



Neighborhood and Community Development **Standing Committee Meeting Agenda**

Monday, July 11, 2022

**Immediately upon adjournment of the earlier committee
or 5:00 p.m. if no earlier committee meeting.**

Location: Hybrid

We invite you to view the meeting in person in the 5th-floor conference room, Suite 515, Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas, or virtually via a Zoom webinar.

You are invited to a Zoom webinar.

When: Jul 11, 2022, 05:00 PM Central Time (US and Canada)

Topic: Standing Committee

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86052704750?pwd=1kgtGpsO6cwewmMPq8m4au4mJekFy4.1>

Passcode: 462978

Or One tap mobile:

US: +16694449171,86052704750# or +16699009128,86052704750#

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Webinar ID: 860 5270 4750

International numbers available: <https://us02web.zoom.us/j/86052704750?pwd=1kgtGpsO6cwewmMPq8m4au4mJekFy4.1>

Name

Absent

Commissioner Brian McKiernan, Chair

☐

Commissioner Tom Burroughs

☐

Commissioner Gayle Townsend

☐

Commissioner Andrew Davis

☐

Commissioner Chuck Stites

☐

I. Call to Order/Roll Call

II. Revisions to July 11, 2022 Agenda

III. Approval of standing committee minutes from February 7, 2022, and March 7, 2022.

IV. Committee Agenda

Item No. 1 - RESOLUTION: ADOPTING PROCEDURES FOR REDISTRICTING COMMISSIONER DISTRICTS

Synopsis: Proposed resolution setting forth the procedures for redistricting commissioner districts pursuant to UG Code section 2-53(b), submitted by Jeffrey Conway, Legal Department.

It is requested that this item be fast-tracked to the July 14, 2022, full commission meeting.

Tracking #: 211794

Item No. 2 - LAND BANK OPTION APPLICATIONS

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

A. New Construction - Single Family Homes – 15 Homes

1. Aaron Lawrence – 1 Home
1716 Southwest Blvd - 905524
2. Ashleigh Downs – 1 Home
3224 N 44th Ter – 172219
3224 R N 44th Ter – 914010 – Land locked unbuildable parcel
3. Mark Roth – 1 Home (3 Total)
2610 N 57th St – 036211
4. Mark Roth – 1 Home (3 Total)
5711 Yecker Ave – 920418
5. Mark Roth – 1 Home (3 Total)
2725 N 59th St – 920416
6. 4036 Properties – Dewanna Williams – 3 homes
2922 N 30th St – 099308
2914 N 30th St – 099309
2910 N 30th St – 099310
7. Brian Sparks – 1 Home
3509 Lust Dr – 079408
8. Norlito C. Castillo Jr – 2 homes
840 Ann Ave – 081349
925 Ann Ave – 080652
9. James Michael – 1 Home
812 S 10th St – 072811
10. Communities Cares, LLC
2 homes built on 4 lots – 75 ft. frontage per home
1914 N 6th St – 140712
1920 N 6th St – 140711
1922 N 6th St – 140710
1926 N 6th St – 140709
1 home built on 3 lots – 75 ft. frontage total
1927 N 6th St – 140635

1929 N 6th St – 140634
1931 N 6th St – 140633

B. Multi-Family – 19 units total

1. Shonda Gonzales – 4 units
1620 N 75th Dr – 928715
2. Stone & Bush Homes LLC – Parking lot
1001 Brown Ave – 210009
Currently owns – 3061 Parkwood Blvd - 210013
3. Wall-Ties & Forms Inc – 15 units
Townhomes
835 Parallel Ave - 095058
831 Parallel Ave – 095057
827 Parallel Ave – 095056
825 Parallel Ave - 095055
834 Troup Ave - 095059
830 Troup Ave - 095060
Garden and Orchard
843 Parallel Ave - 095068
851 Parallel Ave – 095069

C. Commercial

Mohammad A Chaudhry – Parking lot
706 Quindaro Blvd – 111910

D. Garages

1. Teriona Emery
1037 Grandview Blvd
Currently owns – 1035 Grandview Blvd - 080568
2. Edwina Gaskin
Garage – 2624 N 21st – 158942
Unbuildable lot – 2636 R N 21St – 163137

Tracking #: 211790

Item No. 3 - LAND BANK PROPERTY TRANSFERS

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

Property Transfers - 4

1. Rebecca Davis
5911 N 123rd St – 234011
Currently owns – 5917 N 123rd St – 234010
2. City of Bonner Springs
455 N Bluegrass Dr – 228408
3. UG Transfer to Land Bank
426 N 78th St
4. UG Transfer to Land Bank

621 Village West Pkwy
Tracking #: 211791

V. **Public Agenda**

VI. **Adjourn**

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, February 7, 2022**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, February 7, 2022, at 5:21 p.m., remotely via Zoom and on-site. The following members were present: McKiernan, Chairman; Commissioners Burroughs, Townsend, McKiernan, Chairman, Stites, Davis. The following officials were also in attendance: Misty Brown, Chief Counsel; Wendy Green, Assistant Counsel; Emerick Cross, Melissa Sieben and Bridgette Cobbins, Assistant County Administrators; Kathleen VonAchen, Chief Financial Officer; Ashley Hand, Director of Strategic Communication; SueZanne Bishop, Assistant Counsel; Debbie Jonscher, Deputy CFO; Patrick Waters, Deputy Chief Counsel; Jud Knapp, Land Bank Manager; and Monica Sparks, Deputy Unified Government Clerk.

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 or by Zoom should mute their devices when they are not speaking to avoid background noise.

During the meeting, please be 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 the meeting. The public will also 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 what we know over time is that agenda building is an art and not a science. When the Administrator's Office scheduled a meeting for tonight at 7:00, we wanted to make sure that we had concluded all of our committee business promptly so that we could begin that meeting at 7:00. As I looked at the agenda with Commissioner Burroughs and with the

Administrator's Office, we have made the decision, and you should of all gotten the blue sheet this afternoon, to push back Item No. 1 – the Ordinance for the Adoption of Proposed Building and Fire Code Updates to next month's meeting. I apologize because I see some in the attendees list who I know are here specifically for that item, and because we just issued the blue sheet today, you did not get advance notice of that. We wanted to allow enough time for discussion of this item before we took any action on it.

Commissioner Davis had asked Mr. Talkin, if he could kind of prepare a list of the pros and cons of going with an amended versus an unamended code and how that would play out for different constituencies. We didn't want to constrain that discussion, so as we looked at the number of agenda items in the Land Bank, we decided that our best course of action was to push that back until our March meeting. I do apologize. If you are here for that item, it has been moved to next month's meeting.

Approval of standing committee minutes from October 11, 2022. **On motion of Commissioner Townsend, seconded by Commissioner Burroughs, the minutes were approved.**

Commissioner Stites said I think I have to abstain because I was not a commissioner at the time. Can I approve? I think I made a mistake on our last meeting that I was not a commissioner on the October 11 meetings. I don't think I'm able to approve, so I abstain.

Misty Brown, Chief Counsel, said even though you were not a commissioner at the time, you would not need to abstain from the vote. I mean, if you believe there is some reason that they shouldn't pass, you could say no, but I recognize the idiosyncrasies of that, but you could still vote on it. In fact, we still need four folks to vote on it to approve the meeting minutes.

Commissioner Stites said well, absolutely. If you give me your blessing, I will move to approve.

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

COMMITTEE AGENDA

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

FIRE CODE UPDATES (REMOVED PER BLUE SHEET)

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.

Action: **Removed per blue sheet, set over to March meeting.**

Chairman McKiernan said that takes us to Item No. 2, which is Land Bank Option Applications. We do have a number of applications and we want to make sure we have enough time to get through all of these, so I will turn the meeting over to Mr. Knapp.



Item No. 2 – 211290...LAND BANK OPTION APPLICATIONS

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

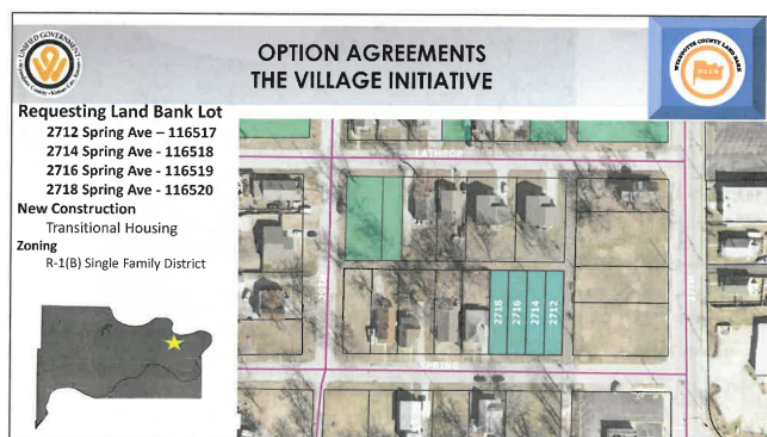
- A. New Construction - Single Family Homes – 2 Homes
 - 1. The Village Initiative 2 - 5-bedroom transitional houses
 - 2712 Spring Ave. – 116517
 - 2714 Spring Ave. – 116518
 - 2718 Spring Ave. – 116520
 - 2712 Spring Ave. – 116519



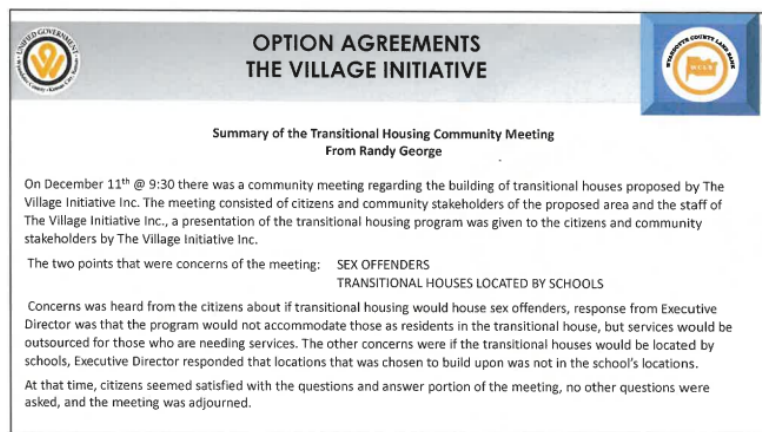
Jud Knapp, Land Bank Manager, said for today's agenda we have two single-family homes, 10 multi-family units, two commercials and two property transfers for a grand total of 16 today.



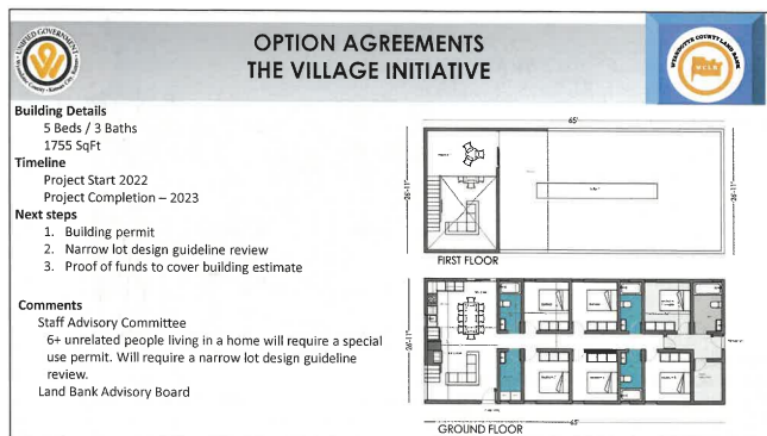
Let's start out with our single-family homes.



The first one is the Village Initiative at 2712 Spring Avenue to 2718 Spring Avenue. There's four lots there and they plan to build two homes on it. This project does meet the zoning of R-1(B). The Village Initiative is a reentry program for returning citizens.

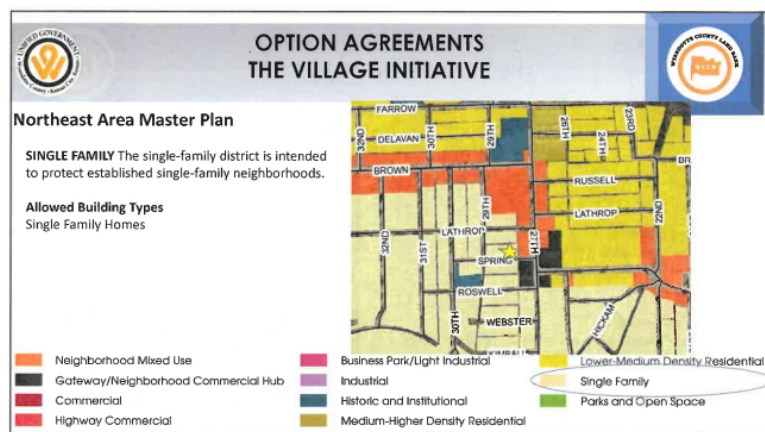


This application was originally presented on November 8th of the Standing Committee, but it was held because a community meeting was requested. That meeting did happen on December 11th. The two main points that were covered in that meeting were: are sex offenders, will they allowed to be in the home? The answer is no. The transitional houses near schools, that's when they selected a new location away from the school. From the Land Bank Advisory Board and from Randy George, they said that the meeting went very well, and all the concerns were addressed.



This is a plan for a 5-bedroom home. The staff comments on that is six plus unrelated people living in a home requires a special use permit. Because this is five bedrooms and not six, it does

not require a special use permit. The additional staff comments were this will require a narrow lot design guideline review because the lot is under 50 feet.



This project does meet the Northeast Area Master Plan for single-family area. Commissioners, that would conclude this item.

Commissioner McKiernan said for those of you who may not have attended a Land Bank session before, very often we break up a single item into the relevant chunks. In this case, the Village Initiative is a chunk that can be considered separately from all the others. We will take action on it in a moment, if the committee chooses.

Commissioner Townsend said I would like to thank the Village Initiative. Mr. Randy George is the director, for all the efforts he's done over the last, well since my term 8 to 9 years, to ease the transition of people who are coming from situations of incarceration back into the community. I appreciate his willingness to participate in a meeting so that the immediate community surrounding the proposed Land Bank transition properties; the community could be better informed, anyone who's around that area or anyone from anywhere who wanted to come.

Related to that, I'd like to thank Reverend David Lee, the Pastor's officers, and members of Guiding Star Missionary Baptist Church, who opened it's doors and hosted the December 11th meeting. As you've heard Mr. Knapp enumerate several of the key concerns about the project that was proposed; will there be persons who have had history of sex offenses? No. They also, they being the Village Initiative, reduced their request from the number of lots that would have yielded three houses to two, which I personally think was a good thing, to see how these will go. Asked questions about who would take care of the properties, how many years, this was billed as

transitional home living. It was also discussed that when inhabitants go in, they will be given an amount of time specific. I think Mr. George had mentioned a year to become acclimated, find permanent housing, find jobs, etc. That's the goal of the Village Initiatives. I wish to thank all those parties, the Village Initiative, Pastor's officers, and members of Guiding Star Missionary Baptist Church for their involvement, all of the members from the community who came, had their questions answered, and with that I would make a motion to approve the options here as submitted.

