construction and the overall impact it has on the accessibility of housing. We do not want housing to become a luxury item and, therefore, we need to be very cognizant of these costs and making certain that any new stipulation, any new code with which we are going to have to build to, the payoff is there. **Ms. Facio** said your three minutes are up. **Mr. Reuter** said with that I will close, but certainly I am available for thoughts or considerations after this meeting is done.

Chairman McKiernan said, Mr. Talkin, I certainly can appreciate the challenge that we have being one part of many jurisdictions in the metro area of trying to hit the sweet spot in terms of how we match up with everyone else's regulations. I would encourage members of the committee to reach out to Mr. Talkin and his staff, many of whom are in our meeting tonight, and if you'd like to reach out to Mr. Reuter or Ms. Wolf for additional discussion before this item comes in back before us for consideration for a vote.

Mr. Talkin, is there anything you'd like to add as we wrap up this item? **Mr. Talkin** said I appreciate everybody's time tonight and thank you commissioners and administration for hearing us out.

Chairman McKiernan said, once again, members of the committee, if you'd like to follow-up before this comes back, I think the place to start would be Mr. Talkin and then can connect you as needed. That's the end of Item No. 1, which was for information only.

Action: For Information Only

Chairman McKiernan said now for the new members of the committee that takes us into our Land Bank sections, and this for many months has been the bulk of our agenda for this committee. We do have three different Land Bank items. The first is an update on the Land Bank, and I'm going to introduce you, if you haven't already met, to Katherine Carttar who is our Director of Economic Development, and to Jud Knapp who is our Interim Director of the Land Bank. I think they're going to team up and give us an update on where the Land Bank is as we head into 2022.

Item No. 2 - 211261...UPDATE: LAND BANK

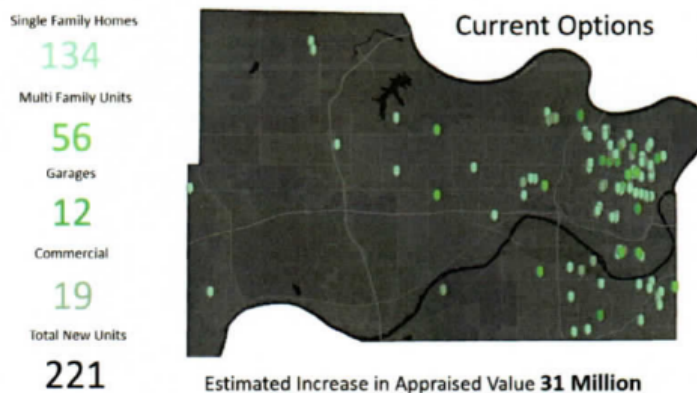
Synopsis: An update on the Land Bank, submitted by Jud Knapp, Interim Land Bank Manager.



Neighborhood &
Community Development
Standing Committee

Land Bank Update

January 3rd, 2022



Katherine Carttar, Director of Economic Development, said we are going to start off, as Commissioner McKiernan mentioned, with an update of a quick snapshot of what happened in the last year. We took the last year and went through a full kind of revamp of the Land Bank process. The most significant thing that we did was previously if someone came to us and said hey, I want to build a house. We would say fantastic, we love it, here's the ground, here's the deed, good luck, we'd love to see it. What we learned quickly is that—we'll, first of all I'll take a quick step back, those kinds of requests were coming in at a very small trickle, so there were very few of these types of requests. This has not been historically; we've just been increasing every tax sale primarily vacant lots. I'll get into our lot structures on them, primarily vacant lots for many, many years and there was not really a market for someone to build a new home. When those did come in, we said fantastic, here's the deed to the property, but what we learned very quickly was that a lot of these lots had challenges and even if someone really, really wants to build a home there, once they get into it and recognize any number of things.

Some frequent obstacles were the previous home that had sat there was just demolished, basically into the basement and then a little sprinkling of dirt was put on top and we called it good. By demolishing homes in that way for so long, we did that until about 2000, when the rules were changed. That's another \$10K or so of remediation, there's like paint, there's asbestos, all that has to be dug out and a lot of times in these kinds of projects an extra \$10K, that just makes it not possible. Other type of things that we learned when a sewer is too deep, or the water or the sewer was not shut off correctly. These are things that lead to really significant charges. We recognize there was starting, due to our rehab program, which I'll get into in a second, there's starting to be a market for infill homes. Mr. Knapp came on as our Interim Land Bank Manager, soon to be our permanent Land Bank Manager, which is very exciting, and recognize that this is not the best way to do this. What we did at that point was put in this option program.

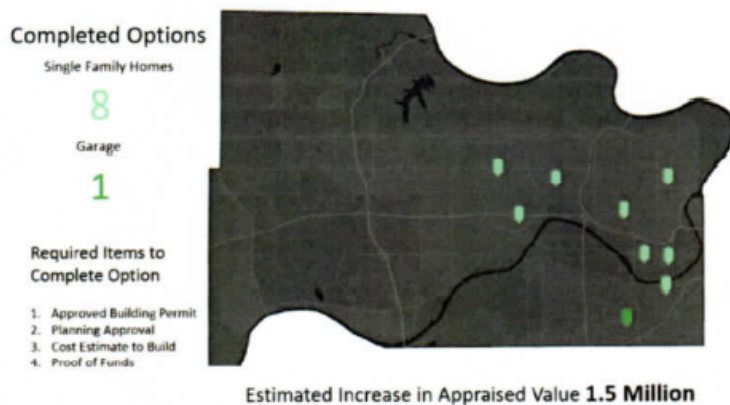
What we do now is someone comes in with interest in building something, whether it be a single-family home, multi-family home, commercial, etc., they come in, fill out an application and say this is what I want to do, what I want to build, how much it's going to cost, here's my plan, and we bring that in front of this Committee and say here's a plan, we would like to give them 12 months basically to do their due diligence. This way they have site control, so they can go to a bank, they can go an architect, get all of that done, we say yes, by all means.

If you need to do some geo-tech work on the, you know, need to see if there was a home that was just demolished into the basement, please go ahead and do that. Check all those things so that we know within the year, when you come back to us and prove to us you show that you have full architectural drawings, you have your building permit, you have your financing in place. Once you can check all those boxes, so that we know that project is moving forward, and all that other due diligence has been satisfied, then and only then, do we transfer the property.

So, again our goal is to get homes and other structures built. We feel like this is the best way to encourage a lot of our neighborhoods to rebuild, where for far too long particularly in the '70s and '80s, the plan was just to demolish homes, we're trying to rebuild these communities and these neighborhoods.

As you can see, this is in the last year we've had 134 single-family homes. These are people, with a couple exception, but for the most part, these are folks that live in the communities, are small town developers, a significant number actually started off in our Rehab Program and started rehabbing Land Bank homes, and started getting together with other rehabbers and creating

a space where they would partner and now they're interested in building homes from scratch, which is really exciting and always what we had hoped to have happen. You can see here on the map kind of where these options have occurred. Now, I will say these are all—on this current map right there that you see, are all just options. Anytime between this month and the end of next year, their due diligence period will expire, and we hope that a large majority of these will materialize into new homes, into new commercial buildings, etc. We recognize that it will not happen for all of them.



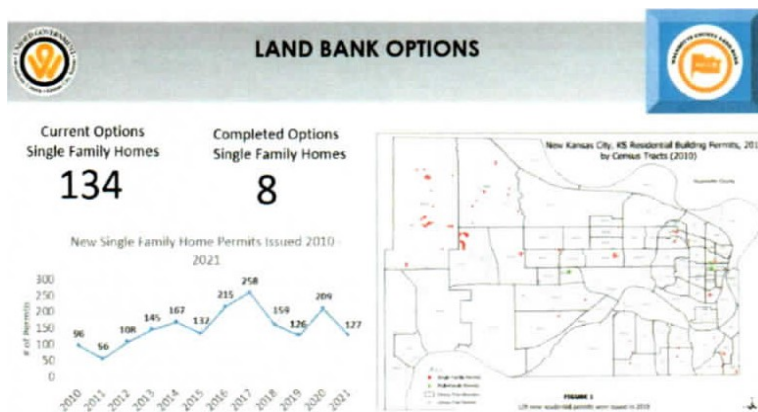
We've already had a number of situations that it kind of worked out exactly as we had wanted where someone had come forward, we went through the Standing Committee process, they got their option, they started looking at the ground in doing their due diligence and maybe there were sewer issues, there's a number of different obstacles and they said we are not going to want to build on this property. We said fantastic, no harm. Now we know more about the property, so that's positive, and we will help you find another Land Bank lot to make your dream home a reality. No deed exchanging, no one had to sue anyone to get property back. So, all was beneficial.

In the time of the properties that we just saw, they have not had to go do their entire year, but instead have started building sooner. We already have completed options that these are properties where construction has started, we have deeded over the property because they have the approved building permit, the planning approval, their cost estimates, and their proof of funds.

As you can see, we have eight single-family homes and one garage, and just these eight is an increase in appraised value of \$1.5M. As you could see with the last slide, if all of those came to fruition, it would be \$35M in appraised value. So, this is really significant especially when you

consider each vacant lot on average, we're getting about \$50.00 in terms of potential properties, taxes. If they're in the Land Bank, we're not going to get anything because we own them.

The difference between a vacant lot and one with a structure on it is significant and so we're really excited about the interjectory this is going. If you remember that last slide where the vast majority of those dots were, as you can see the vast majority are east of I-635 and even more so east of I-635 and north of I-70.

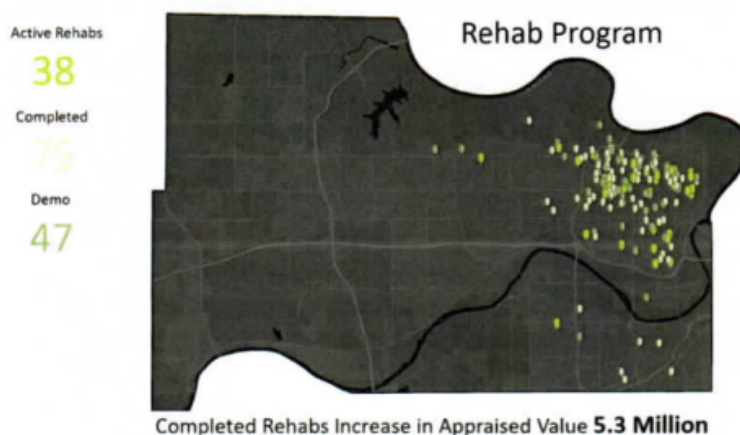


Historically, the single-family home permit has a graph there where you can see where we have had new homes built in the past. As you can see with the map the vast majority are in the Piper area, which is lovely, there's lots of space there. When it comes to trying to focus on infill and, really again, trying to work on rebuilding communities where there has been historic disinvestment, it really is our focus and our desire to focus on the east of I-635 and as you can see that is the direction that we are going with the Land Bank homes.

Again, probably not all 134 will move forward, but we do anticipate that a majority of those hopefully will. When you look at what the single-family home permit for the entire county, what those have looked like in the past, last year was 127. If the majority of these 134 moves forward, that will be on par with what has been built in the entire county in past years. It's really exciting, we're really happy with the direction that this is going. We know that there are more improvements to be made and that this is an ever-evolving process, but we are excited with this direction and think that it's been really positive. I do want to quickly mention our Rehab Program.



Oh, before that, here are some of those eight that are already under construction. Jud went around and took some great pictures, so you can see that we've got everything from foundations to actually a couple homes that are just about done. Again, this is really exciting. Jud will mention this in a bit, but we are anticipating that the first one will be absolutely completed with their occupancy permit and everything I hear in about a month, and we'd like to really make a big deal of that, so you all will receive an invitation to the ribbon cutting and things that we're working on. It's a big deal and we're excited about where this is going.



With the Rehab Program, this is not just one year, this is the entirety of our Rehab Program, so, just over four years of work. This was really the program that was needed to make it so that there was a market. One of our biggest issues has been in this county, particularly your areas where there had been historic disinvestment is that properties were not appraising for what they should be. And if you cannot have banks look at comparables, so there's comps within a mile and you want to get a new roof and fix up your home, but need a loan to do so, and the bank looks at the

comparables and it says sorry, it's not a home that's worth more than \$30K or \$40K it's not a good plan for the bank. What we have done is taken, try to save every possible home that does come to us through the tax sale, most of these homes have been vacant for years, these are not homes where someone's is currently living. You'll see some before and after pictures to make that abundantly clear. What we have been able to do, again over the course of a few years, is slowly create it so there are those comparables. These are taking homes that, again, have been vacant for years, maybe were appraised for \$10K to \$20K, we have a stable of rehabbers who bid on maybe open houses, they come in, they look at the homes, they put in their own money and at the end of the day we deed over the property and then they're able to sell it. We have seen, not uncommon, for a home to sell for over \$100K. That is really creating a market.

Again, it has taken some time but what we see, we've had 75 rehabs completed, so when you're looking at the one mile comparable for those banks, we've got lots of options now for them to kind of prove that, no this home is worth a lot more money than that bank considers it to be, and let us prove to you, and let us fix it up. We've got another 38 that are actively being rehabbed, and we have been down to less than five for the last two years almost, a year and a half probably, which again, shows that this plan has been working. Instead of rehabbers waiting until they come to the Land Bank, they are going privately to folks and saying hey, can I buy your home? It could be a private sale or they're buying them directly from the tax sale again, before they get to us, which is a win-win, they get all their property—past property taxes, liens and stuff all paid off. It's a bit of a bummer sometimes not to have any homes or any structures in the Land Bank, but then we remind ourselves that this is exactly what we've been striving to do.