Commissioner Davis said I won't hold us up, but I just wanted to really echo that. I did have a chance to visit with Mr. George and Chanelle, and kind of meet some of the staff and hear about the great work that they do. I was very much impressed. One of the questions that I asked was did they talk to the community about this development, and they said yes, and they heard those concerns and made those adjustments. As we as a community continue to deal with this issue of houselessness, I think one of the things that this project does, it addresses returning citizens or formerly incarcerated citizens which also does feed into our houseless problem here in Wyandotte County. Kudos to them for doing the work. This is how it should be done. The right developers partnering with community members, and I second that motion.

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

Commissioner Burroughs said the Village Initiative is a very good program. I would challenge all the commissioners to stop by and see Mr. George and the good work that he does in the community. If we were to have this before us this evening without community input, it may raise some concern, but the fact that they have reached to the community and received that support, kudos to them and I am in support of the project.

Chairman McKiernan said I will say too that I am particularly interested in projects that are transitional in nature, that attempt to take a finite span of time and, hopefully, impart a skill set that will allow people to transition out of that environment into an independent living situation.

I'd ask the Clerk if we received any comments from the public regarding this item?
Monica Sparks, Deputy UG Clerk, said the Clerk's Office did not receive any comments.

Chairman McKiernan asked is there anyone here in attendance, either virtually or in person who would like to offer public comment on this item? I do not see any hands virtually.

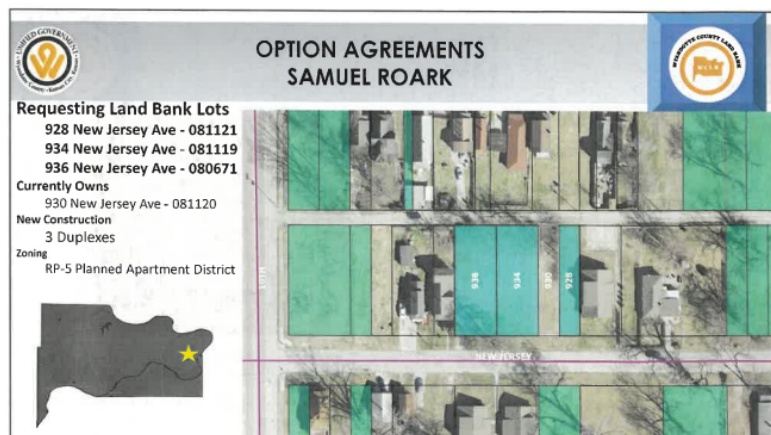
Roll call was taken and there were five “Ayes,” Stites, Davis, Townsend, Burroughs, McKiernan.



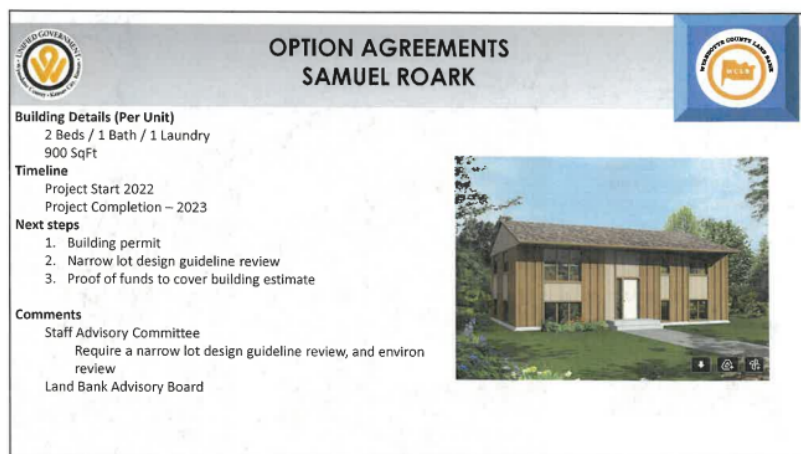
B. New Construction – Multi-Family – 5 Duplexes

1. Samuel Roark – 3 Duplexes
 928 New Jersey Ave.– 081121
 934 New Jersey Ave.– 081119
 936 New Jersey Ave.– 080671
2. Martinez Porfirio - 2 Duplexes
 2510 N. 10th St. - 157402
 2506 N. 10th St. – 157403
 2500 N. 10th St. – 157404

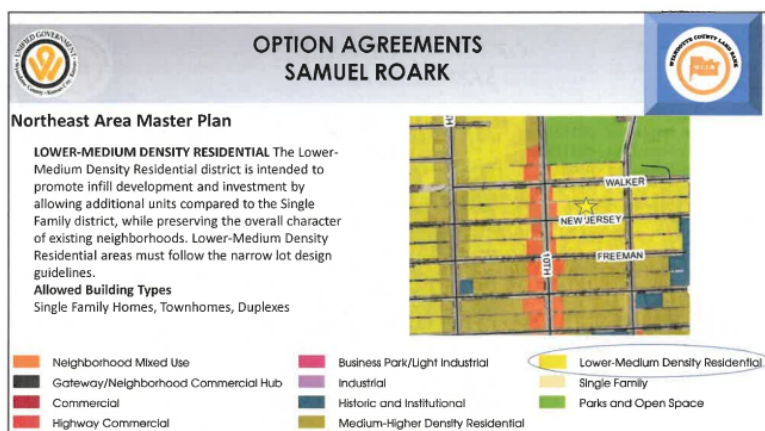
Mr. Knapp said for the next two, B1 and B2, I’ll present them together.



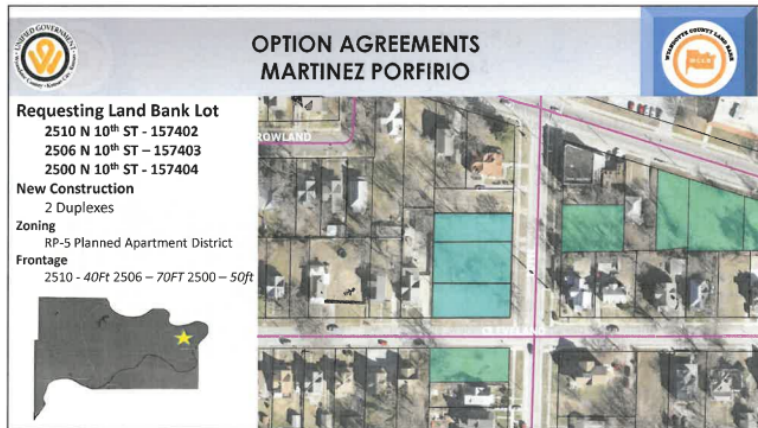
The first one is to use three Land Bank lots and one lot that the applicant already owns to build three duplexes. It meets the zoning of RP-5.



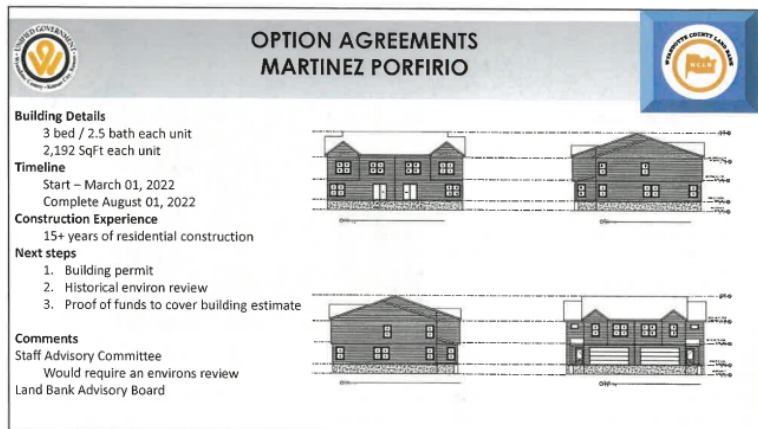
It's for a 2-bed, 1-bath and 1 laundry unit. The staff comment was it requires a narrow lot design guideline to review.



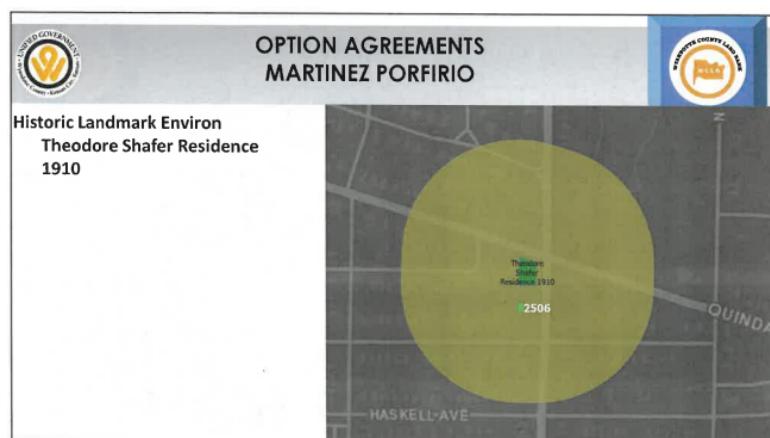
It is in the Northeast Area Master Plan as a lower-medium density residential, so it does meet the building types allowed in that area.



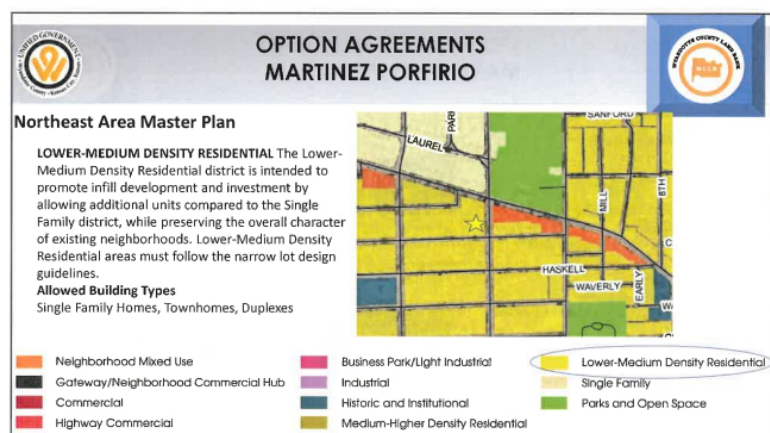
Next application B2 is for two duplexes on three lots at 2510 through 2500 N. 10th Street. It does meet the zoning for RP-5.



These are 3-bed, 2.5 bath units. Staff comments on this one was, it would require an environs review.



That's because it's in the historical environment, the Theodore Shafer residence.



It is in the Northeast Area Master Plan as lower-medium density residential. So, that does meet the building types. Commissioner, that concludes Items B1 and B2.

Chairman McKiernan said, committee, we have two different developers with two different locations, but duplexes at each location. Does any member of the committee have comments or questions for Mr. Knapp about these applications? I don't see any hands from the committee at the moment; however, I do see that Beverly Easterwood has raised her hand among the attendees. As a representative of the neighborhood, I would recognize Ms. Easterwood to offer public comment.

Beverly Easterwood, President of the Douglas Sumner Neighborhood Association, said we have not spoken with the developer of the lots on New Jersey. I don't know their level of

experience. That area is, as Mr. Knapp has indicated, is zoned for an allowable use. However, we would like a little bit more information in terms of the design of the units. Will they look like the picture that was submitted with the application? What is the estimated timeline on this?

Chairman McKiernan said I don't know if Mr. Knapp has any further information that would be valuable.

Mr. Knapp said I do have the estimated timeline. They plan to start this year and be completed by 2023. The applicant was not able to be here tonight, he had a previous engagement, so he's not available for comment tonight.

Chairman McKiernan said I would ask if any member of the committee has any questions or comments that we might be able to address here?

Commissioner Townsend said based on Ms. Easterwood's comment, just for clarity, we've got submission or application by Mr. Roark, those are the New Jersey duplexes, and Mr. Porfirio, forgive me if I'm mispronouncing that name, on 10th Street. Is Ms. Easterwood asking for time to talk to both of the developers? Later we're delaying this for one month. I understand one or the other of these developers is not available for a consult tonight, so I'm trying to get clarity. If so, I would just move that we set back both of these items B1 and B2 to the agenda next month to allow for the neighborhood group to have their questions more specifically answered.

Ms. Easterwood said I was addressing my comments specifically in reference to the Samuel Roark property. I do believe the Groundworks Neighborhood Revitalization Group would like to pursue more questions in reference to all applications that are being submitted for consideration in the northeast area. That would include the 10th Street location as well. I appreciate your motion to push this back another month. **Commissioner Townsend** said okay, thank you Ms. Easterwood.

Chairman McKiernan asked, Mr. Knapp, is Northeast NRG a routine participant in the Advisory Board meetings? Have they already seen these two applications? **Mr. Knapp** said, yes, Commissioner. They are members of our Advisory Board. They did attend our virtual meeting

we had and were included on all the emails with this presentation, and they did not provide any comments for these two.

Commissioner Stites said regarding Ms. Easterwood's statement, have you tried to reach them, and they haven't got back with you? Or is it just you need a little more time to reach out to them? If they haven't reached back out to you after attempts, that's a different story I'd like to know.

Ms. Easterwood said no, I haven't attempted to reach Mr. Roark. I was trying to remember if I had his contact information. I remember asking Mr. Knapp about his experience or what organization he was with. He did answer my question, but I have not had any communication with the developer at all.

Commissioner McKiernan said I've been scanning the attendees list and I don't see either Mr. Roark or Mr. Profirio signed in tonight. Just as an aside, I certainly would recommend that anyone who has an option application submitted for consideration should attend our Neighborhood and Community Development meeting, to be available in case question like this do come up.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, that B1 and B2 be held over for next month's meeting to allow more time for discussion between all parties.**

Commissioner Davis asked, is there an expectation that we're communicating to developers that we want communication with neighborhood groups when going through these options agreements? Is that communicated on the front end to them?

Chairman McKiernan said I'll let Mr. Knapp address this. I can respond, certainly it is an expectation that we have communicated. We've had several discussions over the past year or so about being more explicit about the need to reach out neighborhood groups and neighbors, if nothing else, then to build relationships. But specifically, to address aspects of the project.

Mr. Knapp said what we do is we send out a month in advance to the Land Bank Advisory Board staff and to any neighborhood groups that a project falls in. When we talk to

contractors or developers with these projects, we do encourage them to talk to the neighborhood groups, so we do that.

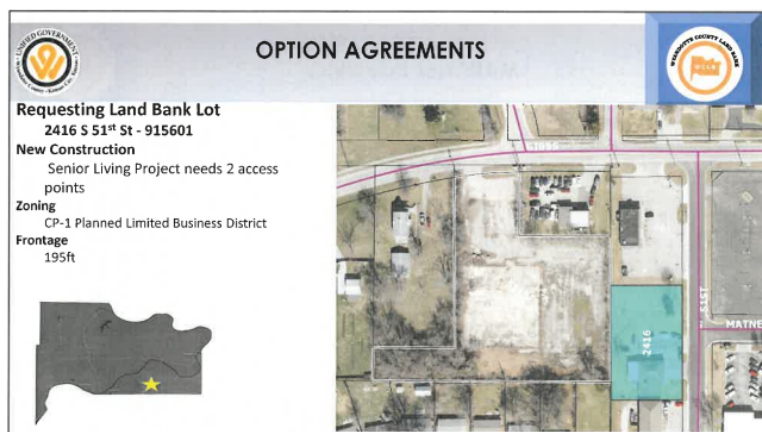
Commissioner Davis said I guess maybe, again, at another time it would be good to have that discussion on how to make it more explicit or mandatory. That way we're not sending things back and forth. You shouldn't even get to us without talking to our constituents, because our constituents are the reason why we're here. **Chairman McKiernan** said you have a point very well taken.