I think we have some before and after photos.



Here's a great one. These are all just very recently rehabbed, so you can see a home that was not even \$6K, and look at it now.



Again another \$5K home and today, I don't know what the sale price is going to be, but I anticipate that it will be north of \$100K, which is pretty significant.



Jud Knapp, Interim Land Bank Manager, said I get to talk about the Land Bank achievements we've done in the past year. The first one is lowered the cost to build a home. For several years, the UG has been trying to answer the question, how to fill vacant lots with homes. We mapped out the process of how to build a home and asked ourselves where can the UG help build a home? One of the options we came up with was waiving connection fees. We partnered with BPU to waive water and electric fees and the UG is waiving their building permits and sewer connection fees. This fee waiver is about \$5K per home that really lowered the cost to build.

The next is simplify the option process. Since the creation of the new option program a year and a half ago, here in the Land Bank I estimate, maybe I've explained it to maybe a 1,000 people. During those interactions when I see people's faces when I explain it, I change how I explain it, basically after all that time we came up with a one-page handout that explains the option process. There's one, select a lot; two, answer these seven questions so I can generate these presentations for Commission; and then if approve I described the option and it's basically it's you have site control for one year and then you have to get a building permit and proof of funds so we can deed you the property.

The next one is the Land Bank available properties app. The original Land Bank inventory was an Excel document in a PDF form. It was hard to search through 4,000 plus properties. We just didn't want to provide a list of properties, we wanted to provide a list of buildable properties that a home could be built on. We categorized the 4, 000 plus Land Bank lots as buildable or non-buildable. Now we have an automatically updating Land Bank inventory in a map form. We've also included data that a potential homebuilder would need to build a home such as zoning, sewer locations, demo date, and the location of other approved options. I am very proud to announce that we have our first completed home, it should be done in February, so be on the lookout for an invite for ribbon cutting for that.



This is the number of hits that we received from our Land Bank app we started in February of 2021, we already have 8,000 views on this site. We definitely see a correlation between this app going live and the number of Land Bank applications that go through this Committee.

Website	Online Fillable forms	Infill Housing Guide
- Home Builders - Provide data on selecting a location to build - Building Incentives - Updated FAQ	- Forms needed - New Construction - Property request - Rehab program - Maintenance requests	- Process to build a home - How to build on Land Bank lot - UG / BPU Fee waiver program - Getting approved for a building permit - NRA: Property tax rebate program - Helpful contacts

This is our future enhancement. So, to the build on that Land Bank app, I'm going to enhance our Land Bank website, just to make it not where Land Banks lots are, but to help people on how to build homes on Land Banks lots or any lots for that matter. I want to provide all the information that a potential builder would to make a decision on where to build all in one place. I also want to list all of our building incentives that we have, and I also want to do, for next year, is online fillable forms that would definitely help the customer and help our efficiency in the office to be able to move a little bit faster.

Last is the Infill Housing Guide. Currently here in the Land Bank we work really hard to get that option agreement approved and to provide all of that information to Commission. Once signed, we really don't provide any more guidance to these applicants unless we're asked. I did create like an Infill Housing Guide that basically walks through the potential builder building a lot

for—like this guide would contain building inspection, how to get a building permit, what items you need to get that building permit. Planning, how to change your zoning, sewer hook-ups like the septic tank process, and the fee waiving guide. So, this guide would not just be for Land Bank lots, it would be for every vacant lot in the city and can benefit from this.

This concludes our Land Bank update. If you have any questions for us, we'd be glad to answer.

Chairman McKiernan said I think this would be, if we can find a way, I know that everybody gets the agenda, which has this presentation in it, but it would be a great presentation for the other five commissioners, well the other four who are not a member of this committee, or hanging out with us tonight, it would be great for them to get this information as well. Comments and questions from the Committee?

Commissioner Davis said great, great job and this is a quite incredible program and I know you all have worked really, really hard. I had a question about the app. Is it regularly accessible, like on the App Store, Google Play and things of that sort? Could you talk more about how residents can access that, and prospect developers. **Mr. Knapp** said it is not an app that you would get on a phone, it's an Esri app that you access through the internet.

Commissioner Davis said okay, gotcha, on the web. I thought we were heading into the future somewhere.

Ms. Carttar said but I love that idea and someday, that's something we would love to do. At this point we actually have conversations this week with our communications staff of how to make our website even better. As you can see, since Jud started, it's gone up dramatically but I think it can be even more accessible and more informational. We're working on it and maybe later in the year, or hopefully by next year, we'll see an actual true app which will be really cool.

Chairman McKiernan said I tell you what Commissioner Davis, don't lose that dream. One of these days we're going to have a real app that people can take out and it'll work out in the community.

Bridgette Cobbins, Assistant County Administrator, said I just wanted to remind you that all commissioners do receive the agenda packet so even those that aren't on this particular agenda or this committee, they have also received your packet and information to share tonight.

Chairman McKiernan said fantastic, we'll just encourage them all to go peruse these great slides that have been presented.

Commissioner Townsend said I appreciate this recap, maybe we've done it in the past over the year, but right now coming at this time, it really helps me to remember how far we have come in the last two years and how far we've come, I know in the last two terms I've served, and how the Land Bank has constantly been developed, massaged to try to make it better. The whole goal is to increase the housing capacity and the number of people who can get homes or commercial properties build businesses on what are now vacant lots, and this impacts my district in the extreme. The Rehab Housing Project has been such a success in just turning around the view of what neighbors can look at including me; a house that had been ravaged by time and inattention to a beautiful asset to the neighborhood. It's been so successful that we don't have any in our inventory right now, if I'm correct. And that is the goal, zero in the inventory, productive home/housing commercial space.

I thank you Ms. Carttar and Mr. Knapp, and also to the Advisory Committee for the time and effort that they put into looking at what the Land Bank looks like in terms of policy and their input on these procedures and policies. I look forward to some kind of score card from when we started on the options to how many were able to go to completion with the resulted new home or a new business at the end of their year cycle. Thank you very much for all your efforts. This is where we want to keep going.

Chairman McKiernan said I drove by one of our option lots just today, and seeing a foundation go in there. That was exciting to see. Any other comments or questions for Ms. Carttar or Mr. Knapp on Item No. 2?

Commissioner Burroughs said I think this just verifies and reflects the commitment that we as local leaders have put into affordable housing in our community, and there is opportunity for those

that choose to invest in our community. While we may have a few hiccups here and there, we're extremely interested in doing what we can to provide affordable housing and opportunities for housing within our community. I think this a reflection this evening of the success with the program.

Chairman McKiernan said if we could recognize Senator David Haley who is now an attendee and offer Senator Haley an opportunity to make some public comment on this item. Talking is permitted. Senator Haley if you could just unmute, you'll have time to comment on this item.

Senator David Haley, Kansas City, Kansas, said incredibly excited by the detail going back to Mr. Talkin, post the other subcommittee. To hear so much discussed about the Land Bank and our infill housing and structures. I guess I only wanted to augment a question that was posed to Assistant County Administrator Cobbins as to whom else might be eligible to review some of what was just said. My notetaking isn't as much to par as it should be, and I am excited by some of the changes that are occurring in our city. I wanted to augment and stay on point, if I could, with some of these developments and assist however I might.

Ms. Cobbins said certainly. When the minutes are transcribed, this part of the PowerPoint will be incorporated into the actual transcriptions, but the information anyone wants outside of this arena, they contact the Clerk's Office, we can certainly make sure that they have it. I can send it to you as well Mr. Haley.

Ashley Hand, Director of Strategic Communication, said Senator Haley, I just want to let you know that we will also be posting news article with this update which will include a link to this presentation, not only the recording, but we are very excited by the updates that are coming out of these meetings and are doing more in our ENews and website to make sure that key outcomes of these conversations are available online in various forms, so look forward to seeing that as soon as tomorrow morning. **Senator Haley** said grateful. Thank you, Ms. Hand.

Chairman McKiernan said I don't see any other hands up and so we will thank—now I do see a hand up, let's see. From the attendees, if we could help Elnora Jefferson. We do have you

authorized, Ms. Jefferson if you could go ahead and unmute, you'll have time to make your three minutes of comments to the Committee.

Elnora Jefferson said I wanted to thank you for the opportunity to be able just listen to the presentation. It certainly was greatly presented. I have some points I wanted to bring. There are four of these points, I hope I can get them all in three minutes. The question that I have had ever since being a member of the Land Bank Advisory Board, which I am no longer a member, but I still hold an interest to the Land Bank. Is considering—at the very beginning we've been talking about any all through 2021 especially redlining urban renewal and then other development projects that perhaps were not as successful in Wyandotte County. I want to know, or have it considered, what types of things our local government is doing in order to help correct these injustices in using the land itself, which we all know is a great asset, and a great asset for the northeast, in fact it's one of the most prevalent assets we have. So, what are we looking at progressively to be able to use and leverage this land in order to correct those generational injustices?

The second point that I have is that since this Land Bank policy has been in effect since 2019, we have been talking about, but we have not yet held a robust review of the policy and procedures and why is that important? It's important because we have been on a learn-as-you-go type of process, not only for the developers or builders, but for the Advisory Board with the neighborhood leaders and community. The knowledge transfer is not as robust and as good as what it can be, especially for neighborhood presidents. There are things that we still don't know, and leases how are they handled?

The second point would be for the rehabbers, it's a great program. It's a program that I might say that precedes Manager Knapp as well as Director Carttar. **Ms. Facio** said you have one minute remaining. **Ms. Jefferson** said it was a program that was first put out by the NEDC in the northeast. It was never picked up by the Unified Government, and as a result of all good things that came from the rehabbers, we have not seen anything that has actually told us how many minority contractors were involved. How many women, what kind of capacity was built or used on the rehab. I'd like to see that statistic.

Three, is consistency in some of the processes and procedures are still ongoing. We talked brick and mortar, about increased tax base, but nothing was presented about human development,

and as well we all know economic development is not only brick and mortar, but also includes human and community development. I would hope to see some kind of input in the presentation.

Chairman McKiernan said staff has taken note of your comments and your questions, and you are right, this is a process that is in evolution with every passing week. We will definitely circle back and bring back information in response to some of the questions, and some of the comments that you have just provided us. That will be in future meetings.

Commissioner Davis said I just wanted to second Ms. Jefferson's comments. I do think there's a role that this body can play in looking at social injustices and how we can rectify them. Ms. Jefferson, if you could send me those four points just so I don't have to come back to this recording. I would love to be a part of the process, just so that we can really examine the access and really look at how we are developing. That's not a knock on the work, but it is just to make sure that those that do have access are those that are part of this community in that we are lifting up our communities. Thank you for elevating that.

Chairman McKiernan said I don't see any other hands up for comments or questions on this. We appreciate the presentation, and we definitely will be circling back to many of these points, but that will take into Item No. 3.

Action: For Information Only.



Neighborhood &
Community Development
Standing Committee

January 3rd, 2022

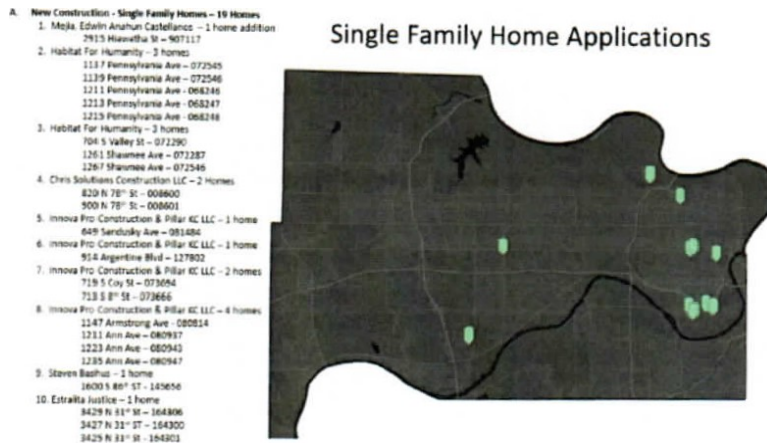
Item No. 3 – 211262...LAND BANK OPTION APPLICATIONS

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



Option Agreements
 Agenda Item – A
 Single Family Homes
 19

Chairman McKiernan said for the benefit of the commissioners who are new to this committee, we have a number of different option applications. Sometimes we group them together because they are similar in terms of it's a new single-family home going in a place where an old single-family home was, and construction is similar among various items. Sometimes by virtue of location or some other nuance of the option application, we break them out and consider them separately. So, if you will allow, I will make a suggestion for the committee that we take Item No. 3A, and we consider 3A1 through 3A9 as one consideration for one vote. Again, if any member of the Committee wants to break out anything that's presented and hold it separately, we can do that but as I look at the agenda, I think we could group 3A1 through 3A9.



Jud Knapp, Interim Land Bank Manager, said just to add to that, Items A1 through 9 have all had a home on the site previously, they are all consistent with land use and zoning. Staff comments were all positive, they were just comments like the garage has to come from the alley, things that our Building Inspection and Planning will take care of. The Land Bank Advisory Board didn't have any comments on A1 through 9.

Chairman McKiernan said so we have several different applicants here, and I noticed that quite a few of the lot locations are in my district. So, I'm familiar with many of these areas and it will be nice to have new homes on these vacant lots. If members of the Committee wish, and if they are any questions or comments for Mr. Knapp on 3A1 through 3A9, we can entertain them at this time.