Chairman McKiernan said I would ask the Clerk if there was any correspondence, public comment received regarding Items B1 or B2? **Ms. Sparks** said there were no comments received.

Chairman McKiernan said I'd ask if there are any other person in attendance tonight who would like to offer public comment on B1 or B2?

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

3. Multi Family
2416 S. 51st St. – 915601



Mr. Knapp said Item B3 is at 2416 S. 51st Street. It's for a senior living project that requires two access points. One access point is off Gibbs and they're hoping to use the Land Bank lot to get access to 51st Street as their second access point. 2416 has the fire station in the parcel. Since we are decommissioning that fire station to build a new one, the plan kind of changed to convert that

into a community center. Public Works would like the access point to be in line with the road off 51st Street, the Matney Road. This item was held at the January 3rd, Standing Committee meeting to wait for Commission approval. Since then, this project was approved. That completes my presentation, Commissioner.

Chairman McKiernan said if you could just explain again about holding for approval and this project has been approved. **Mr. Knapp** said the senior living project has been approved.

Chairman McKiernan said I have to confess, I don't remember. Was that approval contingent upon getting a second access route? **Mr. Knapp** said I'm told that's why they needed the Land Bank property for their second access point.

Katherine Carttar, Director of Economic Development, said per the Fire Marshall, they will need a second access point. Yes, it was approved, but part of the staff comments would be that they would continue with this plan. They knew it was before the Neighborhood & Community Development Committee, and they're looking for that second entrance.

Commissioner Burroughs said, Jud, in the initial proposal that was set to go on that property was some townhomes and apartments, and there was a retention pond that was slated to go in right behind 2416. Actually, I think it was just to be a little bit of an easement between the two. Is that retention pond still proposed to be in that development?

Ms. Carttar said I can take this again. I'm actually not sure, but Conrad Miller, who is part of the development team is on the line and would probably answer any questions about the specific. The Land Bank didn't look specifically at the interior of the property, but I know that Conrad could answer that if you like.

Chairman McKiernan said, Mr. Miller, the Clerk has put you in a position where you can communicate with the committee. I'll let you take Commissioner Burroughs' question.

Conrad Miller, Development Team, said I don't believe, and I don't have my engineers here, but I think that the retention pond, or retention area is off to the west of the property, so the southwest corner of the property, because that's where the water naturally runs, it runs that way.

It really doesn't run over to the building, to the old fire station house. My belief is that there's a retention area, but it's the very southwest part of the development. The other thing that I just wanted to say is that having this whole; we originally just wanted part of that or just enough to get through, to cut through, which made it difficult for us to align with Matney. By getting the whole lot, we can get aligned now with Matney on 51st Street without disrupting any parking lots or anything that might be utilized by the fire station. Like I said, originally, we just wanted to cut through where the old water tower was, but actually enhances that project and the access, having some place, a community center or something there to support the community, I think is a really good utilization of that building. Does that answer the question?

Commissioner Burroughs said, Mr. Miller, are you talking about the road that comes—Matney is to the east of 2416 and we're looking at 51st Street. Are you coming in on the north side of the 2416 building?

Mr. Miller said, yes, we are. It cuts through from Gibbs and I'm sorry I don't have the plat that we got approved. It comes down and cuts through, kind of makes a U-shape and cuts down to Gibbs. That's going to be the east exit and then they'll be another exit up on Gibbs, or entrance point up on Gibbs and one off of—through the 2416 lot.

Commissioner Burroughs said I'm looking at 2416 and I see the fire station presently as it's sitting. And if you should come straight on west off of Matney through 2416 into your development, the question I would have, if you're going to turn 2416 to vacate a fire station into a community center, now you've divided the parking lot and made a smaller parking structure, unless you utilize the north side of the lot that you cut off as additional parking, then people will have to walk across the street. That's what I was just trying to visualize and verbalize to you in reference to how you were planning on utilizing 2416.

Mr. Miller said the idea here is that the community center would be there to support the 32 units, the residents. We're not really anticipating the need for a lot of parking there because it's seniors. As a senior myself, I think that maybe I could hoof it there to go over to a meeting or do something in that building. I don't know how many parking spots will be taken out. It doesn't just cut straight in, it kind of loops down so there will be a small turn in it, a curved entrance, so, it's not just going to come straight through. It would have to curve down from—the new road will have to curve down to meet Matney, so it's not going to be straight in because that would cut through one of the lots. Again, I wish I had the plat so you could see. But it does need to be

brought down to that area. We're really not going to cut out a lot of that parking area, and probably can put more parking on the northwest side of the building, if need be for that. There are probably maybe 10 or 15 spots there we can get in. I don't know, but that should be plenty to support the community center.

Commissioner Burroughs said, Mr. Miller, if I may, I am looking at the plat. The car, the workstation that's in front of your proposed development, and Committee, this is the footprint of the old Tower Lanes bowling alley that used to exist there, if I'm correct, Mr. Miller. **Mr. Miller** said that's correct, yes.

Commissioner Burroughs said I would just ask the staff, maybe Jud or Katherine, to advise me as to where that retention pond was proposed. I thought it was proposed behind the fire station. Mr. Miller says it's to the west in the little extended arm of the lot. That's one thing, it's away from the roadway, but I was to understand that the retention pond initially, as proposed, was over behind the fire station area, I would call it the southeast corner.

Chairman McKiernan said, Jud or Katherine, could we get some clarity on the location of that pond? **Ms. Carttar** said I can attempt to bring it up, I know it was approved at the Commission meeting, just the last Commission meeting.

Chairman McKiernan said let me extend a question that Commissioner Burroughs had, because like him, I'm having a hard time visualizing how we're going to split or bisect or pass through 2416. If the entrance is going to be directly west, at a westward extension of Matney, then that cuts right through 2416, how do we break that lot to accomplish this?

Ms. Carttar said a little clarity. When you say how do you break that lot, I mean they would take the entirety of that parcel.

Chairman McKiernan said they would take the entirety of the parcel including the structure? **Ms. Carttar** said correct.

Chairman McKiernan said and be responsible for the ongoing maintenance of that structure. **Ms. Carttar** said correct. As a community center for their senior living project.

Chairman McKiernan said the westward extension of Matney, which would be a pass through, could have a parking lot on the north side of it. And since they own everything, then they have access across that pass through. **Ms. Carttar** said correct.

Chairman McKiernan said okay, that is different than I was imagining. Thank you for that clarification.

Commissioner Stites said I've got the same question there as Commission McKiernan. Because what I was hearing a little bit ago, it sounded like the road adjoining, coming straight west Matney, that they were talking about, and then it not directly lining up with Matney. Is that a full intersection there? I guess it would be—does it directly line up with Matney. If you pulled out of that lot 2416, could you continue east down Matney? **Ms. Carttar** said that was the request by Public Works was that those be directly aligned.

Commissioner Stites said, and I agree, I think it should be and not have an offset there. If you take your little cursor there and go straight across, it does leave a very small portion of 2416 to the north of Matney, west of 51st Street. That plan there would be that parking would go in there, is that correct? **Ms. Carttar** said I would defer to Mr. Miller. I'm still trying to pull up the plat.

Mr. Miller said originally, we were asking for the north part of 2416 to cut through. That was the original plan was to cut through, maybe have an offset there, which was not ideal. We realized that. We need to create a small curve in that to get it to align, but it can align. The north part of that lot, and just from my personal preference would not be—you know since it's kind of a curve, would not be a parking lot, but would be more of a green space with maybe a monument sign for the development or something like that, rather than putting more parking there. The development is going to have plenty of parking, covered garage.

The one thing I would point out also on the plan that's up here; the 5125 which is the lot next door with the house, you see there, that's part of the development also. The developer owns that lot. That's why that detention area is put down on the—and if you look at the plan, you'll see that there's no structures down on that southwest corner. So that is the detention area for moving all the water off the area to there and then sending it to a storm sewer off of Gibbs. It's quite a bit of engineering to get that to keep from going into everybody's basements along there, where it's going right now. That's the plan is that all the water is going to move to that southwest corner.

I haven't talked to the engineers about lining that street up, but that is not going to be a problem to do that. It's going to make kind of a little curve in there, but that would be better than—

more attractive than a straight line shot. If there's more parking that needs to be there, we can put the parking there. Since this is a fire station, it's going to have area to park, there should be plenty of area to park with the building without that tower, what I call the tower area, that was the part we were originally were looking for. It should align. We should have plenty of parking for that facility. Like I said, it's not going to be an intense-use facility, maybe community meeting or five, ten people. I just don't see it has a real intense community. It's just for the senior living facility. I just can't envision it being overly crowded.

Chairman McKiernan asked, Ms. Carttar, would it be safe to say that the final configuration of this will be subject to approval by Planning and by Public Works? **Ms. Carttar** said I would believe so. I'm not sure about Planning, but certainly, I think Public Works would be involved in ensuring that this meets their standards.

Commissioner Townsend said just for clarity's sake, trying to follow this along. The Land Bank request is for 2416, and I do see a shadow. That whole area is not consumed by the old fire station, is it? There's just a part of it that's on that property? **Mr. Knapp** said that is correct, Commissioner.

Commissioner Townsend asked, what currently and who owns the plot to the west, that one marked as 5115? **Ms. Carttar** said that's the location of the proposed senior living plan.

Commissioner Townsend asked, is that property already under the ownership of the applicant? **Ms. Carttar** said correct.

Commissioner Townsend said okay, just to make sure. That's all I needed to clarify.

Commissioner Burroughs said one last bite of the apple here. Mr. Miller, thank you for your patience with me. I just want to ensure that you will be building a road, not using the paved structure there to cut across and go into the addition. It will be a paved road with quite possibly a pedestrian crosswalk in the middle, or something like that?

Mr. Miller said that's correct. I think it's going to be a private road. I don't think city requires it be dedicated, but it's going to be built up to code and make sure there's plenty of room to get in there. So, yes, it's going to be an actual road built according to the city codes. Make sure we have appropriate access. Yes, it is.

Commissioner Burroughs said and I understand that. Thank you for that answer. I don't believe there's any sidewalks along that area. Of course, there's a lot of parking lot through there. I just wanted to ensure if we're going to have seniors and people visiting that if they're going to walk as you stated, to walk over to the clubhouse, that they would have either a crosswalk safety feature, or a sidewalk is which to do so or walking path, and not have to walk in the street.

Mr. Miller said I think that's part of the amenities plan, are sidewalks and special interior. Again, I don't have the plans here in front of me, but I think that's part of the amenity, having walking trails in there, making sure that you're able to walk in that area. There should be no problem with accessing that area.

Commissioner Davis said this question is for Mr. Miller as well. I guess, well two questions. One, could you kind of just tell me a little bit about the, or tell everyone, about the kind of intention and the vision for this plan, and the need? Second question, was there any attempt to talk with the neighbors and the community members within that area?

Mr. Miller said the answer to that is yes. This has always been part of the plan that we've submitted for approval. I've had numerous meetings with the neighbors. We discussed this, and that's why we got unanimous approval at the Planning Commission on the Consent Agenda. We wanted to make sure that that got through before we even attempted to get this parcel. Quite frankly, we don't need the parcel, if we don't have the development. That was what was kind of driving us is get the approval first; get the project approved first, and then obtain this parcel, so you, the Commission and the City, or the Unified Government has all that information in hand. It's there, it's been reviewed by the City—by the planners. Like I said, we got unanimous approval at the Commission level. Planning Commission, we got unanimous approval on the Consent Agenda just a couple weeks ago.

I've talked to a lot of people. We've had meetings and shared plans with numerous community groups. Everybody's had emails and plans from me. Now on the building itself, this was something that we, when we started this a year and a half ago, we didn't know this was going to be there but the building, I think is going to be something that can be, something for the—like a home's association office, a gathering area. That's just kind of my thoughts. Quite frankly, a lot of that's going to be driven by the residents in that area, the people are going to own those 32 units. What do they want to see it be? I think it's basically what we want. They may want to have

a big meeting room; they may want something where they can get together and play cards, you know, whatever. But it's theirs, so they're going to be able to do with it as they please. It's going to be integrated into the project.

Chairman McKiernan asked, Commissioner Davis, did you have any other questions for Mr. Miller, or comments about the project? **Commissioner Davis** said I do not.

Commissioner Stites said, Mr. Conrad, it should like you have done your due diligence. You're marching down the path of; exactly what we would expect a developer to do. Reaching out to the community groups, reaching out to the neighbors, and do your leg work. Its sounds like you've don't that, and we appreciate it. With that being said I make a motion to approve.

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

Chairman McKiernan asked, before we take a vote, I'll ask the Clerk, did we received any correspondence from the public regarding this application? **Ms. Sparks** said no comments were received.

Chairman McKiernan said then I would ask if there's anyone who is attending the meeting with us tonight, who would like to offer public comment on this application? I don't see any hands up. With a motion and a second, I'll ask for a roll call.

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

C. New Construction – Garage
Jurado Flarencio – Garage
1715 New Jersey Ave. – 098755

Chairman McKiernan said we have new construction Jurado Flarencio, 1715 New Jersey is on my agenda. **Mr. Knapp** said I believe that was a garage, and I was instructed to take that one off. **Chairman McKiernan** said that is another change. So, Committee, Item No. 2C has been withdrawn, so, we will not consider it tonight.

Action: **Removed per Land Bank.**



- D. New Construction – Commercial - 2
 Alex Del Real – Cabinet Shop and Showroom
 1821 N. 10th St. – 906408



Mr. Knapp said so, this one is at 1821 N. 10th Street to build a cabinet shop and a showroom. This project would meet the zoning for M-3 Heavy Industrial District.



**OPTION
ALEX DEL REAL**



Applicants Comments

KC Home Carpentry
7 years in business
2 Employees

We are a family-owned Custom cabinet business slowly but surely expanding we are looking to have our own location where we can build the cabinets and also have a showroom for our customers. we are needing our own place because we need more space for the cabinets and so that my employees are comfortable.



The applicants have been in business for seven years in Wyandotte County and they're looking to expand their business and showroom.



**OPTION
ALEX DEL REAL**



Building Details
5,000 – 6,000 SqFt

Timeline
Project Start March 2022
Project Completion – ASAP

Next steps
1. Building Permit
2. Proof of Funds to cover building estimate
3. DRC Review
4. Master plan amendment (Public Meeting)

Comments
Staff Advisory Committee
This property could be meant to be held for open space as part of the jersey creek park system, and stormwater management efforts in the area.

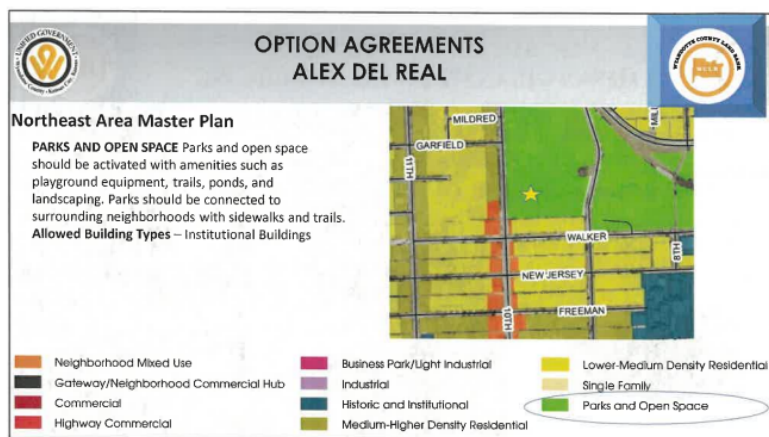
Land Bank Advisory Board
Hold for one month to evaluate stormwater and heritage trail



Staff comments on this one is quite long, so, bear with me here. Would need a Master Plan Amendment because it's currently in the Northeast Area Master Plan as open space. This property could be meant—to be held for open space as part of the Jersey Creek Park System or stormwater management efforts in the area.

To address the stormwater management efforts in the area, I did reach out to Public Works and asked them about this parcel. They said they're actively working on an overall stormwater master plan, and not able to reference any policy or planned stormwater projects that is using this parcel. They said this parcel is not in their stormwater plan currently. Public Works did say if the property would be developed, it would need to be designed to compensate for the stormwater to ensure that the development doesn't negatively affect the upstream or downstream stormwater flows/paths.

To comment about the parks; is it going to be extended as a park? I did reach out to Parks and asked, do you have any plans for this parcel? They told me that they have no current plans to extend Jersey Creek to include this property. I have to say this plan—this project will require a Master Plan Amendment to change from Parks and Open Space, that will require a public meeting, so this will not be the last public meeting that this project has.



Here's the Northeast Area Master Plan for Parks and Open Space. Commissioners, that concludes my presentation on this project.

Commissioner Stites said little clarity on the comments. This property could be meant to be held for open space and part of the Jersey Creek Park System. I guess I don't quite understand what that means because if they're building a cabinet shop inside there, how could it be used for—unless I'm reading it wrong. **Mr. Knapp** said it is in the Northeast Area Master Plan as Parks and Open Space. That's where that comes from.

Commissioner Stites said so, they're not saying that if it was built, it could be used for something else. I gotcha, my bad, I understand now what you're saying.

Action: **Commissioner Davis made a motion to send back with staff and the Land Bank Advisory Board comments considered and have this come back next month.**

Chairman McKiernan asked, so the objective of sending it back would be to address the concerns? **Commissioner Davis** said, yes.

Commissioner Townsend said I've had a little bit different view of that. With regard to the issue about use of parks and the stormwater concerns, I was pleased to hear that Mr. Knapp had taken the initiative to go to both of the departments who have control over those issues and really got negative responses to them. The community may have other concerns about it but that is exactly what the Option Agreement Process is supposed to ferret out. If there needs to be more discussion about the construction or where it is, moving this forward would seek to have those questions answered. I'm not sure, in fact, I don't believe that holding it over is going to get that broader input from the community in which this property sits, to see if it's consistent with the master plan or if there's some other planning and zoning. But I was personally satisfied that Mr. Knapp had taken the initiative to go with those two other items. I would like to see it move forward, just so these other bigger, broader concerns, if there are any, from the general public could be addressed. It will either rise or fall there. I don't know that there's any benefit for it not to be moved on from this point.

Chairman McKiernan said having heard those comments, I would ask Commissioner Davis if those comments influenced his motion at all? And if not, I would ask if there's a second for his motion?

Commissioner Davis said yes, I guess this kind of point of order in process here and maybe Commissioner Townsend could add to some clarity. If we were to approve this, what would be the process by which those community stakeholders would be able to have their voices heard?

Commissioner Townsend said it's my understanding from what Mr. Knapp said, there would be time for input because I think there may need to be an amendment. It may need to go to Planning and Zoning. So, there would be other opportunities for the broader public, even here they could raise it. This is whether to move forward with the option agreement or not out of this community from the Land Bank, or this committee. If we move it forward, you get the opportunity to have those broader segments of the community and other hearings on the same issue debated, if there are concerns. I see Counselor Green nodding her head. I'm going to rest my comments and maybe she has further input to that to help answer Commissioner Davis' question.

Wendy Green, Assistant Counsel, said the only thing I would add to that Commissioner Townsend is that the next available time for them or anybody in the community to say anything

would be at the Commission. If this moves forward, it would go Consent; however, anybody from the public or any of the commissioners could ask for it to be removed from the Consent Agenda and have discussion on it. So, at that time if someone from the community wanted to have it pulled so that there could be discussion, it could even be at the next Commission meeting.

Commissioner Townsend said the other question I had too, wasn't there a question about whether or not there needs to be a master plan amendment? I guess what I'm saying is that just because it moves on out of this committee, that's not the thumbs up on the project, ultimately. **Ms. Green** said exactly, you are absolutely correct.

Commissioner Townsend said there would still be another opportunity, at least there as well. We've already identified two additional, if it moves out of this committee. This is not a thumbs up certified that the project will indeed happen, but we're saying we're looking at the preliminary yesses or no's and what's involved to take an empty lot and make it something else profitable. It may rise or it may sink on it's particular merits of what is. But that's the whole point of these option agreement opportunity. **Ms. Green** said exactly, Commissioner.

Chairman McKiernan said and if I could follow-up with Commissioner Davis, I think Commissioner Townsend has outlined here one of the pros of our option process is that even if we were to confer this plot tonight as a function of this committee, then the applicant would still need to go through the formal planning and zoning process during which, the applicant would be compelled to make all sorts of community outreach in regard to the project itself. That's one of the reasons that historically, we have at least, given preliminary approval to create the option, which then compels the applicant to move through all the rest of the steps, if it's going to require Planning and Zoning approval. **Commissioner Davis** said okay, thank you for the explanation. I withdraw my motion.

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

Chairman McKiernan asked, before we take a vote, I'd ask the Clerk if there was any public comment received regarding this particular item? **Ms. Sparks** said no comments were received.

Commissioner McKiernan said is there anyone in attendance who would like to offer public comment on this item? Seeing none, roll call please.

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



- E. New Construction – Commercial – 500 Freeman Ave.
 - 1. Metropolitan Leadership Institute
500 Freeman Ave. – 153908
 - 2. Thatcher’s Family Life Center
500 Freeman Ave. – 1539083

Chairman McKiernan said this is a carryover of an item that this committee considered at our last meeting.



At the time of our last meeting, we heard presentations from the two applicants. We were able to ask questions of the two applicants. I’ve noticed that both applicants are here with us this evening

if we need anything more from them. Our resolution at the last meeting was that we were going to allow members of this committee to consider both applications to gather additional information, if necessary, then to come back tonight with a decision on which of the two applications we were going to take for this particular Land Bank lot. What I would ask is, if members of this committee have any additional questions, require any additional information about these projects, if they have any input, or if there is a motion regarding these applications.

Commissioner Townsend said first of all, I'd like to thank both of the applicants for their interest in development in the northeast corridor. It is not the most common thing, and it is not very common at all that we have, I'm not going to use the word competing, but we have a wealth of riches, an embarrassment of riches with this particular lot, that you have two well known entities having expressed an interest. I would have to say I would be in favor Thatcher's getting this lot, because you have what may very well be, I know it's advertised as such, and I have no reason to contradict that, the oldest African American continuously-owned funeral home in the State of Kansas, who has been at the adjacent corner for 100 years, in the family. To me they have the most immediate, already vested interest in that area, and an opportunity to expand their business.

Likewise, you have a very old and respected African American sorority, who I would just pray would still be interested in some vacant lot in our Land Bank, in an area; I'm going to be looking and scouring too, that would be of interest to them. We still want them, but as to this particular lot, because of the pre-existing presence of Thatcher's Funeral Home, that would be my motion to grant their option, their request for the Land Bank option. Thank you very much to both businesses and entities for your interest. I hope with respect to the AKA's continued interest, but just in another spot.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Stites, to approve Thatcher's Funeral Home application.**

Chairman McKiernan said okay, we have a motion and a second to give the option to the Thatcher project. I will recognize Commissioner Harold Johnson who was with us at last month's meeting and who has joined us here again this evening and invite him to offer comments as well.

Commissioner Johnson said, Commissioner Townsend, you've taken the words right out of my mouth. We have a motion and a second. I will say with regards to the property being allotted to Thatcher's, the only thing that I would add, I would like to have some timelines set as to how long this would take before we would see groundbreaking for this project. We've been talking about this for many years, and certainly Mr. Davis and I have had several conversations about this. So, I think right now, my main thing is to be able to see something constructive built on that plot of land. I would only add that we would put some type of note in the approval that this is subject to something being built within a two-year timeframe. I'll yield to our Legal team to be able to provide some guidance in regard to that. I think 24 months, just based on my background in history, would give the Thatcher's enough time to get things in place in order to begin to have something constructive there.

Chairman McKiernan said I would ask Wendy Green or Katherine Carttar to offer some feedback on—because usually we have a 12-month option period. Commissioner Johnson is suggesting, I believe a 24-month option period, given the size of the project. If either Wendy or Katherine have any thoughts on how we structure that, we'd appreciate them.

Ms. Green said I was just going to say that yes, that's how we would structure it, I would imagine. Maybe Katherine can say something more specific, but I would say yes, if we wanted to make sure something was done, it would be within the terms of the option agreement, because we would either have a 12-month or 24-month option agreement. Generally, they are 12-month, but again, it's our own agreement. If we wanted to modify it to 24 months, we could.

Ms. Carttar said that is exactly right. Typically, we do a 12-month option. We have in previous projects that were fairly large, extended it to a 24-month option. That would require them to have their building permit and be ready to go within that 24-month, or they would have to come back and explain. Another option is doing a shorter one, and requesting extensions, which would mean they would come back before, not probably the entire committee, but come back to staff and kind of give us a periodic update, which we can also work into our schedule with them, as well even if we do the 24-month.

Commissioner Johnson said that's exactly the reason I thought to offer 24 months for that very reason that Ms. Carttar has identified. That being that we have had situations where persons, communities, corporations, businesses have wanted it to be at a certain time, and they need an extension. For that reason, that's the reason why I am suggesting we offer 24 months to give adequate time to do so. Then, if not, it would revert back to the Land Bank.

Commissioner Townsend said don't go anywhere Commissioner Johnson because I just want to make sure I'm understanding. When I heard your comments earlier, I was thinking that you were meaning 24 months from now or whenever this is finalized by the full board to a ribbon cutting. Is that what you mean?

Commissioner Johnson said no ma'am. That would be rather unreasonable considering the size of this. I apologize if I didn't make it clear. What I meant was that they would begin groundbreaking within 24 months.

Commissioner Townsend said okay, I could have sworn at one time, I thought I heard that maybe they were looking to be complete within a year. But this makes it very clear that you're looking in 24 months to have what again, or to see what?

Commissioner Johnson said to have begun groundbreaking within the 24 months. **Commissioner Townsend** said thank you for that clarification.

Chairman McKiernan said I guess I would ask Ms. Green, if we need to, as a function of the motion and the second, add the amendment that we're using 24-month rather than a 12-month option?

Ms. Green said I think it would be fine to do that way, if the commissioners want to make sure that's it the 24-month option. I think it's a legal matter when we structure it, we could do that without that in the motion. But if you wanted a more definite statement, then yes, it could be part of the motion.

Chairman McKiernan said I'll ask the maker of the motion; I believe that was Commissioner Townsend, if she would like to include the 24 months as part of the motion?

Commissioner Townsend said yes, I so amend with the clarification of 24 months is to groundbreaking. I so amend.

Chairman McKiernan said I believe it was Commissioner Stites who had the second on this. Do you likewise concur with the amendment? **Commissioner Stites** said I do.

Action: **Commissioner Townsend amended the motion to include the 24-month groundbreaking and seconded by Commissioner Stites.**

Chairman McKiernan said so we have a motion and a second. Before we take a vote, I'd ask the Clerk's Office did we receive any correspondence from the public regarding this application? **Ms. Sparks** said no correspondence was received.

Chairman McKiernan said I would ask if anyone attending in the public would like to make public comment about this particular application? I do see that we have Elenora Jefferson with her hand raised. We'll recognize Ms. Jefferson and then Norma McKelvy has her hand raised and she will be next after Ms. Jefferson. Ms. Jefferson, if you would to please just introduce yourself, city of residency and then you'll have up to three minutes for your comments.

Elenora Jefferson, Kansas City, Kansas, said I have one statement to make. I have already spoken with Mr. Davis, so this is something he's aware of. As everyone knows, or nearly everyone knows, we're in the process of planning the Northeast Heritage Trail. A particular lot at 500 Freeman has some historical significance. I've emailed that information to him. For the record, I'm just wondering if it's proper to put this on the record, that this is a possible, a very possible site that would qualify for a marker or some type of dedicated memorial. If Mr. Davis would speak to his knowledge of that and his intention to accommodate that, provided that it's all done within the proper aspect. You don't have a waving flagpole and type of thing. I do believe that that's something that needs to be part of the record.

Chairman McKiernan said thank you Ms. Jefferson for putting that on the record. If Mr. Davis does wish to respond to that, he is also present, and I can recognize him in a moment. But at the moment, I will recognize Norma McKelvy for public comment. If you would please just give us your name, city of residence and then you'll have up to three minutes for your comments as well.

Norma McKelvy, Board Chair of Metropolitan Leadership Institute, Gladstone, MO, said I want to have it on record we believe that we have a very viable plan for community engagement in that area. It's certainly disappointing not to potentially have that go forward, but regardless of the outcome, it is important that the northeast area be developed. It's important that there be the commitment to the community in that area, and I think that's something that we do and will continue to do, regardless again of the outcome.

What I also want to convey is that we would be leaning heavily on Land Bank for property that might be available because we did submit this application first. We expected it to be considered by itself. We were not knowledgeable of the potential for Thatcher's, in fact, we had asked about that. We just want a good shot at the appropriate piece of property for us, if this is not to be.

Chairman McKiernan said I would ask Ms. Carttar and Mr. Knapp to please make sure that they follow-up with Ms. McKelvey and continue to look at possible sites for their development.

I would recognize Robert Davis. If you would sir, just give us your name and city of residence. And then I believe you were going to respond to Ms. Jefferson.

Robert Davis, Parkville, MO, said I'm the current owner and operator of Thatcher's Funeral Home. Thank you very much commissioners for your support. It's a proud day for me and our family. To answer Ms. Jefferson's direct question, yes, I'm not as familiar with the historic significance of this track of land. But as a multi-generational community member, understanding tradition and history, I let it be known and I don't mind it being part of the record, that I would be open some level of memorialization for this heritage trail location, subject to the City's approval and I'm sure some other hoops we'd have to jump through, but it would be in my spirit to allow a plaque or something like that to make a historical record of this track of land. That's all if have to say, thank you very much.

Chairman McKiernan said I don't see any other hands up among the attendees. With a motion and a second, I'd ask for a roll call, please.

Roll call was taken and there were four “Ayes,” Stites, Townsend, Burroughs, McKiernan. Commissioner Davis did not respond to roll call.



Item No. 3 – 211291...LAND BANK PROPERTY TRANSFERS

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

- A. Yard Extension
 Shaylynn Celedon – Unbuildable lot
 1101 Tenny Ave. – 093719



Jud Knapp, Land Bank Manager, said this one is at 1101 Tenny. They currently own 1105 Tenny Avenue. The terrain is very steep, so that’s why we label this property unbuildable and recommended it for a yard extension. The staff comments are they should make sure the vehicle access is off the alleyways and we should not allow any curb cuts as part of this project. So, we’re in support.

Chairman McKiernan said I would completely agree that it is unbuildable, the change in elevation from the street to 1105 is remarkable. I would also agree that from my opinion, vehicle access should be from the alley and only from the alley and that the curb along 11th Street should not be cut to create a driveway apron.