A. New Construction - Single Family Homes - 19 homes

1. Mejia, Edwin Anahun Castellanos - 1 home addition
2915 Hiawatha St. - 907117
2. Habitat For Humanity - 3 single family homes
1137 Pennsylvania Ave. - 072545
1139 Pennsylvania Ave. - 072546
1211 Pennsylvania Ave. - 068246
1213 Pennsylvania Ave. - 068247
1215 Pennsylvania Ave. - 068248
3. Habitat For Humanity - 3 single family homes
704 Valley St. - 072290
1261 Shawnee Ave. - 072287

1267 Shawnee Ave. - 072546

4. Chris Solutions Construction LLC - 2 homes
820 N. 78th St. - 008600
900 N. 78th St. - 008601
5. Innova Pro Construction & Pillar KC LLC - 1 home
649 Sandusky Ave. - 081484
6. Innova Pro Construction & Pillar KC LLC - 1 home
914 Argentine Blvd. - 127802
7. Innova Pro Construction & Pillar KC LLC - 2 homes
719 S. Coy St. - 073694
713 8th St. - 073666
8. Innova Pro Construction & Pillar KC LLC - 4 homes
1147 Armstrong Ave. - 080814
1211 Ann Ave. - 080937
1223 Ann Ave. - 080943
1235 Ann Ave. - 080947
9. Steven Bashus - 1 home
1600 S. 86th St. - 145656

Action: Commissioner Townsend made a motion, seconded by Commissioner Burroughs, to approve the Land Bank option applications that were identified in Item Nos. 3A1 through 3A9 inclusive.

Chairman McKiernan said before we call for a vote on that, I'll just ask if anyone, well I'll ask Clerk, first of all if we received any communication regarding any of these applications? **Allie Facio, Clerk's Office**, said no comments were received.

Chairman McKiernan said anyone attending tonight would like to make public comments on any of these applications? I don't see any hands in the attendees list and so what I'll do is ask the Clerk to call the roll.

Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to Item No. 3A10. Because of it's location, I'll ask Mr. Knapp to present it and then we will consider this application.

10. Estralita Justice - 1 home
 3429 N. 31st St. - 164306
 3427 N. 31st St. - 164300
 3425 N. 31st St. - 164301



Mr. Knapp said this is for 3429 through 3425 N. 31st Street. The applicant currently owns 3428. They want to build a single-family home.



A little summary about this one. Ms. Justice's family-owned land in this neighborhood and the location of the center, it represents her family history. Ms. Justice cannot trace her family geographic history further back than this property. Ms. Justice has shown her commitment to the neighborhood by purchasing another lot entering into a lease lot agreement for 12 lots including these three, spending time and money to remove a substantial amount of debris on all the lots. The staff comments were that staff is not recommending for approval due to its proximity to the

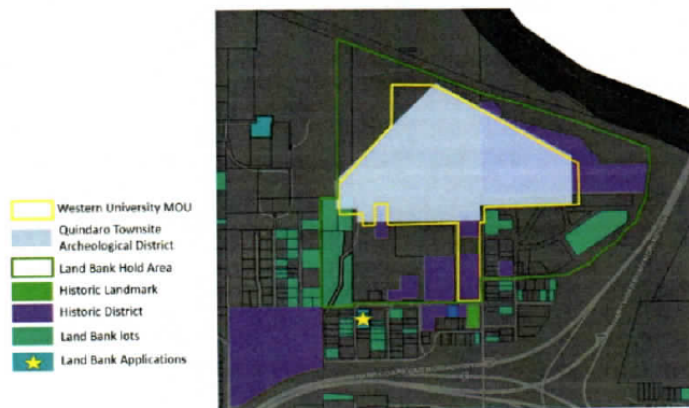
Quindaro Townsite. Staff is recommending extending the Quindaro Townsite hold to include this property. The location will also have sewer connection issues and assessing the property will be difficult due to the road being closed. They would have to rebuild the road or buy the property closer to Sloan Avenue to build a driveway. The Land Bank Advisory Board's comments are definitely near the staff comments.



The star locates where the property is. This is from the Northeast Area Master Plan land use map. The lower medium density residential.



This is an image from 31st and Sloan. A Google image of the road that goes back to that property.



Here is a map of the Quindaro Townsite on all the districts that are included.



Here's the historical environs, I do have to say this map changes because these environs are 500 feet and not, I believe it changed to 200 feet. Two hundred feet basically clips the side of that top one right there. The historical environ touches one of those lots. This was held from the last Standing Committee meeting to have a meeting with In-District Commissioner. I believe that meeting did happen. That concludes my item.

Chairman McKiernan said we have seen this before and we did hold it over, and I believe Commissioner Townsend was going to try to meet with the applicant to discuss this application. I wonder if Commissioner Townsend has anything to share at this time.

Commissioner Townsend said I did have the opportunity probably three weeks ago to have a rather lengthy discussion with the counsel who is representing the applicant and again explained about my concerns with this application because again of his proximity to the Quindaro Townsite. We hope that this year there may be a meeting, or there will be meetings convened to look at exercising the intent of the Memorandum of Understanding that was entered into, now this is 2022, maybe 2020 already, between the Unified Government and also the AME Church who is a land holder within those geographic environs that were earlier displayed.

To be fair to other applicants over the years who have made applications for Land Bank property in these same geographic areas, we have declined them or at least told them feel free to come back later. But the idea is to preserve as many options with what could take place in terms of development in this area from a historic perspective. The most northern point of that triangle, the light-colored violet triangle is the overlook, to give some perspective, to people who may be watching. The issue that the group that will meet under the MOU will take into account, is what could be done with this entire area and to seek funds to try to make whatever the community would like to professionals would like to see in that area. I think we do ourselves a disservice by this stage of the game not having a hold area that would allow for development. We don't know how big, how small, but I think we do ourselves a disservice with chipping away at Land Bank property so close to the environs that you see depicted. I think there's on the other slide that Mr. Knapp showed, another perspective of that.

The applicant may be here and want to give her insight and her view, and I thank her for this interest in the area. But that's why we asked to hold over and to explain that in more detail with the representative of the applicant.

Chairman McKiernan said for the other members of the Committee, although there may be some changes in the future to the outline of old areas and whatnot, our charge tonight is to consider this application for these three lots, and either to move it forward or not to move it forward. I would ask if any other members of the Committee have comments or questions regarding this application? I do believe I saw counsel for the applicant in the attendees list. Ms. Kancel, I do believe we have you promoted such that you can address the Committee, so if you would like to offer comments on this application.

Ms. Kancel said thank you for considering Ms. Justice's application. Just to review the timeline, a little bit, I did receive a copy, thank you Commissioner Townsend, of the MOU with the church. It was entered into in August of 2020, and it was updated in December of 2020. Ms. Justice's entered into a Lease-A-Lot Agreement in November of 2019 and another Lease-A-Lot Agreement in May of 2020, which the lots—the 12 lots are spread between the two agreements, and there was not a way to actually—I understand the MOU, and I understand the plans for the area, but the average citizen looking at the Land Bank map is not going to be able to find an MOU. It doesn't appear to be linked to the Master Plan and her application is within the zoning regulations for the area. So, it caught her very much by surprise that this land is on hold and anticipating that this application is not going to be approved because of the comments last time, the conversation with Commissioner Townsend. A couple suggestions are to take Land Bank lots that are on hold and are actually really not available for citizens of Kansas City, KS to take them off the Land Bank map.

Commissioner Townsend in her remarks commented that there have been other people who have made Land Bank applications for lots in this area and every denial is heartbreak for the resident whose application is denied. In this instance, also money was spent in good faith, which the Lease-A-Lot Agreement is not a guarantee, but no mention was made of the MOU, especially with the second Lease-A-Lot Agreement. You said that you are—the way things are handled is in process and it's an ongoing process and these are some suggestions to avoid this type of situation in the future.

Mrs. Justice will always love that area and certainly hopes that the development that occurs in the future is great for that area, it's certainly been a long time coming. And like I said, I just appreciate the consideration, I appreciate the communication and it's too bad there wasn't a way to see this map. I think it was a very small amount of the northernmost lot that is within the 200 feet now of the environs as opposed to the 500 feet, but be that as it may, the area's on hold, it would just be nice to be able to discover that and that's it.

Chairman McKiernan said appreciate those observations and comments and certainly you have given us a couple of suggestions for continuing to improve our process for the benefit of all involved as we move forward.

Commissioner Townsend said I just want to thank Ms. Kancel for her comments, which I wholeheartedly agree with that there needs to be, and I would make the request now, that there's somehow that we link that MOU to the environs that are presently shown on our screen. Just so the public is clear, we do not have a hold on there yet. I think that's something this Committee should undertake, to do but just so it's clear, there is no hold at this time. What we have been doing is evaluating the applications based on where they are in relation to this, but that the same explanation and reasoning that I just gave was applied there too. But to save an applicant in the future any further angst about this, I think we do need to at least put that MOU out there and consider these boundaries as a hold area and go through whatever process Legal recommends to make that more publicly stated so that people are not frustrated. There is no hold currently. We have been evaluating each of these like cases similarly though. Again, I appreciate Ms. Kancel's comments and the applicant's interest in this area.

Wendy Green, Assistant Counsel, said I would state that State law does require the Land Bank to list every property in its inventory, so by law even ones that we can never sell or lease we have to put in an inventory. I think we could distinguish which properties would be leasable, which properties would be transferable, which properties we can build on. Things like that, I do believe the Land Bank is an interactive map that Jud described in the earlier presentation, they do that. But for legal purposes and statutory requirements, we have to list every property that's in the Land Bank whether we can do anything with it or not. I just wanted to throw that out there to let you know.

Chairman McKiernan said I'll just say from a user's perspective, I love the fact that we're developing maps and apps and putting this information online. I just ask us to always remember to make it as easy as possible for those people who don't play in that sandbox every day to find the information that we put out there so that it's easily available.

Any other comments or questions from the Committee on this item? Seeing none, this item is an action item, and a motion is possible if any member of the Committee wishes. I don't hear a motion from the Committee. Just to clarify, I'll ask one more time if there's a motion on item. I don't hear a motion from the Committee, so this item will fail to move forward for lack of a motion.

Action: Does not move forward due to lack of a motion.



Option Agreements
Agenda Item – B
Multi Family

Chairman McKiernan said now for the new members of the Committee, we're probably going to break down the remaining items in Item No. 3 and consider them one-by-one because they are dissimilar enough that it's hard to overlap them. So, Mr. Knapp, Item 3B please.

B. New Construction — Multi-Family

Multi-family
2416 S. 51st St. - 915601



Mr. Knapp said first thing I'm going to say is this application was held by the Planning Commission and maybe we hold this item until it is resolved in the Planning Commission. I'll give you a little summary of it. This is for a senior living project, and they needed two access points, one is here on Gibbs, and they didn't have another place. This is a Land Bank lot that the fire station is on so they want to make an access point that goes right over here to Matney. When this

project first started the Fire Department was okay with taking that land and making a driveway to add a second access point, but then plans have changed as we closer to decommissioning that fire station for the new fire station that's going to be built and the plan would be to turn that old fire station into a community space. That's kind of the summary of what's going on. If you have any questions.

Chairman McKiernan said I guess Mr. Knapp my question would be given the uncertain future of this lot and the timeline for this, is it more advisable to put this application on hold until there's more clarity? **Mr. Knapp** said it definitely could be, but like with any other option agreement, we definitely would not transfer the property until we have a building permit.

Chairman McKiernan said I appreciate that, but we do have someone, the applicant who's going to expend some, potentially money and certainly some time in trying to do due diligence before constructing this project, and I'd hate for the applicant to do all of that only to have things change. Does any other member of the Committee have comments or questions for Mr. Knapp?

Commissioner Burroughs said, Jud, isn't this old Tower Lanes bowling property? **Mr. Knapp** said yes, Commissioner.

Commissioner Burroughs said if I remember correctly, there were apartments initially proposed for this property along with a lagoon or a retention pond, I guess I should say, which would have found itself right along the backside of where the fire station is, I believe. **Ms. Carttar** said yes, you are exactly right Commissioner Burroughs, this was probably about two years ago proposed as a multi-family project. We had discussed the same plan to use the northern half of this Land Bank lot as a secondary access point. However, at that time it did not move forward through Planning Commission. They have revamped and retooled the plan, now they're projecting or proposing a senior living project. As Jud mentioned, at the top, it went to Planning Commission last month in December but was held and I would suggest honestly that we hold this until there is clarity from the Planning Commission side. Once see what direction that will go, then I think is a better opportunity for us to be able to present to you more clarity on the project.

Commissioner Burroughs said I think it's important that we do just that in light of the fact that the proposed new station in Turner may very well impact this fire station and I would hate to

see money expended or additional construction and then find out that we're not going to be able to move on a timeline that the city has set, so I would ask that we hold this over.

Chairman McKiernan said any other comments or questions for Mr. Knapp or Ms. Carttar on this item? I guess my question would be, do we want to take action to hold this or simply not advance it?

Commissioner Townsend said just from my following of the issues here, if we did not advance it, that seems to be a dispositive outcome, I would be in favor of holding it over so that more details are clarified at a later date.

Commissioner Burroughs said I'll make that motion, I thought maybe my fellow colleague was going to make that motion, I'll make that motion. **Commissioner Townsend** said well then, I will second it.