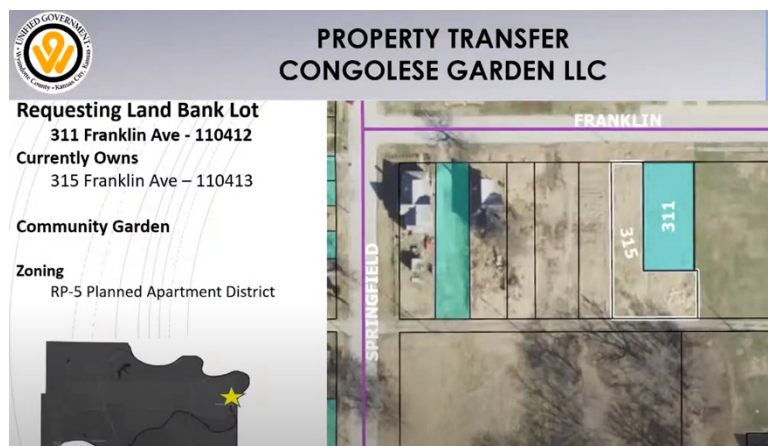
I'd ask the Clerk if there were any public comments received regarding this particular application? **Monica Sparks, Deputy UG Clerk**, said no comments were received.

Chairman McKiernan said I'd ask if anyone who is attending this meeting would like to make public comment regarding this application? Seeing no hands, I would ask the committee if there is a motion?

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve subject to the staff Advisory Committee recommendations regarding the alleyway and curb cuts.** Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.



- B. Property Transfer
Brien Darby – Garden
311 Franklin Ave. – 110412



Mr. Knapp said they're requesting a Land Bank lot. The applicants are graduates from Cultivate KC and are looking for a location to start their garden. They have already purchased 315 Franklin Avenue and they're also trying to purchase three lots to the west of this location from a private owner. They're trying to purchase 311, and they already own 315. The staff comments were, they would need a variance if they want to build an accessory structure on the property. Example, tool shed. The Land Bank Advisory Board's comments were how is the ongoing maintenance going to be addressed. This is a buildable that a home can be built on. That concludes my presentation, Commissioner.

Chairman McKiernan said ultimately, their objective is to acquire a rectangular, one rectangular property that contains 311, 315 and the next three lots to the west, is that correct? **Mr. Knapp** said that is correct, Commissioner.

Commissioner Townsend said only earlier today, I did have the opportunity to speak with Ms. Darby, who is a supporter of the applicants. Keeping in mind, that this is a buildable lot, and I would say that to the west of there, on that corner, right there at Springfield, you see some development going on there that was addressed earlier by this committee request for Land Bank lot. So, I'm encouraged by that development and would like to see continuation of development of a residential property, ideally for all these Land Banks. But one of the things that I posed and I'm asking that this be held over to next month to be fair to the applicants for them to consider, is a possible lease to them of this property. Because that would address to some degree the concerns of the Advisory Committee about capacity for these individuals to maintain the space. I think the

concern about ongoing maintenance could be enforced by even a contract and we would let. Since it's Land Bank property, that can be pulled out for improper maintenance, or lack thereof.

I would like to have the applicant have the opportunity to assess this option and then come back for this committee's firm yes or firm no. But to be fair to them, to have the opportunity to assess in their minds the pros and cons. It's not everything they wanted, but it does give them the opportunity for a period of years to see how this would go. It would address the concerns, as I said about, capacity that have been raised. It also would give them an opportunity to look at other land that may not be buildable for a garden. As this group—we try to develop, particularly this northeast end, with homes that will yield revenue and other benefits to the community. That is my motion and that is my ask that we just take this item up next month and give the applicant time to consider that proposal.

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

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve for a one month hold over.**

Chairman McKiernan said I do see that Brien Darby of Cultivate KC is here. Assuming that is the applicant, I'd ask if you'd like to take just a moment to address the committee. If you'd give us name and city of residence, and then you'll have up to three minutes to make your public comment regarding this particular application.

Brien Darby, Kansas City, MO, said I am the Executive Director of Cultivate KC. I'm joined tonight by Mediatrice Niyonkuru, who is one of the farmer owners of the Congolese Garden LLC, who is requesting this land and Amanda Lindahl, a KCK resident and a fellow staff member of Cultivate KC. If you're not familiar with us, we operate the farm incubator and training program at Juniper Gardens. It is located very near 311 Franklin. Our program typically houses farmers who are engaged in this four-year training program and farm business incubator, as well as a few of the graduates who've been very successful in building their business and their time with us, but have yet to find land of their own. Over the past five years, we've identified a trend, and I'm sure

many of you are familiar with this, but housing is becoming more expensive and less attainable for our farmer. They're having a harder time finding land and housing to live in, in that eastern part of Wyandotte County where they have settled.

To date the farmers that form the Congolese Garden LLC have brought in over \$30K in income for their respective families. This is a serious business that's bringing an income to these three families. We wish that we could continue to host their business on our land, but the time has come for us to invite new participants to the program so that we can continue creating these opportunities. When our staff had the fortune to meet the private landowners of lots 315 to 323, which also do not contain structures as you know, we had the opportunity to help negotiate the purchase of these properties for the Congolese Farm. As Mr. Knapp mentioned, the Congolese Farm has been—they have been able to purchase 315 Franklin and are still in negotiations for 317 through 323. One of the main reasons that we're hoping that they can acquire 311 is that some of those infrastructure needs that are important for a farm business, like water; like a fence to keep the property secure, will be much more easily obtained if there is a rectangle parcel that we're working with. Now I understand that 311 Franklin, a property that is roughly 50 feet by 100 feet does not occupy a full lot. **Ms. Sparks** said you have one minute remaining. **Ms. Darby** continued, has been vacant since 2010. It has been identified as a buildable lot. Our organization is in full support of more housing, particularly affordable housing in this area. It's a struggle that many of our farmers face.

However, we are asking that 311 be granted to the Congolese Farm LLC for the purpose of continuing to grow their farm business and help increase the availability of produce in our community. We feel strongly that access to healthy food is just as important as the need for housing. We also feel that the Congolese Farm LLC, and their time with us, has demonstrated history of exemplary land stewardship on the land that we manage, and really good business strategy. I have no doubt that these farmers will maintain the property and they'll maximize that growing space without adding structures of any sort.

Chairman McKiernan said I'm going to use, hopefully, Chair discretion here, since you are the applicant, we can have time for additional conversation here. My apologies for mispronouncing your first name. I see anything close to mine and I automatically transfer it to my name. At this point in time, you are still working to acquire the other three lots, and Commissioner Townsend

has suggested now that you and she engage in a conversation and hold this item for one month, have that conversation and then bring a plan back at our next meeting. Commissioner Townsend, have I captured that correctly? **Commissioner Townsend** said yes, sir.

Chairman McKiernan said Ms. Darby, is there anything else you'd like to share, because that is the motion and the second and that does look like the path of action this committee will take, which is to get you and Commissioner Townsend together for some discussion and problem-solving and then bring this item back for our next meeting. **Ms. Darby** said, no I have nothing further to share, thank you.

There is another hand up in the attendees, and I think this would be the farmer themselves, if I remember what Ms. Darby had said. It is listed as Amanda and Mediatrice, and I would ask that you just give your name and city of residence, and you'll have up to three minutes to make public comment on this application.

Amanda Lindahl, Kansas City, KS, said I'm sitting here Mediatrice, who is one of the farmers, also a resident of Kansas City, Kansas. I just wanted to add a few further details. Commissioner Townsend was concerned about the farmers being able to manage that size of a property and I would just like to provide a little bit of evidence. They have all, for the past four years, been farming on roughly an eighth of an acre each, which would add up to be three acres—over a quarter of an acre together. So, there are three farmers that own that 315 lot, and they have each been able to farm a larger space than we're talking about in this area. So, the 311 that they're asking for is .1 acre. They already have exemplified the ability to farm that size and as Brian mentioned they are farm businesses, which are bringing—generating income for them as a family, as well as contributing to the local tax revenue. I would just strongly urge the commissioners to go ahead and deny the current motion on the table and make a new motion to support the sale of this property to them, so that they can continue their farm businesses. I think they would all consider leasing, but for the so longevity of their farm businesses, it would be very beneficial to have ownership of extended properties. Thank you for the opportunity.

Mediatrice Niyonkuru, Kansas City, Kansas, said I'm one of three members from the garden. We wish you guys to help to serve this garden because you have too many communities that need

some vegetables like in [inaudible] vegetables because we have many communities we need to help about the vegetables so that's why when we ask you guys to sell us the property, we need more space to grow vegetables.

Chairman McKiernan said we have a motion and a second on the table. I'd ask the maker of the motion and the second if there's any reconsideration? Otherwise, we will vote on that motion and that second.

Commission Townsend said this is exactly why I believe another month of consideration is in order. Not only have they owned and worked at 315, but again, that would almost take up half the block if they also obtain these other three properties. The tension, again, that this committee deals with all the time is how to make the best use of vacant land. What does that mean to the people at the end of the block on the western who are developing? For those also who may not be familiar with the area, you see 3rd Street to the east, and then beyond that you have quite a bit of land where we have gardening and farming going on. Through the good graces of the organization that Ms. Darby supports, so we're not saying no, we're saying I think it's in everyone's best interest to take a minute back, consider all these things and bring this back next month. Just so they are clear, we are not saying no. My motion is to bring this back next month to allow further discussion because from what I've heard here tonight, I have even some more questions. Just want clarity, I stand by the motion that I made earlier.

Commissioner Davis said I just want to kind of clarify my second with thank you all what you all are doing. Just given the fact that there is kind of a lack of healthy options and opportunities to beautify the area, particular that area of our city, there are many. This is not a no, this is a reevaluate, let's see what works best. We want you all ultimately to be successful as well as the rest of the community. So, I hope you all hear that and that this is not necessarily a walk away from the table. But we want to honor the master plan, we want to honor the hard work that folks have put together, so there probably will be other alternative spaces where something like this will be much better. Please don't take this motion as a denial, this is a reevaluation. I'm sure there is somewhere in our community where you all will be able to continue your business and congratulations on your success.

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

PUBLIC AGENDA

No items for discussion.

ADJOURN

Chairman McKiernan adjourned the meeting at 6:56 p.m.

am

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, March 7, 2022**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, March 7, 2022, at 5:00 p.m., remotely via Zoom. The following members were present: Stites, Davis, Burroughs, and McKiernan, Chairman. Commissioner Townsend was absent. The following officials were also in attendance: Greg Talkin, Director of the Neighborhood Resource Center; Wendy Green, Senior Counsel; Melissa Sieben, Alan Howze, Emerick Cross, and Bridgette Cobbins, Assistant County Administrators; Jud Knapp, Land Bank Manager; and Terri Kimble, UG Clerk's Office.

Chairman McKiernan said, Commissioner Burroughs, I'll turn it over to you at this point to get us started. **Commissioner Burroughs** said as you are aware, and the notice has gone out, there is no Economic Development Committee scheduled for this evening. So, with that, I will return the podium back to you, Commissioner McKiernan.

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

All participants joining by phone or Zoom or computer should mute their devices when not speaking to avoid background noise. During this meeting, please make sure that you announce yourself by name and title every time you speak so that the public who's observing knows who is speaking. This is critical given the number of remote participants and is 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 the meeting. The public will also have an opportunity to provide brief comments from the lobby of the Municipal Office building if they choose.

With that said, we want to welcome everyone to this meeting of the Neighborhood and Community Development Standing Committee.

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

Chairman McKiernan said to the best of my knowledge, there have been no revisions to the agenda since it's published. Am I correct in that? **Terri Kimble, UG Clerk's Office**, said correct. There were no revisions.

Approval of standing committee minutes from November 8, 2021. **On motion of Commissioner Burroughs, seconded by Commissioner Davis, the minutes were approved.** Roll call was taken and there were four "Ayes," Stites, Davis, Burroughs, McKiernan.

Item No. 1 – 211346...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.

Greg Talkin, Director of the Neighborhood Resource Center, said thank you, commissioners and administration, for having us back. We had brought back, or we had met with the Neighborhood and Community Development Standing Committee back in January and kind of gave them an overview, and it was for information only, about our efforts to adopt the 2018 I-Code Standards. I have like a five-minute presentation, not as lengthy as last time.



March 7, 2022

Neighborhood and Community
Development Standing Committee

Building/Fire Code Adoption Request

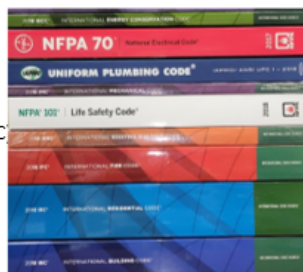
Presented by: Greg Talkin, NRC Director
Anthony Hutchingson, Chief Building Official
Patrick Holton, Property Maintenance Compliance Manager
John Droppelmann, Fire Marshal

March 7, 2022

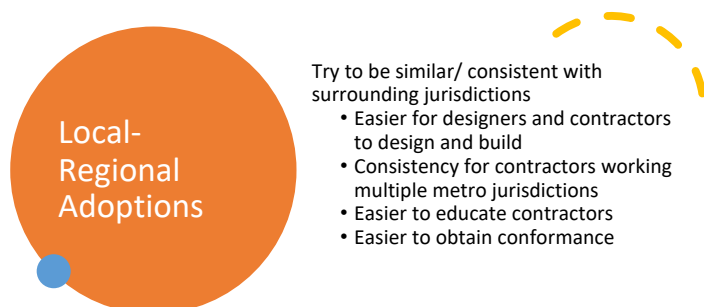
So, once again, we were with you in January where we proposed to adopt new standards and we're back here in March.

Codes being Proposed:

- 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



Once again, the codes we are proposing are basically 2018 International Building Codes, along with a couple of NFPA Standards for the Fire Code and the Electrical Code.



If you recall, I was telling you about our approach on this. Our approach is trying to be as much in line with most of the metro jurisdictions as we can for simplistic sake. It makes it easier for designers that work in this area and contractors to design and build. It's consistency for contractors working in multiple jurisdictions. It makes it easier for them. It's easier to educate the contractors and especially in the situation here is that we're a little bit further behind than most jurisdictions. So, they've been enforcing these standards for about a year. A lot of those contractors are already up to speed and it's easier to obtain conformance, mainly because of all of those reasons.

Local-Regional Adoptions:					
City/County	Considering 2021 I-Codes?	Current I-Code Versions Adopted	City/County	Considering 2021 I-Codes?	Current I-Code Versions Adopted
KCK - current	2018	2012	Prairie Village	IECC Only?	2018
Bonner Springs	No	2015	Leawood	No	2018
Edwardsville	2018	2012	Olathe	No	2018
Fairway	No	2012	Spring Hill	No	2006
De Soto	No	2018	Gardner	No	2018
Mission Hills	No	2018	Johnson County	No	2018
Edgerton	No	2006	Douglas County	2018	2012
Shawnee	No	2018	Lees Summit Mo	No	2018
Lenexa	No	2018	Kansas City Mo	IECC Only?	2018
Overland Park	No	2018	Gladstone Mo	Adopted	2021

I do have a quick chart here, again. As it shows here, most of the larger jurisdictions in the metro Kansas City area are underneath the 2018. Something I did find out while doing a little bit more research between last meeting is Edwardsville is also looking at adopting the 2018; another city within our community. Bonner Springs has no efforts to change right now from the 2015 they're currently under.

It was noted in the last meeting by a couple of the individuals that spoke, that there was a couple of jurisdictions that were considering the 2021 I-Codes and maybe just a portion of those, like Prairie Village and Kansas City, Missouri, are currently considering the adoption of only the 2021 I-Code and leaving the rest of their I-Codes under the 2018. I tried to get an update on both of those, but I sent that out a little bit late and I've not got a response back from those two cities as to where they are at and if they are moving forward.

Now, there was a note that Gladstone, Missouri, had adopted the 2021 codes, and that is correct. They are the only jurisdiction in this area that is even considering and has adopted the '21 code. I checked with all the other jurisdictions and got responses back that everybody else is waiting for the 2024. They won't be doing the adoption of the 2021.

2018 International Energy Conservation Code® (IECC®) Amendments

- No Amendments in the Commercial Energy Sections being Proposed
- Residential (IRC) Energy Section Amendments Proposed:
 - Amended Insulation and Fenestration Table
 - Amended Testing to the discretion of the Building Official
 - Deleting the requirement of gasketing and thermal isolation of rooms containing fuel burning appliances
 - Amended allowing use of Building Cavities to be used as supply ducts - must be sealed to prevent leakage through thermal envelope
 - Amended Maximum ERI value to 80. Puts us in line with majority of Metro Cities

The only code I'm really going to touch on, because it's the only code that has brought up some questions, is the Energy Conservation Code. What we're proposing in that code is that we're proposing no amendments to the Commercial Energy Section of the International Energy Code. Originally, we did have some amendments, but after we went through the efforts of getting public feedback and looking where all the other jurisdictions landed, we removed all amendments and we're taking that as wrote.

Where we are proposing some amendments in the ordinances we have is, we are amending the Insulation and Fenestration Table, reducing those values a little bit. Still more than the current values that we have. We are amending at least a portion. We are amending the testing to discretion of the building official, depending on the approach taken for compliance. We're deleting the section that requires gasketing and thermal isolation of rooms containing fuel burning appliances within the building envelope, and we amended allowing the use of building cavities to be used as supply ducts. However, they must be sealed to prevent leakage through the thermal envelope. We amended our maximum ERI value to 80. It puts us in line with the majority of the metro cities.

City/County	Fenestration U-factor Footnote a	Skylight U-factor Footnote b	Glazed Fenestration SHGC Footnote b	Ceiling R- Value Footnote g	Wood Frame Wall R-value	Mass Wall R-value	Floor R-value	Basement Wall R-Value Footnote c	Slab R-Value & Depth	Crawl Space Wall R-Value Footnote c	Energy Rating Index
2018 IRC/IECC	0.32	0.55	0.40	49	20 or 13+5	8/13	19	10/13	10, 2 ft	10/13	62
UG/KCK Current - 2009 IECC	0.35	0.60	NR	38	13	5/10	19	10/13	10, 2 ft	10/13	baseline
UG/KCK Proposed	0.32	0.55	0.40	49	13	8/13	19	10/13	10, 2 ft	10/13	80
Shawnee	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13	80
Overland Park	0.34	0.55	0.31	49	13	8/13	30	R10/11, 3ft	10, 2ft	10/13	68
Prairie Village	0.32	0.55	0.40	49	15	8/13	19	10/13	10, 2ft	10/13	68
Lenexa	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13	80
Leawood	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13	80
Olathe	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13	80
Gardner	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13	80
Kansas City Missouri	0.32	0.55	0.40	49	13	8/13	19	10/13	10, 2 ft	10/13	75
Johnson County	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13	80
Gladstone MO(2021)	0.30	0.55	0.40	38	13	8/13	19	5/13	10, 2ft	5/13	56

This table here just kind of shows all of the values across the metro and the larger jurisdictions that have adopted the 2018, and a few smaller ones. We're pretty much in line with most of the values that we've amended or kept. That doesn't mean we amended all these values, but the mass R-Value is one that was heavily amended by most jurisdictions—or, I'm sorry, the basement—the mass R-Value or Wood Frame R-Value, sorry. I also want to note that the note was made about Gladstone, Missouri, adopting the 2021 Standards. I will note on their energy provisions, they amended that code basically back to the 2009 version. It's less than what we're proposing. Even though they're

adopting the 2021 standard on the residential portion, they are going back to about—to close to what the 2009 energy table stated.

Pros and Cons
of Adopting Energy
Provisions with
Amendments vs.
No Amendments

- Pros of Unamended Code:
 - Better energy efficiency that should result in lower energy costs
- Cons of Unamended Code:
 - Significant construction cost increase that is paid by the builder and ultimately by the homeowner/ purchaser
 - May deter contractors from building here
- Pros of Amending the Code:
 - New homes would be more affordable
 - Builders would be more willing to build here as we would be in line with the other jurisdiction they work in
 - Housing construction costs would be more affordable meaning builders would be more willing to build here
- Cons of Amending the Code:
 - May result in higher energy costs paid for by the property owner

I had a request from Commissioner Davis, which was a very good request—and I hope this helps—wanted to have the pros and cons of adopting the energy codes with amendments versus no amendments.

A pro of an unamended code is there will be better energy efficiency that should result in lower energy costs for the home occupier, or the homebuyer, or whomever—if it's rented, it will be the occupier.

Cons of the unamended code: significant construction cost increase paid by the builder and ultimately by the homeowner/purchaser, and it may deter contractors from building here.

Pros of amending the code: the new home would be more affordable, builders would be possibly more willing to build here as we would be in line with the other jurisdictions they work in, and housing construction costs would be more affordable meaning builders would be more willing to build here.

Cons of amending the code may result in higher energy costs paid by the property owner or the person that occupies the structure.

Upon Approval
by Governing
Body –
Proposed
Timeline of
Implementation

New Codes or Old Codes will be allowed to be used for a period of 180 days after the approval of the governing body and required publications are met.

If a project has already been submitted for review it will be allowed to stay with the code set originally submitted under.

If the project becomes stagnant for a period requiring resubmittal, then the new project may have to be submitted under the codes in place at the time of resubmittal.

That is basically the update that I'm providing. However, I will note if the committee chooses to approve this and then it goes to full commission as approved, our proposed timeline after approval and publication in the paper would be to allow new codes and old codes to be used for a period of 180 days or 6 months after the approval of the governing body and required publications are met. If a project has already been submitted for review, it will be allowed to stay with the codes that it's originally submitted under. However, if the project becomes stagnant for a period requiring resubmittal, then the new project may have to be submitted under the codes in place at the time of resubmittal. This is my presentation this evening. I'm kind of turning it back over to you, Commissioner McKiernan. If there's any questions for me, I will be happy to answer.

Chairman McKiernan said thank you, Mr. Talkin. Much appreciated. I do have one question before I turn it over to the rest of the committee. In the chart that you provided in the agenda materials, it would appear based on—it shows basically the year that each of the surrounding jurisdictions has adopted each bit of the code. It would appear that with the exception of Bonner Springs and Spring Hill, adopting the 2018 Code would put us pretty much in line with all other surrounding Kansas cities as well as Kansas City, Missouri. Is that correct? **Mr. Talkin** said yes, the only exception is Kansas City, Missouri, is considering looking at the '21 Energy Code only.

Chairman McKiernan said, but according to this chart, they're currently under the 2012. **Mr. Talkin** asked, Kansas City, Missouri?

Chairman McKiernan said yes. **Mr. Talkin** said right here is they're 2018.

Chairman McKiernan said okay, so they have adopted the 2018. Adopting this would put us in line with their current ordinance? **Mr. Talkin** said correct.

Chairman McKiernan asked, do any other members of the committee have comments or questions for Mr. Talkin?

Commissioner Stites said, Greg, thanks for the presentation. If I'm not mistaken, Edwardsville, when I was there, we were going over this and that timeline is pretty short, if I remember right, on them moving forward on the 2018. Is that correct?

Mr. Talkin said they didn't actually give me a timeline. I was told that they were currently reviewing them and were heavily considering moving forward with adoption. They didn't guarantee they were going to, but they sounded pretty confident.

Commissioner Stites said yes, and that is what I remember also. So, that would put everybody in our county on that 2018.

Mr. Talkin said it would leave Bonner at 2015. They are not considering adopting. They're the only jurisdiction in, the I think, almost the entire metro area that even adopted the 2015. Usually everybody skips that cycle. **Commissioner Stites** said okay, thank you.

Commissioner Davis said thank you, Greg, so much. That was a really good presentation. Chair and other members, I pushed for this just because, and I do not have a crystal ball, but energy usage, utility costs are—it's a huge, huge dinner table family conversation right now. This is a huge, huge deal for our residents that are dealing with energy costs that do come out of the form of utility costs, and so I just wanted us to at least have enough information to know what the impact of our vote will be. I do want to ask a clarifying question. Chair, are we voting on the unamended codes or the amended codes, or what will our vote be?

Chairman McKiernan said our vote will be for the code as submitted to us. Mr. Talkin, if you could just, again, briefly give us the places where we have amended 2018.

Mr. Talkin said a number of the amendments, and I'll keep the energy code to last, the amendments are mainly in the administrative provisions of the codes and standards putting us in line with state law statutes for notice provisions and other legal matters. We did amend a few small items in the Residential Code outside the energy provisions, but there was nothing real substantial in there. The Fire Code, made an amendment about distances for roads in subdivisions and entrance numbers back to make meeting what they had currently adopted. When it gets to the energy, there were no limits, once again, in the commercial and the amendments in the residential basically where these items that I had placed up here. These are in the ordinances that are being proposed for, or requested to be approved.

Chairman McKiernan asked, how do these amendments compare to or line us up against surrounding jurisdictions?

Mr. Talkin said it puts us in line with the majority of all the jurisdictions in our metro area.

Chairman McKiernan said very good. Commissioner Davis, that's all the questions I have. I'll turn it back to you.

Commissioner Davis said we do have just a few questions—I don't know if my other question was answered. So, we're voting on the amended codes for 2018?

Chairman McKiernan said voting on the code as amended and presented, yes.

Commissioner Davis said okay, cool, just want to make sure.

I do have some questions for Mr. Talkin. Thank you for that'. That was a very transparent presentation, so I really do thank you for that. So, for—could you go back to the sheet where different cities were being compared. For these cities, do they also have amended Residential Codes as well? **Mr. Talkin** said yes.

Commissioner Davis asked, do you have an idea of how many of them? **Mr. Talkin** said almost all of the Johnson County cities have done some amendments. Once again, we are, I would say we're in line with a majority of all the Johnson County cities with the amendments, doesn't

matter for the energy or some of the other things that we make small amendments on. I think Johnson County, on their energy stuff, did less amendments than most, and Prairie Village did too; but we are either equal to or maybe even greater than most of the other jurisdictions in Kansas that adopted the 2018 Standards.

Commissioner Davis said okay, got you. Would that also hold true for our Missouri neighbors as well?

Mr. Talkin said Kansas City, Missouri, will be in line with all the I-Codes, except the Energy Code. They did not adopt the Energy Code. They held off with basically the 2012 Standards until they're going back and they are reviewing possibly adopting the 2021. I'm assuming that if they don't do that for some reason, they will probably move forward to adopt the 2018 Standards with the Energy Code. I've had some communication with Kansas City, Missouri. Once again, I reached out to them yesterday. I should have reached out a little bit earlier. I've haven't got a response back. I was trying to find an update of what Kansas City, Missouri, was doing and I did not get that.

Commissioner Davis said okay. I guess I'm still trying to ascertain kind of where this kind of puts us if we were to adopt these Residential Codes. The reason why I'm asking these questions, just for the public, just for my peers, again, this is going to have implications on utility costs if the way that the home is designed is not as energy efficient as it could be. Because of the way in which we have designed our code that we will have homes which they may not be as well as they could be as far as withstanding high temperature summers or low temperature winters. That's really where my concern is.

The other question that I wanted to ask you was kind of the significant construction costs. Could you talk a little bit more on kind of how these codes would have an impact on construction costs?

Mr. Talkin said I think the major portion is materials, construction materials, especially right now are really volatile. I mean energy is too. But the cost of wood, and windows and everything in the construction industry, it's shot up more than probably 50% during the pandemic. It came down

for a while; got reasonable. But, I will tell you, the increased costs shot back up again, especially in framing and lumber. So, in this scenario, if we didn't amend the code, the cost of building walls and the cost of the additional insulation, windows, doors have to be modified generally in most instances to make them fit a wider wall. The cost of construction itself, labor has increased some. So those are the majority of the costs that would be increased. It's mainly due to, of course, materials and labor; and just the more efficient construction is more detailed and requires quite a few modifications.

Commissioner Davis said I guess my biggest concern with, I guess voting in favor of this—and I will rest here after this—there are multiple factors in the market that can control the cost of construction, that can control housing prices that are beyond the impact or influence of the codes. Even with these codes, no matter what year they are, no matter how restrictive they can or cannot be towards developers because there are other factors that impact them, my main concerns are the residents, or the occupants that will have to pay whatever costs is transferred to them. I'd prefer we go with what's kind of resident-friendly so that we can mitigate the costs for our residents. That's not to say that I'm against infill housing or that I do not want our developers to be able to have the affordable tools to build. But, the codes alone do not have the single impact on whether or not developers are able to build. With that, I will rest here.

Chairman McKiernan asked, does any other committee member have questions or comments for Mr. Talkin? I don't see any in response.

Commissioner Davis, I completely understand where you're coming from on this that utility costs are a cost that must be borne and sometimes within the umbrella of housing costs by people in our community. The less efficient any given structure is at construction or at renovation, then theoretically, the higher those utility costs will be. But the argument—the counterargument to that would be, that building to a higher standard will incur a greater upfront costs which might then be a barrier to someone acquiring either doing that renovation or buying that new construction. So the counterargument is it's a question of upfront versus deferred costs.

I would wonder if some of our older homes, even if they were upgraded, renovated to the 2018 code would, in fact, enjoy an increase in energy efficiency that would then keep or lower utility costs going forward. It seems to me, at least, based on a couple of the houses that I've lived

in, that those that were built at the turn of the century or the turn of the 19th, 20th Century or a little bit after, were not very well-insulated or constructed for energy efficiency. We certainly still have a lot of those in our community. That's what goes through my mind as I think about this. Would even upgrading those to the 2018 be such an improvement that it would be a savings for the occupant of those structures?

Chairman McKiernan said, at this time, I would ask if there's anyone in attendance who'd like to make public comment on this item? I do have several people who are in the attendees list. I know Ms. Wolfe has had her hand up a couple of times, so I certainly would like to recognize her first. Then, it appears there's a Ms. Riead, Ms. English and a Central Energy Audits, and we will get to all of you in just a moment. But, at this point, I'll recognize Ms. Wolfe. What I'll say to everyone is, if you would please give us your name, your city of residence for the record, and then you'll have three minutes to share your comments with the committee.

Emily Wolfe, Wyandotte County, KS, said I'm with Metropolitan Energy Center, a lifelong resident of WyCo currently living in the Third District so, 449 Booth Street, Kansas City, Kansas. I want to highlight some misconceptions regarding the Residential Energy Codes. So, first adopting the unamended code will not align the UG with the rest of the metro area. Missing on that chart was when certain municipalities adopted the 2018. In 2018 and 2019, many municipalities began adopting the 2018 Building Codes, meaning they will likely begin looking at the 2021 Building Codes, the latest iteration in the next few years. As Greg mentioned, the City of KCMO is currently drafting an ordinance. It would have been great if you could have reached out to them a little sooner than yesterday regarding the energy, looking at the 2021 Energy Code. Overland Park and Prairie Village recently adopted less amended codes and directed staff to start looking at the 2021. My point is this. By adopting a heavily amended 2018 Code in 2022, the UG will be quickly nearby the municipalities in the coming years, maybe not this day, but give it a year or so when they start looking at the 2021 we will be.