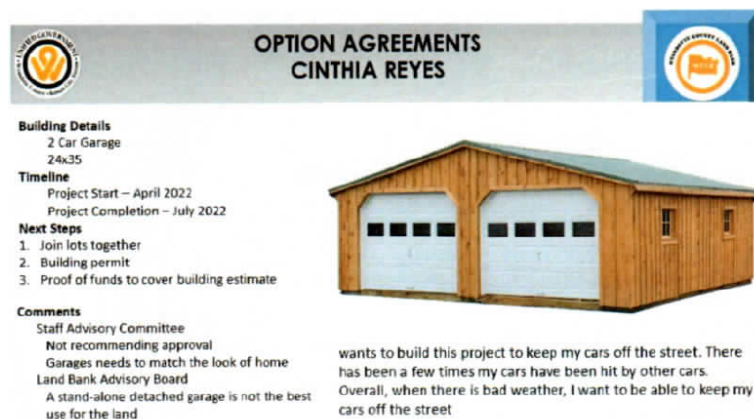
Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to hold over until there is more clarity to be presented.** Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to Item C3, new construction of a garage, Mr. Knapp.

- C. New Construction — Garage
 - Cinthia Reyes — 1 garage
 - 1131 Rowland Ave. – 157068



Mr. Knapp said this new garage is requested on a Land Bank lot at 1131 Rowland Avenue. The applicant currently owns 1129 Rowland Avenue. The zoning is R2, so it does meet the zoning requirements.



Staff comments are not recommending for approval. The accessory structure must match the building materials of the home, and this is a big lot that can have a home built on the lot. The Land Bank Advisory Board comments are a stand-alone, detached garage is not the best use of this land. This concludes my presentation on this one.

Chairman McKiernan said do I assume that the text underneath the picture of the garage here is from the applicant? **Mr. Knapp** said that is correct, that is the why they want their garage.

Chairman McKiernan said any comments or questions for Mr. Knapp on this application?

Commissioner Davis said is it possible to ask for a different rendering of the garage so that it does match the look of the home, and if so, what would that action look like from our committee, would we hold it, would we vote against, how would that work? **Mr. Knapp** said, Commissioner, the first rendering that staff commented on was a steel building. I didn't reach out to the applicant for another picture of the home, this is what they provided me. Before they would get the building permit, it would have to be reviewed to make sure that the building materials match the home, so Building Inspection would handle that for us.

Chairman McKiernan said so it sounds as if we could make this a stipulation of getting the permit for construction. **Commissioner Davis** said okay, gotcha.

Chairman McKiernan said, Commissioner Davis, we have all wondered sometimes whether or not the photos that are on these slides are just from some stock photo library somewhere, or if they really represent what's going to get built. Most of the time they do represent what's going to get built.

Commissioner Townsend said is the applicant the homeowner of the residence that's to the east or to the west of this property? **Mr. Knapp** said it would be to the east at 1129 Rowland Avenue.

Commissioner Townsend said I agree with the comments that have been made thus far if that rendering is what is to be built, it would not blend in with that neighborhood. I'm not the best with sizes, but that rendering almost makes it look larger than the homes that are there and out of place. As much as we want to promote building and get rid of vacant lots, the garages are not the highest use, in my opinion, compared to an actual dwelling. That would be my comment with regard to that application.

Commissioner Burroughs said I don't disagree with the statement that was just made, but if they were to attach the garage to the home with a breezeway or patio, Jud, would that then be determined as an extension on the home with a new roofline that would attach the two, or would it still require an individual homebuilding permit? I'm just looking for some guidance here. **Mr. Knapp** said that's the first time I've ever been asked that. I do know that a stand-alone garage requires a building permit. I would definitely have to get back with you on that one.

Commissioner Burroughs said I would ask that you do because I think that may be an alternative to increasing the value of a home and of the property for those that have lots next to them. If they definitely do want a garage but want to incorporate it into their home by attaching the two and creating additional living space, that may be an option for us as a planning organization to help guide that. I would just as soon have some building on a lot more than a garage, but if the garage is attached to the home by a roofline, it would seem to me that would qualify as an extension of the home, and therefore, would be allowed through a permit. Just a point of clarification, that's all.

Commissioner Townsend said along the lines of the comments that Commissioner Burroughs just made, what I'd like to do to give the applicant every opportunity and our staff the opportunity to look at other possibilities with this submission, to hold this over to our March meeting. We're in January already, February, hold it over to the March meeting and have some of the questions that Commissioner Burroughs raised answered and to see what else the applicant could do with taking better advantage of that entire property. That lot is pretty deep from the street. That would be my motion to hold this over until our March meeting of this year for more details and for more evaluation or thought about what else could be done by the applicant, if they're so inclined, so that's my motion.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Burroughs, to hold this item over until March meeting.** Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said we will see that item again at our March meeting.



Option Agreements
Agenda Item – D
Commercial
3

Chairman McKiernan said for the benefit of the committee, I'm going to suggest that we take Item 3D and break it down and consider D1, D2 and D3 all separately because they are dissimilar enough from one another. Mr. Knapp, if you could present 3D1 please.

D. New Construction — Commercial - 3

1. Chris Solutions Construction LLC
4815 Parallel Pkwy - 916619





OPTION AGREEMENTS
CHRIS SOLUTIONS CONSTRUCTION LLC



Building Details
Office 1,200 SqFt
Warehouse 2,750 SqFt

Timeline
Project Start – January 2022
Project Completion – January 2023

Next Steps
1. Change of zone – C-3 (Public Meeting)
2. Building Permit
3. Proof of funds to cover building estimate

Comments
Staff Advisory Committee
Land Bank Advisory Board



Response from applicant on why they want to build
This warehouse is going to impact my productivity on the new homes that I'm going to build in 2022 if we can work out a plan to build minimum 10 new homes

Mr. Knapp said this is at a Land Bank lot at 4815 Parallel Parkway. It's for an office and a warehouse. This is for Chris Solutions Construction, the same person that has rehabbed homes and is currently building two homes. They want to build an office building and a warehouse, and is currently zoned at C1. They would have to change the zoning to C3 to allow for contractors like building with an office and a warehouse setting. Staff and the Land Bank Advisory Board didn't have any comments on this project. That concludes my presentation, Commissioner.

Chairman McKiernan said I do believe we saw this particular Land Bank lot at last month's meeting and so now we have an application for an option on the lot. Any comments or questions for Mr. Knapp from the Committee?

Commissioner Townsend said correct me if I'm wrong Mr. Knapp, but maybe it's already been stated, Chris Solutions has been one of our most prolific contractors with the rehab, our Rehab Program. **Mr. Knapp** said he's has been a member of it. He has two completed rehabs and the after photos were very nice of them and he's currently building actual homes in KCK right now, so his plan would be if he is to build 10 homes per year in our community and this headquarters office/storage warehouse would help him do that.

Commissioner Townsend said well, you just answered the last question about how constructing this warehouse would help facilitate his capacity to continue his building in our area. I would say if this building is as presented in this depiction, it would blend in nicely, in fact it would be, I'd consider it an upgrade to the area in which he wants to build. So, I would be in favor of this project and move to approve this application.

Action: Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve as submitted.

Commissioner Burroughs said question from C1 to C3, is it because it's a warehouse storage facility that we have to change the zoning? Mr. Knapp said that is correct. I believe C1 is like a small strip mall type thing, but C3 has an office space, and it has a storage warehouse with it. What the difference is from industrial zoning, like the N zonings is that it does have an office space with it.

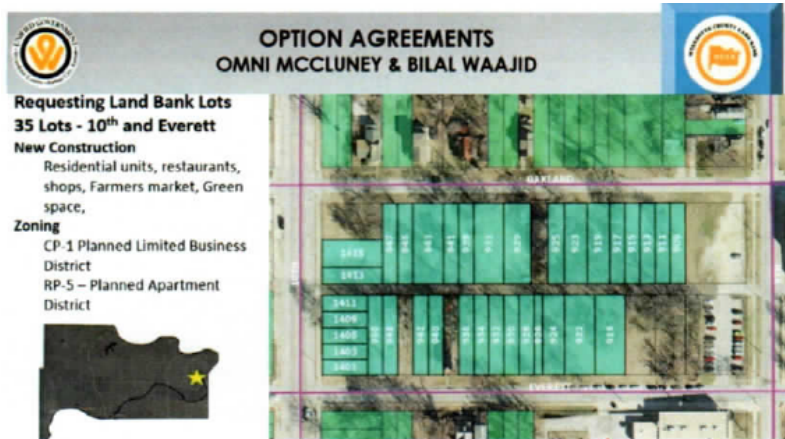
Chairman McKiernan said any other comments or questions from the Committee? I'll ask the Clerk if we received any correspondence regarding this particular application? Ms. Facio said no comments were received.

Chairman McKiernan said is there anyone among our attendees who'd like to make public comment on this application? I don't see any hands up. With a motion and a second, roll call please.

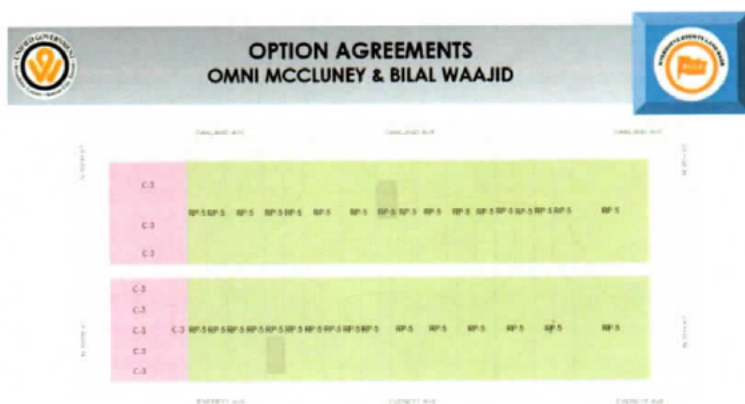
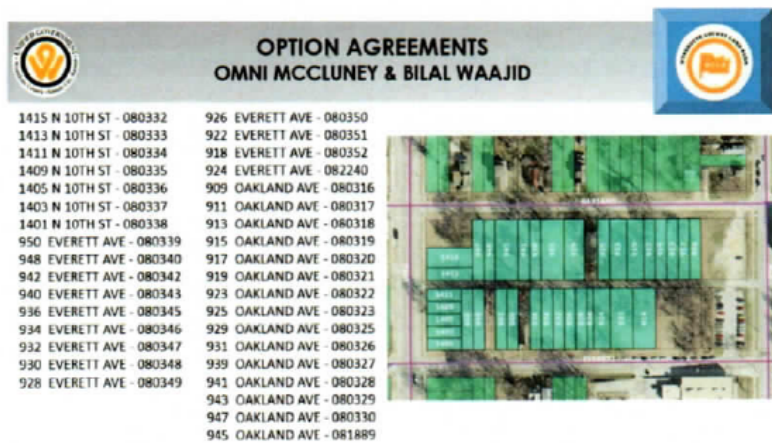
Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

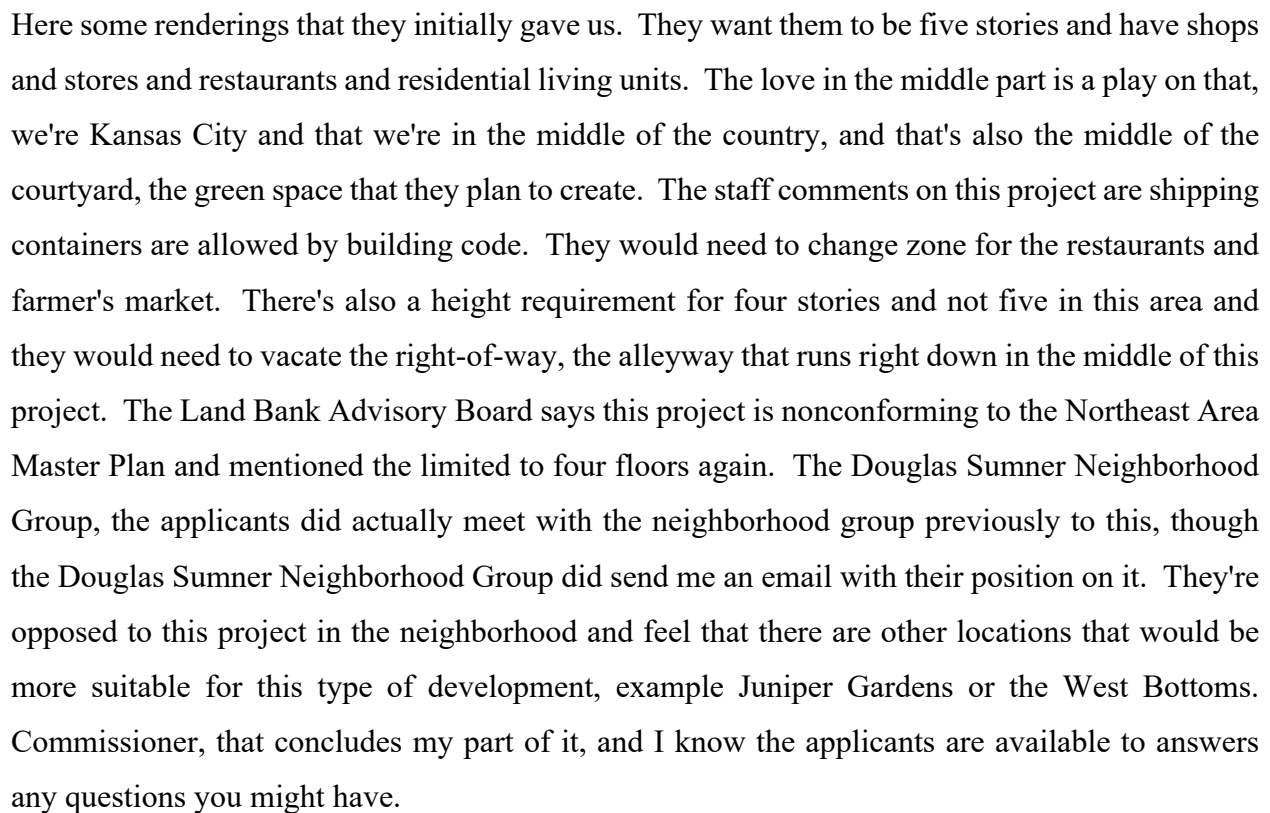
Chairman McKiernan said that takes us to 3D2, a requisition for 35 Land Bank lots.

2. Omni McCluney & Bilal Waajid
Requesting 35 Land Bank lots from 9th to 10th between Everett and Oakland. Going to build residential units, restaurants, shops, farmers market, and green space out of shipping containers.



Mr. Knapp said I do have to say the applicant is here and is planning to present also, but I will do my little piece first. They're requesting 35 lots at 10th and Everett, 9th and Oakland, that whole block. They're planning residential units, restaurants, farmer's market, and a green space. This is going to be built out of containers.





Commissioner Stites said I was excited to see this at first, and then when I heard shipping containers, I went oh, immediately. Have they done anything like this anywhere else, do they have

photos of what this may look like? It's just hard for me to, I'm thinking of shipping containers just stacked up on each other, and what that looks like out on a barge at sea. I'm just trying to visualize what this looks like. Do we have any other, any kind of pictures or anything that we can look at? **Mr. Knapp** said, Commissioner, the applicants are supposed to be bringing some renderings with them.

Omni McCluney, Representative of Bilal Waajid, said I have Bilal Waajid. We are actually a part of this agreement here; this agreement you guys are discussing. We actually do have renderings that we are prepared to show you. Whenever we're able to do that, I would ask if Jud could give Bilal Waajid permission, for his computer so that we can show that? **Mr. Knapp** said I have stopped sharing, so you should be able to do it.



Bilal Waajid said what I'm wanting to do real quick is share our screen. I have some renderings of what we're calling Cargo Town. First, let me just say really quickly, Cargo Town is an acronym for Community Activating Really Good Opportunities. It's a mix, multi-generational space that's going to house both residential commercial components. So, really quickly, I'll present to you some renderings.



This right here that you see is a—we're going to have two main spaces down here on this side of the property which will house a vertical farm. I have renderings of the interior as well, so don't worry you'll be able to see that. This will house a state-of-the-art vertical farm as well as a medical clinic on the bottom floor and a business incubated to promote technology and growth in the community. The opposite end of the property you see here, this building, will be a farmer's market, designed to create more options as far as groceries in the area. We want to promote people to come and actually do business in this area. So, this area you see in the middle, is actually a restaurant, which you'll also see some spaces, will have open green spaces here in the middle, we'll show more angles of that. This is the rendering of a dog park here.



This is another angle of it.



This is an interior—giving an idea of what it will look like in the vertical farm space on the inside. These vertical farms basically can occupy 10% of the same land space and generate enough produce to feed up to 100 families weekly. We want to partner and co-op with local elementary schools in the area to allow this to be an educational tool as well. This based level down here will be set up to be a medical clinic. We're already started talking with local medical agencies that are interested in potentially partnering. Upstairs we'll have a business and tech incubator as well.



This right here is a farmer's to show what a rendering of what the interior of the farmer's market could potentially look like. We want to promote healthy eating. And again, want to also sell produce from our vertical farm as well as much local produces as we possible can. We'll want to create a number of jobs for the community.





So, it's just an idea what it will look like. We want to promote also industry and innovation.



This right here what you see, is an interior rendering of really cutting-edge concept of a floating restaurant. I don't know if anybody has seen it, but you have these floating restaurants in some areas, a few around the world. So, we want to bring that innovation here. We're going to use this as a place where people come in, enjoy a meal,...



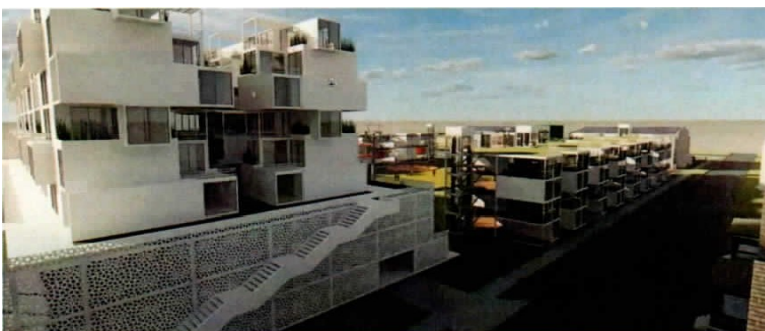
and then float across the property. On both, like I said, the right and the left of the property will have shops, where you have elevator access, stairwell access, and plenty of green space, a fountain right here, plenty of walking space for people to enjoy.



Of course, we'll have our KCK logo.



This is more of an aerial view of the property; you'll see the homes are along the side of residential areas.



This right here is a parking deck, 3-story parking deck that will be able to house enough vehicles to fit, to not only take care of the residential space above,...



which will be multi-generational space where both young and old residents will be able to live there. We're right now estimating about 40 beds, 40 beds to be able to go in this space right here.



This is another view of the restaurant space on the other end between the farmer's market and the vertical farm. We want to really provide like a holistic approach to health and economic development. One of the concepts is that with these storage container structures, we're able to build them at an affordable rate, and also be able to encourage members of our community to get an opportunity to become entrepreneurs. We've already also started talking to organizations that are specifically designed to help entrepreneurs get training and they expressed a lot of excitement about this project. So, there's a huge social aspect to this. We're not just, we're solvent economic issue, we're dealing with the food desert, we're providing growth and new jobs, we're also providing opportunities for sustainable growth over time, and also relationships with the local schools. If you have any questions at this time, I think it'll be a good opportunity for that.

Chairman McKiernan said thank you so much for that presentation. I'll go back to Commissioner Stites and just ask if you have any comments or questions after seeing this little bit of a presentation?

Commissioner Stites said I appreciate that. The concepts look good, the drawings look great. Interesting about eating in a floating restaurant. I'm not sure if I've ever seen anything like that. One thing in the presentation was 40 beds, so I'm assuming on this picture that we're looking at right now, and I see the eight green rooftops, is that one unit, one house, because 40 beds in this whole complex seems like a very minimal amount.

Mr. Waajid said the residential aspect of the property is here, if you can see my mouse, the white space here. These are actually shops, restaurants on this side and these are shops, so restaurants on this side, shops on this side. This is where the farmer's market will be right here, and this is the incubator, so residential is up here.

Commissioner Stites said gotcha, gotcha. Do you have any photos, or have you been involved in a project like this in the past that we can see to completion, or see any photos?

Mr. Waajid said there have been several projects like this done in several cities, Las Vegas, Tampa, Atlanta, Georgia, several shipping container-type structures. The first thing to understand is that the shipping container is simply a structure, right, it doesn't have to—it's literally a rectangular shape and it can be formatted to however the needs of a community is. So, if a side could be altered and adjusted to—and actually, you can look at it almost like four steel studs. These things are made to ship across oceans and so they can literally be formatted in any way. We actually have a website we could go to if you want to see other options of how it's been done, and actually videos of these same projects being used as a huge economic stimulator for the community.

We really want to play up the idea also that Kansas City, Kansas as a big and growing international community. The whole idea of shipping containers as a metaphor for us all bringing something amazing to the table, and that collectively when we come together, we can create something awesome. That's why, really, we wanted to have—make sure we brought green space to the table, that's something our community desperately needs. We want this to be a magnet for partnership development. We don't want this to be an isolated group. We've talked to local schools, and community members, even actually on this plot of land there's only two lots that are still occupied by residents. We talked to one of the owners specifically and she was extremely excited about it when she found out about the holistic approach. In fact, she said sign me up for the first business, so I can put my shop there. We really want to look at this as a way where families can take one particular shipping container unit as a store and create it as a way to create

jobs for the families, and we don't just want to send them there, we want to also give them the tools to be successful as well.

Commissioner Stites said I sure appreciate the presentation, and I like the things that you touched on, partnering with the schools, getting the community involved, the farmer's market, bringing a grocery store aspect into that area. I'll tell you; I like the presentation and I like your—I'll be interested to look at some finished product and see where this is at, but I appreciate the presentation, thank you very much.

Commissioner Davis said let me first state, wow! I am enamored by this and fascinated, and I'm excited quite honestly at this possibility, so thank you all. This is the type of innovation that we really need here in KCK. It's just exciting that we are beginning to see more and more, not only from staff but also from outside developers. I do have a question about these kind of, I don't know if these are tiny homes, kind of in the background there. What are those? **Mr. Waajid** said these right here? **Commissioner Davis** said yes. **Mr. Waajid** said these are actually reflective of more of the traditional homes that are in the area. That's pretty much it. The property basically is everything you see on this sidewalk interior and the other side. This is just an idea of what Ms. McCluney said the purpose was just to show the complex. With the homes that are already in place, and show you want they look like.

Commissioner Davis said this is incredible, thank you.

Chairman McKiernan said I would note that I got a communication from Commissioner Johnson, who is In-District Commissioner for this area, and he let me know that he is not in favor of this particular use of these Land Bank lots. Mr. Knapp, could you confirm, it was the Douglas Sumner Neighborhood Group, and who else commented in terms of this proposal relative to the Northeast Master Plan? **Mr. Knapp** said it was a comment from our Land Bank Advisory Board meeting. And yes, it was the Douglas Sumner Neighborhood Group that emailed me, and I just basically read their email to you.

Chairman McKiernan said I'd ask if any other member of the Committee has comments or questions for the applicant? I don't see any. I would ask the Clerk if we received any public comment on this application? **Ms. Facio** said no comments were received.

Chairman McKiernan said I do see Greg Kindle of Wyandotte Economic Development Council has his hand up in the attendees list. Mr. Kindle, if you'd like to offer public comment on this item, you are ready to go.

Greg Kindle, President of the Wyandotte Economic Development Council, said thank you Standing Committee for just giving me a couple of minutes. I think from the presentation, you can tell how quickly, as Commissioner Davis said, you can become enamored with Omni and Bilal. I've spent just a little bit of time with them, kind of talking through the concepts, and agree that this kind of entrepreneurial ecosystem is what we need here in the community, and probably in multiple different locations, frankly, across the community, where you could have something like this that blends into the neighborhood. I did note to them that we looked heavily at the Sumner Douglas Neighborhood response, and so there is a concern on our part about whether this is the right location for it, and I know that they have recommended Juniper Gardens, but you still have to have the ability to get folks to it, right? So, putting it over in Juniper Gardens where it's sort of out of the way solves one problem, but creates a whole other one if you don't have the traffic counts.

One of the conversations that I think needs to happen, if you all decide to table this or not move forward with it, we really do want to make sure Omni and Bilal understand that we would like for this project to move forward somewhere. We would like to do some collaborative programming with them in the spirit they have presented because I think it really is a unique opportunity for us to work together.

Whether this is Indian Springs or some other location that has a lot of traffic and a lot of visibility, could become a real linchpin for doing it in other locations, sort of a hub and spoke. I just want to make sure that I weighed in on this from the perspective that I don't want anybody to get discouraged if Omni and Bilal don't get the response they want tonight, but also let you all know, at the Commission level, that we're very supportive of this kind of concept and the organic kind of style that this brings forward. Because it blends both—sort of again this organic piece of it with actual existing resources and the ability to plug in... **Ms. Facio** said you have one minute remaining. **Mr. Kindle** said...existing resources and programming with new ideas as well. So, sort of this live, work, play concept with some art and culture, I think could be really very interesting for this community to embrace. I just wanted to go on record with that and thank Omni

and Bilal for their time and their efforts and for the team at the UG for the work they've done as well.

Chairman McKiernan said certainly appreciate the thought that we want to optimize and find the best location for a project like this.

Commissioner Johnson said again, I want to reiterate what's already been said. This looks like a great innovative project, and I too agree that we have to find a space that this project can move forward on. But I have heard from the Douglas Sumner Neighborhood Association, they are a very active neighborhood association for many, many years, and they do not agree that this will be a good fit for them. They have gone through extensive master training course, not courses, but they've had a master plan developed for that area and it's been looked at, it's been updated a few times and that quality-of-life plan does not call for this e of development. Also, you all are aware we went through extensive work in putting forward the Northeast Master Plan as well, which kind of layers right; they layer on top of each other in terms of the kind of projects that we're looking for. So, while it does not work for this particular area, I would say that I would like for this project to continue our conversations to find a place where it would work. I would tell you I look at the Rock Island Bridge Project that we have, and that would seem like one area, not to say that it's the place it needs to go but there are other areas in Wyandotte County that I think this would be a better fit for, so I'd like for the conversations to continue to see if we can find a fit to where it might be.

Commissioner Davis said I just had a question to the developers, what were your names again? They both responded to Commissioner Davis' question regarding what their names were.

How committed are you both to this particular area, because we do want to honor and hear from our residents and our neighborhood groups, but was there a particular reason why you all chose this particular location? Was it the space, or could you speak to that?