Next, the 2018 Energy Code is cost-effective. We've actually sent Greg Talkin's office several examples from the U.S. Department of Energy Midwest Energy Efficiency Alliance, who also took into account the rising building prices. What they found is the 2018 Residential Code for Kansas compared to the 2009 Code, which the UG currently has adopted, they found out that

was cost-effective. They would add approximately \$336.00 to a homeowner's initial costs but resulted in net annual cash flow savings of \$312.00 each year. I can send those. I'm more than happy to send those analysis again. **Terri Kimble, UG Clerk's Office**, said you have one minute remaining.

Ms. Wolfe said second of all, 43% of Wyandotte County are renters. As a renter myself, there are only so many things I can do to improve the efficiency of my home. While maybe it might be slightly more expensive to buy a home, residents are paying the price in the form of higher utility bills and health care costs. Whether we like it or not, the demand for greener building practices are on the rise. The Realtor Association recently did a study and they found nearly 66% of their realtors said promoting energy efficiency in their homes and buildings was beneficial. So the reality is, our climate is changing and our residents are paying the price. I am more than confident that of the 237 homebuilders in the Kansas City metro area, we can find those who want to build quality, efficient homes that puts residents and utility costs and healthcare costs in mind, especially because nearly half of our residents in Wyandotte County. **Ms. Kimble** said your time is up.

Sharla Riead, Kansas City, MO, said I've got three things I'd like to point out here. I agree with Ms. Wolfe about the cost. We did a value engineering study and found if you rework your design a little, 2 by 6 at 24-inch on center construction with a single header and three stud corners uses less wood than a 2 by 4 at 16-inch on center. So, you save money on wood right there which you can spend on insulation. Highly insulated and energy-efficient home can use smaller heating and cooling equipment which is less expensive and that can help as well with the price. So, it's not really that much more expensive.

The second thing is an amendment that I would really like to see which is in 1106.3 or R406.3 in the ICC; that's the ERI, Energy Rating Index. That energy rating index in the 2018 Codes added some ventilation stuff there that takes it away from the resonant, anti-resonate, ICC Standard 301. And also causes an increase in the energy index of 3 to 10 index points because that ventilation is only effective on the reference home, not the rated home and so that ends up really skewing that. So, I would love to see a HERS index be accepted as well as an energy rating index, HERS index, because the HERS index... **Ms. Kimble** said you have one minute remaining. **Ms.**

Riead said uses the standard and takes into account all of the latest energy things such as LED lighting.

Thirdly, you have an amendment in the duct testing where you have a post-construction test less than or equal to total leakage less than or equal to 4 CFM and leakage to outdoors less than or equal to 8 CFM. Leakage to outdoors is a subset of total leakage. Total leakage is leakage anywhere indoors, outdoors, and everything. So, leakage to outdoors should actually be a lower number than total leakage, not a higher number. That's actually adding a lot of duct leakage to these houses.

Mary English, Prairie Village, KS, said I am the Building Performance Program Manager for the Metropolitan Energy Center. I've worked as an energy specialist for 15 years in this region. I want to speak to how the code resolution here this evening, as it is amended, will negatively impact the health and equitable benefits for residents and small building owners in Wyandotte County. The code the UG currently has is the 2009 Code and the residential ICC 2018 Code, when it remains untouched and unamended for residential, is actually a nice improvement over the 2009. However, if passed with the proposed amendments, it does nothing but maintain the status quo, which is detrimental to Wyandotte County building occupants' health, pocketbooks, and wellbeing.

To answer your question, Commissioner McKiernan, about retrofits. If they were retrofitted to be 2018, yes, the answer is yes. They would see a return on investment in just a handful of years if they are retrofitted to the unamended 2018 Code. Alongside that, I want to make sure that I know here that the cost to operate these homes will absolutely 100% be higher. There is no may be higher, they will be higher. I've tested an energy rated hundreds of homes in the Kansas City area, including Wyandotte County and I'm speaking from over a dozen years of experience and energy modeling.

The amendments added to the code, as it sits, do these things. One, reduces the thermal values insulation levels required back to the 2009 levels. By striking out better insulation requirements, it guarantees that most residents, small businesses, and homeowners will not realize the advances the industry has made in insulation products that effectively insulate while keeping the cost of these advances low. For example, the amendments keeping the legality of the R-13

batt, which is one of the worst ways to insulate a wall when compared to all the other options on the market.

Secondly, it strikes the requirements of... **Ms. Kimble** said you have one minute remaining. **Ms. English** said it strikes the requirements to test the air leaks and duct work in the building. First, infiltration testing isn't just about efficiency; it's first and foremost about health and comfort. These energy codes are meant to be taken as a whole. When you make infiltration testing optional, you take out a fail-safe measure directly connected to indoor air quality.

Secondly, duct leakage testing is the best way to ensure that all the air you plan to heat and cool a building gets to where the HVAC system was designed to deliver. For anyone that has suffered a hot or cold room, chances are you're suffering because there was no duct leakage testing. Just last week, a friend of mine finally discovered his source of years of misery in the winter and summer, a completely disconnected duct that was probably that way since the building's first occupancy. As someone used to do this testing regularly, I can assure you disconnected ducts are not an anomaly. It's also about health. Unsealed returns will pull all types of particulars and allergens into the system. **Ms. Kimble** said your time is up. **Ms. English** said childhood asthma can be mitigated good air quality in our buildings.

Krista Albert, Peculiar, MO, said I'm a certified HERS rater with Central Energy Audits. I'm for adopting the 2018, without amendments, for these reasons. The 2018 Codes ensures accountability in the building process. By amending the codes, you're losing out on the opportunity to work with a third-party consultant, such as a HERS rater, during the crucial steps of the building process such as the design phase, insulation phase, and the final phase before occupancy. In my experience, builders who utilize HERS rating services are more likely to reduce callbacks with comfort complaints and high bills. I personally worked with the builder that had received comfort complaints every week. Once we started working together, we were able to figure out what was causing the comfort issues and energy usage on every home and prevent these mistakes from happening.

If you cut out the blower door test, you may not catch that unsealed wall cavity return at the top plate. Yes, all wall cavities should be sealed with spray foam, but they do not seal around the drywall placed over the framing. Sometimes this will leave a space for attic insulation to fall into the cavity, allowing insulation to get into your duct system. We all know that insulation is

bad for your lungs and should not be circulated in your HVAC system. This is just one example of the many we can detect.

HERS raters help enforce the adopted energy codes, while working with builders and educating on the importance of each code in response to energy consumption. We also have great ideas on how to cut down on material costs, in some places, by using tradeoffs to meet the energy codes.

I work with homeowners on existing homes built in the country where the building codes are pretty much nonexistent. The top complaints are energy consumption and comfort. We always recommend air sealing and properly insulating as well as ceiling ductwork. We have records proving that the work being done correctly has saved the homeowners hundreds and for some, thousands in the first year on their energy bills. By adopting the 2018 Codes we're taking the proper steps. **Ms. Kimble** said you have one minute remaining. **Ms. Albert** said that is more—those energy conscious for the homeowners and the environment.

Builders will also benefit from building energy efficient by building quality, energy, conservative homes. Builders may also be eligible for an incentive for building to the 2018 Standards. If the builders build to the requirements of the 2018 Codes, they will likely be eligible for a \$2,000 tax incentive. The 45L was created as an incentive for building 50% more energy efficient than the 2006 Codes. I work with builders that have invested in the upgrades to obtain the credit. One builder has achieved more than 50,000 in a year by building more energy efficient. The reasons stated are critical for homeowners' comfort, lucrative for builders, and great for the environment. We should put the 2018 Codes out there, as is, and educate on the importance of the codes.

Will Ruder, Kansas City, MO, said with the Homebuilders' Association of Greater Kansas City, headquartered in Kansas City, Missouri. Again, thank you for the opportunity to visit about the codes as approved or as amended and as put forward before the Commission. One of the things that I think is important for everyone to remember is that the building codes are a baseline by which to build to. None of the options that have been expressed through the unamended code or even above and beyond [inaudible] to build to that standard. One of the consistent themes we hear across the metro [inaudible].

Chairman McKiernan said, Mr. Ruder, you are occasionally dropping out, at least in my audio. **Mr. Ruder** said beyond an amended code would be a significant cost increase for a number of people that would otherwise not be able to get into a newly built home. That is certainly much more energy efficient than something that is 40 and 50 years old. The average age of a home in the State of Kansas, as a recent report was just released, is 40 years. So, as we're looking to add housing stock and to create options for consumers, certainly maintaining a broader availability of construction methods would allow for a greater pool of buyers to achieve that component of the American dream.

The Homebuilders' Association is certainly supportive of energy efficient efforts. We have a number of certified green builders, LEED certified. Those elements certainly exist in a wide array within our organization and the industry as a whole. We would just ask that we not take steps that would reduce the number of people that would otherwise be eligible to move into a newly built home.

Absolutely, we would see some utility decreases as far as the exposure for the homeowner...**Ms. Kimble** said you have one minute remaining. **Mr. Ruder** said we would see some reduction in utility exposure for the consumer; however, if we go and raise the acquisition cost, the number of people that would ultimately be able to achieve those utility savings would be much smaller than if we were to just try to promote energy efficient building to the buyer at the outset thereby not raising that baseline standard. We appreciate, certainly, the efforts of the Commission, as well as the UG staff, to put forward this code. Thank you very much.

Chairman McKiernan said thank you, Mr. Ruder. I don't see any other hands raised in the attendees list. I'll ask the Clerk's Office if we received any correspondence regarding this item. **Ms. Kimble** said we have not received any correspondence.

Chairman McKiernan said thank you. I don't think I see anyone in the lobby who is here to speak. **Ms. Kimble** said there is no one in the lobby.

Chairman McKiernan said so, committee members, if there are any other comments or questions or if there is a motion that is where we are at this point in the meeting.

Commissioner Davis asked, Greg, is there a timeline on this? Do we need to make a decision soon on this?

Mr. Talkin said one thing I didn't touch on this time that I should have mentioned, I mentioned it back in January, the one issue we have outstanding is compliance with our flood insurance program. The code we're currently under basically fell out of compliance back in January. They're working with us. They know we're making this effort. If we didn't adopt something and have a timeline to provide to that organization, those that have flood insurance could see an increase. It wouldn't be significant from my understanding. Currently, they get a 20% discount, from my understanding. If they chose to look that we're not moving forward or making enough steps towards that, it sounds like they could still get a discount of 10%, is what I'm hearing and lose 10% discount on that insurance. Otherwise, there's nothing really other than the other thing that's out there is we do have designers, architects, and engineers that are asking to design to the 2018 Standards or newer standards because that's what they're doing in other jurisdictions. So it does have a little bit of an impact with designers having to go backwards because they kind of updated their software and things online, and that's mainly for commercial purposes, but I'm assuming it has some effects on residential.

Chairman McKiernan asked, any other comments or questions, or is there a motion on the amended code as brought forward?

So, committee, at this point, the amended code does not move forward effectively and, Ms. Green, check me that I'm right on this. Effectively, this item would die for lack of a motion and be returned to staff to be reconsidered and then brought back at a later meeting date. Would that be correct? **Wendy Green, Senior Counsel**, said that would be exactly correct.

Chairman McKiernan said okay. So at this point, this motion or this item is not moving forward to a vote by virtue of lack of a motion. What I would say then to the committee is that it would be incumbent on us to meet with Mr. Talkin and his team so that we can give a little bit more granular input and feedback on the code and either it's amendment or non-amendment so that they are able to bring back an updated version for reconsideration by us at a future meeting.

Commissioner Burroughs said the question I would have is, if I've been hearing this discussion this evening correctly, you either pay up front or you pay later. With the uncertainty within the utility industry as to the cost of energy, providing energy to a newer home or a new home or even one that's been rehabbed, you either pay up front. You know what your payments will be in spite of tax increases and/or interest rates, depending on how you financed the home. But at least when you buy a home with an energy efficiency rating of such and such, you know exactly what you're getting.

It was stated earlier about some of the older homes we have in our community didn't meet code, very little insulation, single pane windows. Very few of them even had, what I would call, high efficiency furnaces and/or even central air. Are we doing a service or a disservice? I want to see more people with homeownership but if we're pricing them out of their home on the energy aspect, which is the uncertain part of this discussion, then are we really doing them a service at all?

If we are putting forward a policy that states this is what we need to meet in energy efficiency to be reflective of the entire community, and that may put some of those at risk, I think that's the challenges that we have here this evening. I would hope that's what I'm hearing, Mr. Chairman, and it is a tough decision. I am one that believes that if you know what your costs are going to be moving forward, it's a lot better than the uncertainty we face, as homeowners, when energy costs spike.

Thank you, Mr. Chairman. I just want to make sure I'm following the discussion this evening properly.

Chairman McKiernan said thank you, Commissioner. Your understanding is mine.

Commissioner Davis said if I could make a recommendation. I think it would be good for this body to consider both the amended and unamended codes. I think tonight we only have the option of casting a motion for just the amended 2018 Residential Codes. I think if we have the option of both, perhaps it would lead to a better decision-making process. I also think there's more education that myself, and I'm sure my colleagues, would benefit from just to really decide how we would vote on this, given the impact it will have on developers and builders on one end and then residents, property owners, homeowners, renters, occupants on the other end.

Chairman McKiernan said so, Mr. Talkin, at this point in time, this item does not move forward for a vote. What we need to do between now and the next time it would come back is that you and members of your office need to make sure to get together with members of this committee so that we can look at the pros and cons pretty much down the line of adopting the unamended code versus one amendment versus a different amendment so that we can come back with something that can be considered for a vote.

Commissioner Burroughs said not to belabor the discussion, but I believe Mr. Talkin talked about the cost of not doing anything this evening may impact those homeowners with flood insurance. I would ask that he explain that one more time because it's not my intent to put off a vote that cost others an additional discount and/or additional costs. So, Mr. Chairman, if I may, I would like to have Mr. Talkin once again explain what happens if we take no action this evening.

Chairman McKiernan said absolutely. Thank you, Commissioner. Mr. Talkin, I would just ask, would postponing a decision on this by one month to our next standing committee meeting cause any penalties or any negative effects on those people?

Mr. Talkin said I can't answer that with 100%. But, ISO, the Insurance Rating Office, they have been really willing to work with us. As long as they have seen movement going forward, which I think just the fact that we need to work through a few more details and we're coming back, I assume they'll still work with us. If for some reason they do decide to adjust those insurance rates because we're a little bit further out of compliance, I've been told that once we get into compliance, that savings will be brought back fairly quickly after they do their audit. So, I can't say 100% because as of earlier, they were out of compliance already. I will talk to them and tell them we're still working through this. Like I said, in the past they've been working with us since January, and hopefully they will continue to do so.

Chairman McKiernan said I would just ask that we inform them that we are actively working on this, and that there will be meetings that take place between now and our next committee meeting; and that it is our goal, our intent to bring back a new code for consideration for adoption at our next meeting.