Ms. McCluney said sure, that's a great question. I have family ties that go generations actually back to this property. I own a lot on this particular property here. My Great, Great Grandmother lived on the hill there at 910 Everett, and I own it now. Basically, looking at the area, I'm a McCluney, so all of family still lives in Kansas City, Kansas on 1030 Waverly Street.

The Eighth Street Jewelry Store, that's my cousin's, the voices. I have very, very close ties to Kansas City, Kansas. I was kind of almost raised there but all of my family went to Sumner Academy, so that is why, but to answer your question, no, we are not physically attached to this area. If you guys do have other recommendations as to where you would like to see it, we would be open.

Commissioner Davis said I will say this, there are many commissioners, we were talking amongst ourselves saying if it doesn't go here, there are other places. There is somewhere in KCK where we can make something like this happen and that is my hope.

Commissioner Townsend said thank you to the applicants for your interest in our community. I did have a similar question as to whether you were currently residents of the area?

Ms. McCluney said currently, no we're not residents. Like I said, my family lives there, and I'm always back and forth to Kansas City, Kansas. I'm taking care of my aunts that live at 1030 Waverly. I'm always there, and we're definitely open to relocate, that's not an issue at all. We have two houses in our family there still that I kind of run a little bit.

Commissioner Townsend said again, thank you for your interest. The McCluney name did ring a bell with me, but I was just wondering if you were current residents and that ties into the next comment. At least since the time that I have been on the Commission, there have been various proposals about using the shipping containers. I am very familiar with them, my first job out of college was as an employee with one of the biggest and best shipping companies in the United States, SeaLand Service, we move the world as they use to say. Wanting to upgrade the look of our community has been a big thing since I've been here and I'm sure others before me, but I can only speak to the time that I've been here. So, the use these containers for various and sundry things has not been something that this Commission and previous iterations of it, since I've been here has been fond of. This depiction looks good, I would be interested in actually seeing a community used with these containers. Drawing is one thing, but to actually see something like this as it truly exists, I'd be interested in, so if you could direct me to that, that would be interesting to see.

That was the other question I asked, if you were familiar with here because that's the way this Commission had been going. We don't want to see or want to decrease as much as possible vacant properties but that's not to say just anything will do. You're talking about District 1, when

you're talking about Juniper Gardens, and again as Commissioner Johnson has already mentioned, there's been a lot of time spent on the Northeast Master Plan and what that can mean, and I know because when I first came in, that's what I brought to the Commission with regard to really nice homes that were not selling along 13th to maybe 20th and Quindaro at the time. To me it's about upgrading the look of housing in the community and not just anything.

I like the idea of the varied and sundry issues that you're trying to address by the concept, but if you can direct me to something has been in fact, done and already exists, I'd like to take a look at that. I have to admit I'm giving you the side eye right now, that's just because containers are containers, so I'd like to see something in actuality and not just a schematic. But again, I appreciate your interest in the community and what you're trying to do with it.

Mr. Waajid said I'm having a time finding my hand raised, so I'm going to do it manually here. Is my hand raised here? **Chairman McKiernan** said it is.

Mr. Waajid said thank you for your comments. I wanted to make two statements. One was the comment have you been a part of this project or something similar to this before it? The answer to that question is yes. If you guys can take your note and go to, . . .



whenever you have free time go to KCKCargoTown.com,...



and on the site not only do we have a demonstration of the slides that we're showing here, but we also have some video testimonials from people who have actually been a part of a project like this. There's an area of Atlanta called Edgewood. Edgewood was an area very much so like this neighborhood. It was largely residential, and I work with the nonprofit organization that was designed to basically bridge commercial, corporate, commercial schools, churches, bring it all together to basically turn this area around. If you go there now, it's a mass of catalyst for growth, for the whole areas turned 100% around. What we're looking to do is also, not only do something where we're going to spark the community, but we also want the community to have a stake, financial stake in this project, and also to create sustainable, well overtime by having businesses that they can afford, in fact, you mentioned that we talked to the people in the neighborhood group. Now, mind you, we actually met with them for almost three hours, two and a half hours. and they told us individually we really like to the project. They really just needed to know more about how the physical look, we didn't have our renderings at that time.



You asked the question about examples of what it could look like. If you go to this website at your leisure, you have demonstrations of how cargo containers do not look cargo containers. Just look at it as an infrastructure, it's simply the bones of the structure.



It could be formatted to however you want it to be. In fact, we have videos on here that you can go, and you can check out where this has been done in other areas.



Really what is does, is this is more of an industrial look but it can be done. . .



to look extremely refined,..



it could be used to make huge buildings like...



the options are endless. In terms of our layout, we do have some drawings that we presented that you'll find on the website but in terms of...



the layout it can be designed anyway we want.

Commissioner Townsend said what I was asking for, and you may have alluded to this, where I could see an actual, not a drawing, but an actual. The other question I would have, in those places where there has been actual housing, what's the price point? **Mr. Waajid** said let me mention something on that really quick. For example, these homes are extremely on an uptick, in terms of

cost. I can tell you one specific property amongst many, for example, like in Houston, Texas. It was a 3-story cargo home that was on the market recently for around \$400K. People are looking at this as a way to not only send a signal that they're eco-friendly and they're finishing them inside with high-end finishes. It's really a statement piece as well it is holding the value of the neighborhood as well. We can send and have more copies or options of that can show this online as well. But if you go to the website, a lot of information is there.

Commissioner Townsend said and which website is this? **Mr. Waajid** said you can go to kckcargotown.com. It lays out more about the benefits of the project and also has some video testimonials, you can learn more about us. There are video testimonials from CEOs and directors who know more about us, they can tell you more about the project and why it makes sense, that they seen this type of project work in the past.

Commissioner Townsend said will I also see, though actual homes? **Mr. Waajid** said ma'am, I'm sorry.

Commissioner Townsend said will I also, if I go to the website that you just recommended see actual homes made of these containers? **Mr. Waajid** said you'll see the renderings that we presented, but we have examples that you can see of actual homes made from cargo containers. **Ms. McCluney** said you'll see examples of buildings that have been made from the cargo containers and different commercial shops that's been made from cargo containers. There are the actual shops, they're actual buildings.

Commissioner Townsend said but not homes. **Ms. McCluney/Mr. Waajid** said there are homes on there also. This right here is a home. This is an example of a home. **Mr. Waajid** said one thing too is that you'll find on trend is that around the country when these structures are being put up, it sends a signal to the public that this area is really an innovation space. All the cities that have used these, and in downtown Atlanta, it's in the most exclusive neighborhoods they're putting these cargo containers. It sends a signal that not only is the city on par to do real innovation, but they're trying to attract a type of talent that sends a signal that this city is moving forward. People are looking at this as a way of the future.

Chairman McKiernan said I'm going to recognize Beverly Easterwood who's in the attendees list. Ms. Easterwood with Douglas Sumner Neighborhood Group, I do believe we have you, yes

you are unmuted. Ms. Easterwood if you would like to offer three minutes of public comment on this application.

Beverly Easterwood, Douglas Sumner Neighborhood Group, said I'd just like to say yes, we did meet with the developers. We think this is a truly unique and innovative project, but as Jud said he read in my comments, that we just don't feel like Douglas Sumner is the right location for this. I believe one of the projects was used as an example was in the downtown Las Vegas area. That particular area is primarily commercial. It's night clubs, it's restaurants, it's casinos, which does not represent our location. So, again, we think this is a great unique project, but we think there are areas of Wyandotte County area that would be better suited for that location, and I just heard Greg Kindle mentioned possibly Indian Springs. I didn't even think about that site, that would be great site for it. You have our support in the right location.

I do have a question for you Bilal. The project that you said you were involved in, in Atlanta, was that Cargo Homes also? **Mr. Waajid** said actually, believe it or not, some of the homes were built with cargo containers. But it was a little bit of mixture between modern architecture, traditional, a lot of traditional homes that we have currently in the area, in the Sumner area and a mixture of cargo. A lot of the new renovated spaces are not just this one model of the types of homes. The new innovated are a mixture of different types of homes, cargo container homes, mixed with some modern architecture and traditional architecture as well.

Ms. Easterwood said those are my comments, thank you.

Commissioner Stites said my last question would be what is the footprint of your proposed project? You can give it to me easiest in probably acres. What would be a minimum amount that you would be looking for and what's that size at your current proposed site? **Mr. Waajid** said the current proposed site is between 4.6 acres, but honestly if we had more it would be better, but currently that is the footprint.

Commissioner Stites said okay, thank you.

Commissioner Davis said I just wanted to say because I know we've been on this for a while. If this location does not work out because that's where my vote is leaning towards, that you all stay engaged with us. I know Greg Kindle was on earlier as well because I do believe there is a place

in KCK. The Indian Springs land is in my district, and I know there is a lot of questions that's going on there. There are other places, so please do stay engaged and thank you all for bringing this to our attention.

Chairman McKiernan said so, for the committee, we have the application that is in front of us this evening and do want to know if we want to have any action from the committee on this application? Once again, is there a motion from the committee on this application? I don't hear a motion from the committee regarding moving this application forward, so the application for these particular lots at this particular time will not move forward in the process. But I think to the applicants you have heard from members of the community as well as members of this committee that there is interest in finding the right location to put this project into play to make it very successful. So, I think our way forward on this is that this application will not move forward, but we encourage the applicants to stay engaged with both community partners and Commission partners to continue to discern the right location for this.

Action: Does not move forward due to a lack of a motion.

Chairman McKiernan said that takes us to 3D3.

3. Kansas City Kansas Community College — Downtown Campus
632 State Ave. - 082174
1101 N. 7th St. - 082176

Mr. Knapp said, yes Commissioner, I believe Katherine Carttar is going to take this one.



Ms. Carttar said this is the KCK Community College site. I believe a number of you all are familiar with this project. It has been quite some time going through the Landmark Commission, and that process has concluded. The next step would be to come to us for these two properties. One is the church there on the corner of 7th and State, the other is the old Firestone Building. As you can see from this photo, the roof has substantially caved in, and it has some big issues.

What we would propose is to grant an option for this property recognizing that we would not transfer these properties until they have—we've used the same kind of parameters and yardstick that the Landmark Commission suggested, which would be the 70% of their fundraising be accomplished for their project, which is the \$70M project so that's a pretty substantial fundraising ask. That was what the Landmark Commission suggested is that once they have reached that 70% threshold, then they would be permitted to demolish those buildings, so we would stick with that same threshold, provide them the option that would allow them to continue to fundraise that would get them site control, allow them to continue with their architecture, rendering and planning, and then again when they hit that 70%, we would then move forward with the deed and transfer and then they would move forward with the demolition. Happy to answer any questions.

Chairman McKiernan said any questions or comments from members of the Committee for Ms. Carttar?

Commissioner Burroughs said Katherine, do we know where they are presently in their fundraising? **Ms. Carttar** said the last update I received is now a couple months old, so this may not be the absolute, most recent, but last I knew they had about \$30M raised or at least committed, and they're under the 50% mark, but they had some pretty significant, they received a \$10M raise

from the Sunderland Foundation and had some, a lot of grants out but they certainly have a ways to go but are moving forward, \$30M isn't nothing. That's where they were most recently at.

Commissioner Burroughs said well, in private equity dollars today, that's a significant amount of money. I would say that in most cases, having options on this property, allows them to send the message that it is a viable project and allows the investors the opportunity to see that the land is there, and they have options on that property, if I understand correctly. **Ms. Carttar** said yes, that's correct.

Commissioner Burroughs said I have no other questions. If you need a motion Mr. Chairman, I'd be more than happy to make the motion.

Chairman McKiernan said if you would please.

Commissioner Burroughs said Mr. Chairman, I'd move that we approve Item D3.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to approve Item D3 as submitted.**

Chairman McKiernan said we have a motion and a second to grant the options on these two properties, and Commission Burroughs you were correct, 632 State and 1101 N. 7th Street. Any other comments or questions from the Committee?

Commissioner Stites said sorry to throw this question in at the end, right before you're getting ready to take a vote here. It was my understanding that 70% of funds needed raised would allow them to start demo on a building, like at 1101, is that correct, is that what we're saying that the milestone is 70% would allow them to do that? **Ms. Carttar** said that's correct, so that threshold came from the Landmark Commission. This was long debated, and they really worked through these issues to ensure that they would not get to a point where they demolished a property, and they were not able to move forward with the project. That was the goal, is finding what that threshold was that they were guaranteed to move forward with the project, so we would be—I think we proposed that would be the same threshold that we would put in place.

Commissioner Stites said I guess what the only thing that I would have say on that is if we've got a dilapidated building, the roofs caved in, it's falling in, it needs demoed today, why are

we—and we've got somebody that's ready to tear it down, I'm happy with the amount that they raised already if they want to tear it down. Let's get the eyesore out of the way if that's the case. I'm not sure how any of the other commissioners feel about that, but if it eliminates a blighted building and starts moving—if this project goes forward or it does not go forward, then we have a vacant lot there that the structure's taken down, and that's the only comment that I have.

Commissioner Johnson said you know, Commissioner Stites brings up a very key thing that he just said, and I'd be interested to know what capacity this Committee would have to essentially overturn the directives of the Landmark Commission with regards to the amount that needs to be raised before the project—or the buildings can be demolished. Is there any idea from anyone or Legal as to what needs to happen on that?

Chairman McKiernan said I guess I would follow that up and ask if we were to grant the option under the old stipulation from Landmark Commission, is it possible to update that stipulation and potentially accelerate the exercise of the option? **Wendy Green, Assistant Counsel**, said I think that the Landmark Commission, I would have to check to see if they follow any statutory guidance to see if their statutes overrule our Land Bank statutes. I know our Land Bank statutes is pretty open; what we want to do with land that comes in as the Land Bank Board of Trustees'. If you want to create a stipulation on something, you guys absolutely can do that if you want to. The statutes are pretty silent as far as with the Land Bank can and cannot do with stipulations on properties incoming into the Land Bank, but I would have to look to see whether or not Landmark's request or requirement would trump/overrule, I'm not really sure what the right word would be, what the Land Bank wants to do, since the Land Bank's statutes are pretty silent as to that. So, I would think if they have to do something to make the Landmark's requirements, we would at least make sure that they did at least that. If we wanted to be a little bit more generous as to when they started, I think we could, but if it interferes with what the Landmark's Council is saying. I don't think we should interfere with that, but as long as what we want to do with this as long as it doesn't try to overrule Landmark then I think we're okay, if that made any sense whatsoever.

Commissioner McKiernan said I think it did. I think we could grant this option and then investigate the possibility of changing the threshold.

Commissioner Townsend said to Commissioner Stites' point, I can't remember the exact date that the body as a whole, the Commission as a whole, undertook the discussion about moving forward on that project. It was before Christmas, and I think before the swearing in, that's all I can recall. And part of that discussion was whether or not the building should be demolished at all, because of its historic nature. I, for one would; since we got past that discussion, part of that threshold as I recall, the quote "homework" before that vote, was to try to ensure that enough money had been raised for this project before a historic landmark was demolished, because you can't get it back, whatever its condition is. That would be my only caution here that I think we should—I would be in favor of approving the request for the option and then if the body wants to consider some other parameters, let's do that later. There was a pretty involved discussion by the full board about whether or not to take down the building at all. I regret I can't remember the date; I just remember it was a meeting of the full board before December 16. That's all I can recall, thank you.

Commissioner Johnson said I'm not going to stand in the way of this vote, I'd like to see us go ahead and vote on it. I will say to Chair McKiernan, that it was the Planning and Zoning Department, I believe, that had the stipulations on this, as I recall from the last time we had the discussion. I think some of those stipulations were not really fully vetted at that time. I think we were more interested in getting the vote to move the project forward versus anything else. But I would say that I would like for us to revisit those stipulations that have been put on the community college. We know their track record, we know that they have capacity, they're building new apartments out at the school right now and so, I would really not want to hold them hostage by many of the requirements that came through our Planning and Zoning Department. I'm not going to stand in the way of this vote, I'll yield the floor so we can get moving with this.

Commissioner Stites said I guess this would be directed towards Commissioner Townsend. I appreciate that and I understand not remembering back to certain dates. That was prior to me, and I understand that you all had some—according to you some discussion regarding that, and I'm all about the preservation of a building, if that's the direction that you guys previously had those discussions. I was just, without that information, in my quiver there, I didn't know that. I was just trying to think of a way that we could, if that building is a building that needs to be sped up and taken down, there may be an option where we might be able to do that, but I definitely appreciate

Commissioner Townsend's comment on that and making sure because once we tear it down, it doesn't come back. An historic building, you just don't have them built every day. I appreciate that, but I would definitely like to continue to move this project forward and look at those stipulations at a later date.

Chairman McKiernan said I just want to confirm with the maker of the motion and the maker of the second that it sounds like our motion here is to approve the option with the original 70% stipulation in place and if at such time in the future we can change that, then we will revisit this item, but this will be with the original 70% stipulation in place.

Commissioner Townsend said that is my understanding and intention with the second, so yes.

Commissioner Burroughs said, Mr. Chairman, you're accurate with your statement. I believe there's been a tremendous amount of community involvement through the Landmark Commission, through community engagement, and I believe that the best thing we can do is pass the project and if these questions come forward, we address them as they come forward later. I stand by my motion to approve the project, Mr. Chair.

Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.



Option Agreements
Agenda Item – E
Commercial
500 Freeman Ave

Chairman McKiernan that takes us to Item 3E, and even though there is a I and 2 under this, it is a single item. For the benefit of Commissioner Stites and Commissioner Davis, this request came before us at our last meeting. We have two entities that have a request for the same Land

Bank parcel. What we asked at that time was to hold this over for a month, so that the two applicants could come and present their vision for their use of this parcel to this Committee, and then this Committee will take that information under advisement and will come back next month with either a decision or a request for more information or whatever it might be. My understanding is that we were not going to make a decision tonight, but instead see the two presentations and take information under advisement. If any member of the Committee thinks that I don't remember that correctly, please let me know because I think that's what I remember. With that, Mr. Knapp, I'm going to turn the floor over to you to get us started.

D. New Construction - Commercial - 500 Freeman Ave.

500 Freeman Ave. has two applications. The applicants will be presenting their projects.

1. Metropolitan Leadership Institute
500 Freeman Ave. - 153908
2. Thatcher's Family Life Center
500 Freeman Ave. - 153908

Mr. Knapp said like you said, there's two applications and both applicants want me to present what we have made for them in a presentation form. Before I go into this, during our Land Bank Advisory Board meeting we did receive one comment that this lot might have historical significance related to the Heritage Trail planning process and it's their recommendation that we hold and wait for the result, the Heritage Trail planning process.



The first application is for the Metropolitan Leadership Institute. This is at 500 Freeman Avenue. They plan to build a multi-purpose center.



OPTION AGREEMENTS

METROPOLITAN LEADERSHIP INSTITUTE, INC



Building Details

- Offices
- Meeting Space for 150
- Kitchen
- Community programming

Timeline

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

Next Steps

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



The building details are they want to offices, meeting space for 150, kitchen, and community programming. Their timeline is a little different than what we're used to. They requested a two-year option for fundraising, so they have one year for fundraising, one year for planning their build, another year for building their building. They propose their building will be done by 2024.



OPTION AGREEMENTS

METROPOLITAN LEADERSHIP INSTITUTE, INC



Comments

Staff Advisory Committee

Land Bank Advisory Board

Would like a community meeting on the project





Here some additional photos of what they plan to build. Comments, Staff Advisory Board didn't have any. The Land Bank Advisory Board would like to have a community meeting on the project. I did connect the applicants with the Turtle Hill Neighborhood Group.



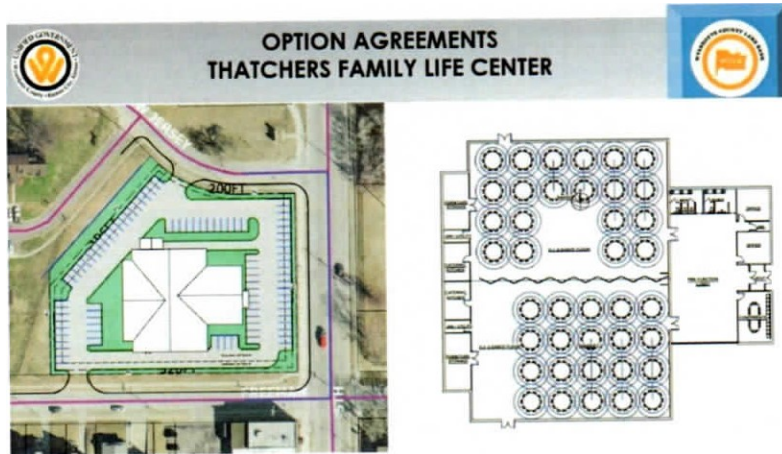
This is in the Northeast Area Master Plan; the neighborhood mixed use and small commercial retail and office buildings are allowed. So, it would match the land use.



The second project is Thatcher's Funeral Home at 1520, that's where the funeral home is. They currently own four lots, three other lots around it. Lots 1512 and 1500 were actually purchased from Land Bank in 2016.



They're looking to do an event space for after funeral receptions and a standalone rental for variety of events. They plan to be 1600 square feet, and 400 guest capacity.



These are the renderings that they provided me. And that concludes my portion of it.

Chairman McKiernan said we do have and we're lucky to have Commissioner Johnson with us this evening. I believe he is the District Commissioner for this area and then Commissioner Townsend, the District immediately to the north. I'd ask if either of them have questions or comments about what we have heard so far, and then is it my understanding that we will ask for each of the applicants to make brief comments to the Committee? **Mr. Knapp** said I did not cover that with them, I just told them to be here for questions.

Commissioner Townsend said I think Commissioner Johnson's hand was raised first Mr. Chair.

Commissioner Johnson said I have fat fingers and hit the button twice. Yes, I would just like to hear the proposals from both applicants before I would render any comments further.

Chairman McKiernan said we will ask, and I do believe one of the applicants had a hand up a moment ago, there it is again. We have a representative of the Metropolitan Leadership Institute and so since that hand—and I do believe that I saw a representative from Thatcher's online as well. Since the hand from Metropolitan Leadership Institute went up first, what I'd ask is that we allow that person to talk to the Committee. That looks like it has been allowed, and so whomever you are, what I'd ask you is that when you unmute, you introduce yourself to the Committee, tell us your name and your city of residence, just for the record, and then share brief comments about your vision for your application on this site.

Norma Lyons-McKelvey, Gladstone, MO, said I am Interim Board President of Metropolitan Leadership Institute, Inc. I was born in Kansas City, Kansas and I am personally excited about the progress to assist in removing blight, especially the northeast community and development in the northeast quarter. I grew up in this area as my father taught in Northeast Junior High School, I attended First AME Church and my godfather was H.W. Sewing, who established Douglass State Bank, which is now Liberty Bank. We are a 501(c)(3) Not for Profit Organization that was incorporated in Kansas in 2011, but our membership's rich heritage in the community stretches back to 1924. We are an organization of 190 women with various professional skill sets who historically have served in the Kansas City, Kansas community and beyond through a number of programs and collaborations with several community organizations from Yates Branch when it was on 7th and Quindaro to Friends of Yates, and many elementary schools, high schools, junior high schools. Our members have been educated for the most part but have branched out into different careers since then.

We are excited at the opportunity to apply for an option at the property of 5th and Freeman. The area is rich in the African American history and our vision is to establish a Community Engagement Center that allows for community programming in many areas of family wellness, economic sufficiency, nutrition, senior support, and leadership development, and to provide space for community meetings, activities and offices. We're practical and have applied for a two-year option to perform our due diligence on the property as it has been vacant for many years, to finalize building plans, raise funds in a capital campaign through grants and to seek construction financing. I'm not saying that it will happen this way, but look 190 members raising \$4,000 each, we could potentially pay for the construction of the property and proposed building. If approved, it is our goal to complete the building by 2024.

Chairman McKiernan said and now I see a representative of Thatcher's Funeral Home, and again sir if you would do the same. Open your microphone, please introduce yourself, city of residence and then share briefly your vision for your application for this property.

Bob Davis, Resident of Parkville, said I am the owner and operator of Thatcher's Funeral Home. I'm the fourth-generation owner of our family business. We have roots going back to the Kansas City area well beyond or before the turn of the century. Our business was founded in 1912. We've

been faithfully serving our community for almost 109 years. I have a little PowerPoint, I don't know if I can show this, but I think some of the Committee members certainly know of me and know of our family and what we represent in the community. Our industry is changing and it's going through some pretty dramatic changes regarding what the consumers wants, desires and wishes are as it relates to how they celebrate their loved one's life. Not everybody is affiliated with a church. Our business and our industry tends to be very tradition-rich and very slow to change, but the modern consumer is more and more often asking for a different venue, a different way to celebrate a death and obviously the person's life. That's what you see before you today is my vision for that location.

This would not be a traditional-looking funeral home, and I've got a few examples, again if I'm allowed to share the screen I could show you, there are a couple of these developments around the country. I'm our current State President for our Kansas Funeral Director Association. I'm the past Missouri State President, and in those roles it afforded me the opportunity to travel extensively and interact with my colleagues all over the country, and see the best and the brightest and what's working in other venues, in other jurisdictions. This notion of a Celebration of Life Center is the new on-trend movement in our industry. It would allow us to have a gathering that was custom-made or tailored for the individual. We could do banquet seating, we could do theater seating, we could rearrange however they want. We're going to have a heavy presence of video presentation for parts of the ceremony, and also open the building up for community-based events, larger groups that want to have a dinner there, a meeting, certainly not trying to replace the Reardon Center, but that's why I've chosen to build a facility that can handle or accommodate up to 400 people. Again, if I could share what I have.

Chairman McKiernan said it appears that we have released our presentation and that you have that capacity and if you want to share from your computer, and then briefly share with us those images and your vision. **Mr. Davis** said I'm not seeing a share screen option, and I apologize guys, I'm probably the worst person to do this.

Chairman McKiernan said let me just take a moment to confirm with staff that we have released share control to Mr. Davis. **Mr. Davis** said yeah, it's not an option.

Chairman McKiernan said and if that is not possible from our end, please let me know. **Mr. Davis** said okay, here we go. I hope I do this right. Ladies and gentlemen technology by a non-tech person.

Chairman McKiernan said what it's going to ask you to do is, it's going to show you a representation of all the windows that you have open on your computer, and it's going to ask you to pick the one that you want to share. **Mr. Davis** said the only option I have is Zoom, screen broadcast. There's no, I've seen that before but, no Commissioner, unfortunately that's not coming up as an option. It's a PowerPoint, but I don't get a chance to show a PowerPoint option in here. My apologies.

Chairman McKiernan said no apology necessary, that would suggest we are not able to make that happen from our end.

Mr. Davis said okay, well again, I see my picture now. That's essentially what we want to do. There are—again, can share this with Commission, the PowerPoint I have with the representations of the other facilities that are done. One is in Wichita, a gentleman, the Cozine Group opened theirs up about three months ago and it's already been received very glowingly. They've got—obviously, they are still having services there and they've also had a couple of charity events that I'm aware of.

The other location is in Indianapolis and it's the Buchanan Funeral Group, and they've got one flagship location that is an event center and now they're building a new facility that is a smaller version of that but essentially the same concept. It's not a traditional-looking funeral home or a traditional design funeral home on the inside. Again, this would be a high-quality building materials and/or interior finish. I want to provide a first-class facility for the residents of Wyandotte County, especially the northeast end. I was really impressed with some of the presentations I've seen tonight, and I really want to leave a legacy. I have four children and my hope and prayers that one of our kids will become involved in our family business. We've been in our current location for over 80 years, almost 90 years, and the building is no longer a modern structure. I've done everything I can to continue to make it functional, but it certainly doesn't represent the next 100 years of our business. So, this is why, this is my vision, this is my goal, and hopefully the council will approve this land request. I'm open to any questions anybody would have and my apologies for not being more technically savvy.

Chairman McKiernan said from the members of the Committee, are there comments or questions? And again, we're not rendering a decision tonight, we're taking both of these applications under advisement for our next meeting. I see Wendy Green.

Ms. Green said I don't know in the RFA if this was designated as a non-action item, so at the end of the discussion it would probably be good for someone to make a motion to hold this over for consideration and bring it back at a later date. I could be wrong, but I just want to make sure that we check in to see if this is—I think since it's grouped with everything else, it wasn't designated as for information only. I think a motion to hold it over to the next meeting for consideration by the Committee would be appropriate, if that's what the Committee wants to do.

Chairman McKiernan said I certainly appreciate that clarification.

Commissioner Johnson said I want to say thank you to both of the applicants for your interest in continuing to build and helping to redevelop northeast Wyandotte County. I'm very appreciative of course Mr. Davis, you and I have had conversations about this for many years and I am very intrigued by what you have proposed and what we've talked about over the years. I can find and also say I've been hearing about the AKAs interest in the property, and it gives us something of a quandary as to how we're dealing with this. Both families have great significant historical relevance in northeast Wyandotte County. We talk about the Thatchers, and we talk about the Sewings. I'm sure your ancestors crossed paths many times in the past and so for that reason it creates even more of a quandary that I see here. I guess what it comes down to in terms of our consideration at a later time is what is the best and highest use for the property, one.

The second thing would be who can get started and have their project completed at some reasonable timeframe, but who can get that done the quickest? And of course, me living in the world of both ends wondering is there any way that both applicants can find some space where there might be a partnership? I've always wondered about those types of things and that might not be allowable or even wanted, but it's just something that I often think about. So those are some comments that I have, I'm not expecting any answers on that I suppose right now.

I guess I will ask the question, how long do you think it would take—and either one or both of the applicants can respond to this, how long do you think it would take for you to get your proposed project completed?

Ms. Lyons-McKelvey said we think two years. We want to be appropriate, we want to do our due diligence, and in 2024 our primary organization will be 100 years old, so that's our goal.

Mr. Davis said I've got my architect on as one of the participants tonight, but we would have this done within 24 months, for sure, no problem.

Chairman McKiernan said Commissioner Johnson, anything else? **Commissioner Johnson** said, no sir, thank you so much. To both applicants, I thank you for your interest in wanting to beautify northeast Wyandotte County. Thank you Chair, I yield the floor.

Commissioner Townsend said echoing Commissioner Johnson's thanks to both of these applicants for their interest in rebuilding and uplifting the northeast end of our community. Thank you to Mr. Davis as a member of a family who has been an institution in that area, the northeast end for 80 plus years.

Question to Mr. Davis about what this means to his current location and if I understand correctly, it would be an expansion of your funeral services and what other opportunities apart from the funeral service are you considering in terms of other facets of the community using your facility apart from a funeral? I just want to make sure I'm clear on that.

Mr. Davis said so what would happen to our existing facility is it would remain intact. We have a very strong customer-based, it's very comfortable in a funeral home setting. This new facility would be for, again, folks that are not so traditionally based. Primarily it would be used to support our existing funerals that we're having. I believe with a facility like this in our marketplace we would probably attract some additional families that we currently don't serve, because they would be impressed and find this new offering very desirable, as opposed to the options that we currently have available. There's no other funeral home in the metropolitan area that has anything like this, so we would be first to market with this concept. It's not a leap of faith in that it hasn't been proven

in other marketplaces, so I feel reasonably comfortable in making that substantial investment in our community.

As to what are the uses of the building be made available for? We would make it open for the public, community-based groups, church groups, my AKA sisters would be more than welcome to post any event in our facility or any other group such as that. What I will say I'm not interested in doing is having a night club environment, things that are not consistent with our business model. But for example, if you wanted to have your wedding reception in this facility, that would be something I would be open to. I know we have a growing Hispanic population in the northeast end and forgive me my Spanish is horrible, but I know when the young ladies get to be 16 or so, they have quinceañera event and that would be something I would be open to, allowing them to rent the facility for. Primarily any group that is a wholesome group that is doing something that wouldn't be a problem to the community because as a neighbor I don't want to put something in that neighborhood that I wouldn't want next door to our business. We would be vetting the activities very closely, and the great news about is those activities are meant to supplement the income, not be the income. I don't need to rent it out to anybody who might want to use it because, again, it's primary purposes is to support and enhance our existing 100 plus year old funeral home.

Commissioner Townsend said if you'd allow Mr. Chair, I'd also like to ask Ms. McKelvey if she is still available again, what is the expected size and square footage of the facility that the Metropolitan Leadership Institute is proposing an again the vary types of uses that organization has in mind for the facility. Ms. Lyons-McKelvey said the sizes are much more modest than the Celebration of Life Center. We're looking at somewhere around 5,000-6,000 square feet. It would be seating for maybe 150 max, 200 round tables. We are building what we think we can afford and then we're looking at potential expansion as we move forward, so it's not encompassing the entire property. We have community program—in the past we've hosted debutante ball, so we have practice for that. There are other organizations within Kansas City, Kansas that cry out for meeting space, for smaller meeting space. They may not need 250-300 seats, but a 40-person meeting or a 30-person community meeting would be something that we would be entertaining. The NAACP, I think that they get kicked out of this meeting location periodically. We are currently meeting at Kansas City, Kansas Community College because we've gotten to be such a large size. Just looking at those types of things, and smaller events, somebody might want to have

a birthday party. Something that couldn't happen at a school, but a school might like to sponsor in a separate location from the actual school campus. Those types of things are what we're looking at. Again, a more modest community-focused meetings would be our event.

Commissioner Townsend said thank you very much for that clarification and if you are the same Norma Lyons, daughter of Mr. Henry Lyons, who's a teacher? **Ms. Lyons-McKelvey** said James Lyons, yes.

Commissioner Townsend said thank you for your interest in the community. You come from a family who has a lineage and heritage of serving to better this community.

Commissioner Johnson said a question to both of the applicants. One of the things that is very important is that all applicants have at least the opportunity to talk to the neighborhoods that they're part of. This neighborhood is the Turtle Hill Neighborhood Association which is another very active neighborhood association, I've had the privilege of going to their meetings many times. Have either one of you had any interactions with them, and if so, can you give a sense of how the interaction that you had with them in terms of your project.

Chairman McKiernan said I'll recognize Ms. Lyons-McKelvey, if you want to respond to that.

Ms. Lyons-McKelvey said we had an inquiry initially from I think the president of the Turtle Hill Neighborhood Association and we responded back what our plans were, and in the interim, I think it within the last two or three weeks, Jud did send us the names of the individuals who are in that neighborhood association. We know that they meet on the 2nd, I think it's the 2nd Tuesday. We'll look to meeting with them to have a discussion, but we have not had a direct discussion with the neighborhood association regarding our plans.

Chairman McKiernan said I'll recognize Mr. Davis, same question.

Mr. Davis said short answer, Commissioner, no I have not met with anybody. Well, I did meet with Ms. Newton, who I believe is on the Advisory Board for the Land Bank Group. Not exactly sure what her title is but she represents one of the stakeholders. I met with her and shared some

of my vision, I think she was very supportive. As for the Turtle Hill directly, I've tried to reach out to Ms. King, and I have not been successful. Just like Ms. Lyons I got the information from the Land Bank a week or so ago, so I was not really aware that was—now I see the value in it. As soon as I possibly can get in front of them, I'd be happy to present what my vision is.

Commissioner Johnson said I would say I do value the input that the neighborhood associations bring in terms of how we develop the areas that they live in, and every day they're driving in and out of their neighborhoods and living and their whole lives are revolving in that particular area, so I would be interested in them. We also have the Chelsea Plaza Apartments and the Gateway, as well as two other landowners that are in that vicinity as well. I would just encourage you to try get in contact with them sooner than later and get a sense of what their wishes are and what they would like to see as well in partnership with you all.

Commissioner Davis asked, have either of you all considered an alternative location, alternative property that the Land Bank owns? I would just hate for anyone to get discouraged and I know we're not necessarily voting on this, but I still want to see some of the plans come to fruition if the details do work out.

Commissioner McKiernan said, Commissioner, I think that given the fact that we are holding this over, or at least that's what I believe we're going to do, that would afford us the opportunity to potentially try to locate other suitable locations. Looks as if both of the applicants want to reply to your questions, so I'll recognize Mr. Davis.

Mr. Davis said, Commissioner, thanks for the question. The reason for that track of land is proximity to our existing facility. Again, this is meant to accent or be an expansion of our existing facility and once the building and hiring the architect and having him lay it all out, and the required parking to support that. It pretty much if you look at that schematic or rendering of the footprint on the land like the overview, it takes up almost that entire track of land. There's not another parcel of land close to my funeral home that is that size to accommodate what I want to build there.

Ms. Lyons-McKelvey said actually when we first started looking, we looked kind of all over Kansas City, Kansas in the northeast area. We saw the property and at the time that we introduced the option, there was no one else that was interested in it, and so that's where we kind of focused on, and so we haven't looked at a lot of other properties. Not saying that we are not open to that, but there's a certain cachet about history in terms of history and there's also the fact that that land is level, and some of the other properties that we've seen are kind of hilly and have to be leveled out would be my response. So, we have not looked significantly after we submitted our option.

Chairman McKiernan said to the members of the Committee, it seems based on direction from Ms. Green, that a motion coming from us would most likely be that we hold this over for a period of a month for further consideration.

Action: Commissioner Townsend made a motion, seconded by Commissioner Davis, to hold this item over for further consideration and reconsider these two proposals next month or as soon as practical thereafter if next month is not appropriate. Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.



Option Agreements
Agenda Item – F
Yard Extension
1

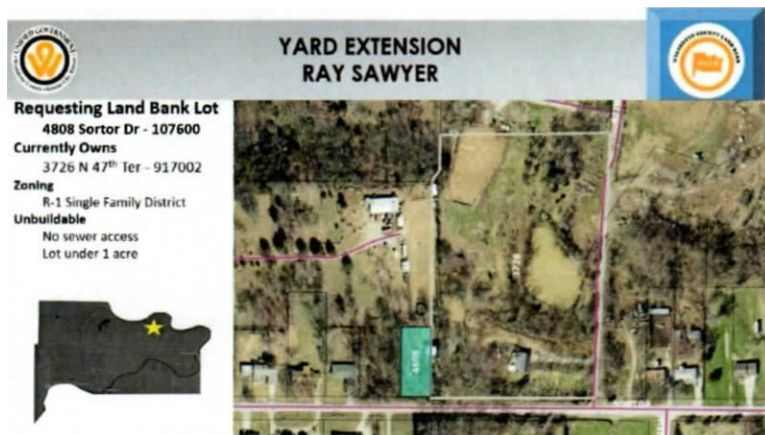
Chairman McKiernan said we are now at Item No. 4.

Item No. 4 - 211263...LAND BANK PROPERTY TRANSFERS

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

Yard Extension

Ray Sawyer – Unbuildable lot
4808 Sortor Drive - 107600



Mr. Knapp said this is the last one on our agenda. It's for a yard extension basically, it's for an unbuildable lot. It's at 4808 Sotor Drive. The applicant currently owns 3726 N. 47th Terrace right here. I do have to note that he bought the property, and this barn was built on this property line already. What makes this lot an unbuildable lot is that it is under one acre and there is no sewer access in the area, so he can't even build a house on it if he wanted to. The Land Bank is recommending for approval.

Chairman McKiernan said to the Committee, are there comments questions or motions?

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

PUBLIC AGENDA

Item No. 1 - 211193...APPEARANCE: COLLEEN ROBERTS

Synopsis: Appearance of Colleen Roberts to discuss new development and updating the Piper Master Plan.

Chairman McKiernan said that takes us to Item No. 5, our Public Agenda. It had one item but the person who had requested the opportunity to speak to this Committee, Ms. Colleen Roberts, has asked to delay her appearance before this Committee until at least next month. So, at this time we won't have an appearance by Ms. Roberts, and we will reschedule that and she will appear before this Committee at a later date. With that, there are no other items on our agenda. To Commissioner Stites and Commissioner Davis, welcome. We are glad to have you with us, we are adjourned.

Action: Requested by constituent to move to the March meeting.

Meeting was adjourned at 9:05 p.m.

am