Action: **Item did not proceed forward due to lack of a motion.**

Chairman McKiernan said thank you to everyone for your work and for your input on this. I'm going to turn the floor over to Mr. Jud Knapp, who is our Land Bank Manager. I think in a previous conversation with Mr. Knapp, we can reasonably consider all of the homes listed under 2A at one time because they all represent homes going back where homes were previously constructed.



Neighborhood &
Community Development
Standing Committee

March 7th, 2022



Item No. 2 – 211372...LAND BANK OPTION APPLICATIONS

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

A. New Construction - Single Family Homes – 9 Homes

1. Kip Myers – 5 Single Family Homes
 - 2903 Farrow Ave. – 164901
 - 2907 Farrow Ave. – 164903
 - 2935 Farrow Ave. – 164909
 - 3001 Farrow Ave. – 165000

March 7, 2022

3109 Farrow Ave. - 165008

2. Richard Dumas – 1 Single Family Home
618 N. 11th St. – 080519
3. Flora Nyakatura – 1 Single Family Home
3649 N. 55th St. – 025900
3639 N. 55th St. – 025901
3625 N. 55th St. - 025903
4. Jonathan Hopmann – 1 Single Family Home
802 Tauromee Ave. - 090415
5. Jonathan Pitallo – 1 Single Family Home
805 N. 12th St. – 080816



Jud Knapp, Land Bank Manager, said so all these homes in the 2A section have all had homes on them previously. They all meet the zoning and master plans, and staff and the Land Bank Advisory Board all had positive comments for the individual projects.



March 7, 2022

The first one is requesting five Land Bank lots on Farrow Avenue at 2903 Farrow through 3109 Farrow for five single family homes, they match the zoning.



OPTION AGREEMENTS
KIP MYERS



Building Details
3 Beds / 2 Baths
1,300 SqFt

Timeline
Project Start – April 2022
Project Completion – August 2022 1st Build

Experience
20+ years of construction and remodeling

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

Comments
Staff Advisory Committee
Lots will require a narrow lot review
Land Bank Advisory Board



They're for 3-bed, 2-bath homes. He did mention that the sale price would be \$160K for these homes. The picture that was provided is actually the applicant's current project that's in KCMO. Staff comments was these lots would require a narrow lot review.



OPTION AGREEMENTS
KIP MYERS



Northeast Area Master Plan

LOWER-MEDIUM DENSITY RESIDENTIAL The Lower-Medium Density Residential district is intended to promote infill development and investment by allowing additional units compared to the Single Family district, while preserving the overall character of existing neighborhoods. Lower-Medium Density Residential areas must follow the narrow lot design guidelines.

Allowed Building Types
Single Family Homes, Townhomes, Duplexes



 Neighborhood Mixed Use Gateway/Neighborhood Commercial Hub Commercial Highway Commercial	 Business Park/Light Industrial Industrial Historic and Institutional Medium-Higher Density Residential	 Lower-Medium Density Residential Single Family Parks and Open Space
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It does match the Northeast Area Master Plan being at lower medium density because single family home is an allowed building type.

OPTION AGREEMENTS
RICHARD DUMAS

Requesting Land Bank Lots
618 N 11th ST - 080519

New Construction
Single Family Home

Zoning
R-1(B) Single Family District

Frontage
40ft




Next one is at 618 North 11th Street. It's for a single family home. It does match the zoning.

OPTION AGREEMENTS
RICHARD DUMAS

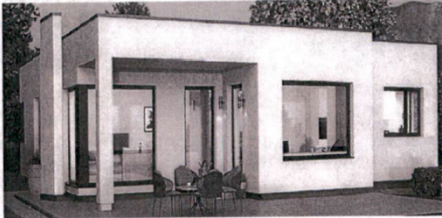
Building Details
2 Beds / 2 Baths
1720 SqFt

Timeline
Project Start - ???
Project Completion - ???

Experience
???

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

Comments
Staff Advisory Committee
Narrow lot review
Land Bank Advisory Board



It's for a 2-bed, 2-bath house. This one will also require a narrow lot review because the lot is under 50 feet.

OPTION AGREEMENTS
FLORA NYAKATURA

Requesting Land Bank Lots
3649 N 55th ST - 025900
3639 N 55th ST - 025901
3625 N 55th ST - 025903

New Construction
Single Family Home

Zoning
R-1 Single Family District

Total Acres
1.44 Acres




Next one is at 3649 North 55th Street through 3625 North 55th Street. It's for three lots. The reason why there's three lots here for one home is because it currently has no sewer access, so they need

to get up to an acre to keep that test for that septic system. Staff did note that if the home does not pass that septic test, we cannot build a home here.

OPTION AGREEMENTS FLORA NYAKATURA	
Building Details 2 Beds / 2 Baths 910 SqFt Timeline Project Start - ??? Project Completion - ??? Experience ??? Next steps 1. Building permit 2. Narrow lot review 3. Septic permit 4. Proof of funds to cover building estimate Comments Staff Advisory Committee Land Bank Advisory Board	 Seeking to build a starter home and own land in an area that is not far from my child's school.

The home is going to be a 2-bed, 2-bath home. I see a mistake. Next steps No. 2, if this will not need a narrow lot review but it will need a septic permit. Staff and Land Bank Advisory Board didn't have a comment for this one.

OPTION AGREEMENTS JONATHAN HOPMANN	
Requesting Land Bank Lot 802 Tauromee Ave - 090415 New Construction Single Family Home Zoning R-1(B) Single Family District Frontage 50ft	

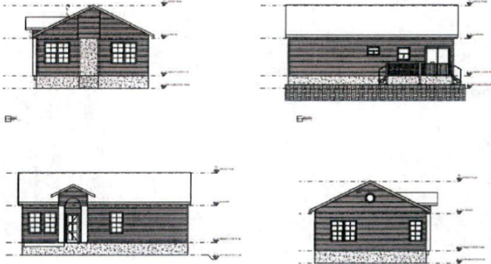
Next one is at 802 Tauromee Avenue. It's for a single family home, it matches the current zoning.

OPTION AGREEMENTS JONATHAN HOPMANN	
Building Details 2 Beds / 1 Bath 640 SqFt Timeline Project Start April 2022 Project Completion – August 2022 Experience Stated rehabbing properties in 2006 and usually do 1 to 2 a year. Actively manage over 5,000 affordable apartments units. Next steps 1. Building permit 2. Proof of funds to cover building estimate	
Comments Staff Advisory Committee Land Bank Advisory Board	

Staff didn't have any comments or the Land Bank Advisory Board on this project.

OPTION AGREEMENTS JONATHAN PITALLO	
Requesting Land Bank Lot 805 N 12 th St - 080816 New Construction Single Family Home Zoning R-1(B) Single Family District Frontage 98ft	
	

The next one is at 805 North 12th Street for a single family home. It does meet the zoning.

OPTION AGREEMENTS JONATHAN PITALLO	
Building Details 3 Beds / 2 Baths 1078 SqFt Timeline Project Start April 2022 Project Completion – July 2022 Next steps 1. Building permit 2. Proof of funds to cover building estimate	
Comments Staff Advisory Committee Land Bank Advisory Board	

The only staff comment that we had on this one was that since this home has no alley access; well, there should be an alley here, that the home should face Ann and the garage should come off 12th Street, but that was the only comment they had.

Commissioner, that completes the section for single family homes.

Chairman McKiernan asked, does any member of the committee have comments or questions for Mr. Knapp?

Commissioner Burroughs said Mr. Chairman, I move for approval, however, I do know you need to get to public comment, but I do move for approval.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Stites, to approve the option applications (A1 through A5) as submitted.**

Chairman McKiernan said I will just ask if there's anyone in attendance who would like to make public comment on these applications. If you're in the attendees, just raise your hand and you will be recognized. I don't see anyone in the attendees list with a hand raised. I would ask the Clerk's Office if we received any communication about any of these applications. **Terri Kimble, UG Clerk's Office**, said we have not received any communication.

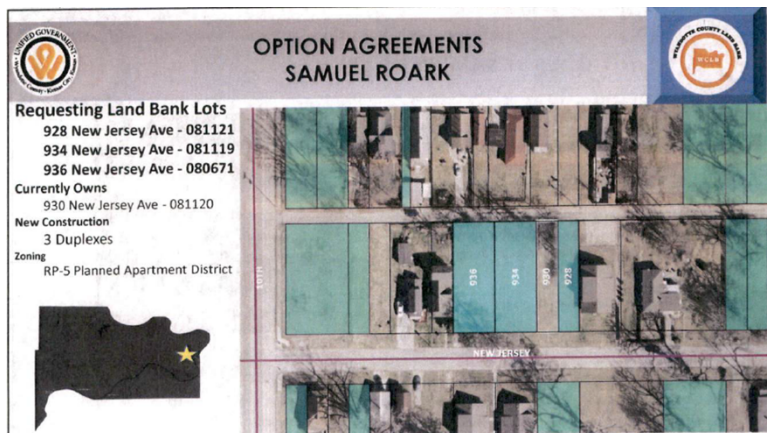
Chairman McKiernan asked, is there anyone in the lobby who'd like to make comment on these? **Ms. Kimble** said there's no one in the lobby.

Chairman McKiernan said there is a motion and a second to approve all the items under 2A as submitted. Roll call, please.

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

B. New Construction – Multi Family – 5 Duplexes – 10 units

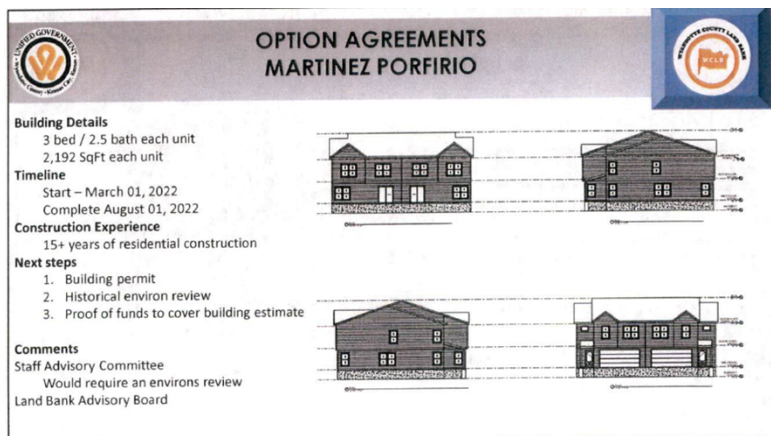
1. Samuel Roark – 3 Duplexes
 928 New Jersey Ave. – 081121
 934 New Jersey Ave. – 081119
 936 New Jersey Ave. – 080671
2. Martinez Porfirio - 2 Duplexes
 2510 N. 10th St. - 157402
 2506 N. 10th St. – 157403
 2500 N. 10th St. – 157404



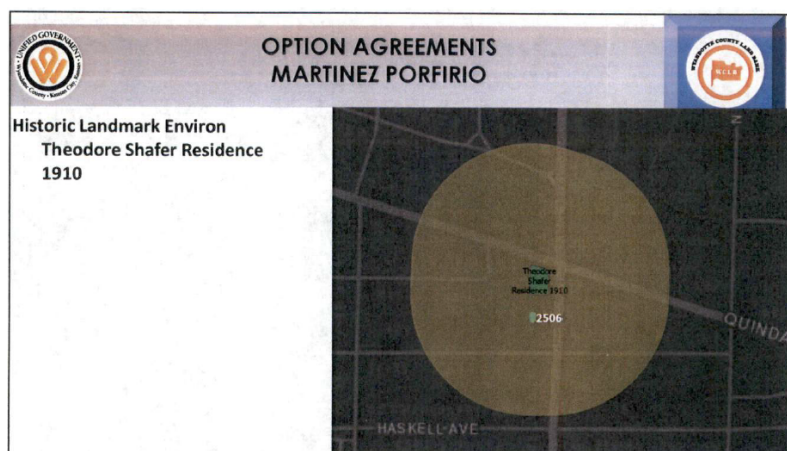
Mr. Knapp said this application was presented at the last standing committee meeting and it was held because the neighborhood group wanted to meet with the contractor. I did just get word Friday that the contractor did schedule a meeting with the neighborhood group tomorrow. So, I'm recommending that we hold this one for another month until we see what the outcome of that neighborhood meeting is.



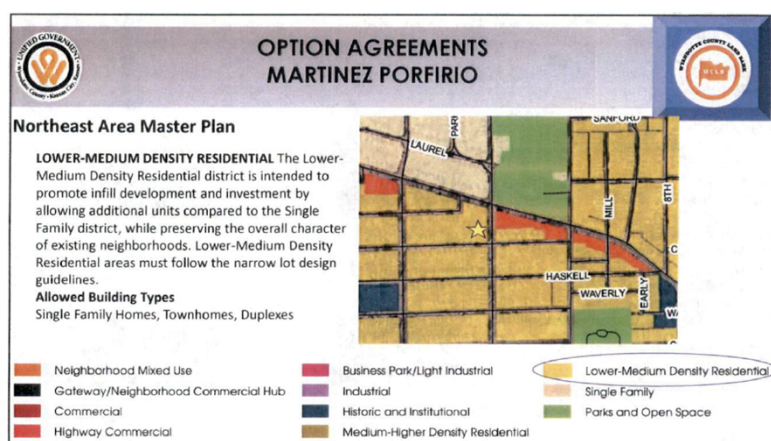
The next one is at 25—this one was also held last month. It was held because the contractor did not talk to the neighborhood group again, but it turns out that this home, this location is not in the boundaries of any neighborhood group. I do have to say that this is in the NBR area of Groundworks. They were at our Land Bank Advisory Board meeting and didn't have a comment on this one. This is for two duplexes at 2510 N. 10th Street through 2500. It's three lots there. It's zoned RP-5, so this meets the zoning of the area.



Each unit will be a 3-bed, 2.5 bath. The Staff Advisory Committee said that it would require an environs review....



because of the historic Theodore Schaefer residence that's right on the corner.



This is in the lower-medium density residential in Northeastern Master Plan, and duplexes are an allowed building type in that. So, Commissioner, this completes 2B.

Chairman McKiernan said so, committee, it looks like we might want to consider splitting apart B1 and B2 because we don't appear to have any concerns other than items to work through. There don't appear to be any concerns about B2. Whereas Mr. Knapp is recommending that we hold B1 until such time as the contractor can meet with the neighborhood group. Any comments or questions for Mr. Knapp, or any motions on these items?

Commissioner Burroughs said if I'm viewing my screen properly, I see the three duplexes collectively together, then I see the other proposed development off—would that be to the east, Jud?

Chairman McKiernan said, Commissioner, I'll jump in here. I think I understand this map because I had the very same thought when I first looked at it. There's three squares that are together that are kind of a lighter teal color and all the other squares that are a little bit more green—Mr. Knapp, correct me if I'm wrong—they represent other Land Bank lots that are not under consideration for this application. **Mr. Knapp** said that is correct, Commissioner.

Commissioner Burroughs said thank you for that, Mr. Chairman and Jud. I appreciate that. I just wanted to make sure I understood because my motion is going to be to approve, I believe it's B2 and I would move for approval.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Stites, to approve Item B2 as submitted.**

Chairman McKiernan said I'd ask if there's anyone in attendance who would like to offer public comment on this? I'll recognize Ms. Elnora Jefferson. Ms. Jefferson, if you would just please give us your name and city of residence and then you'll have your three minutes for your public comment.

Elnora Tellis Jefferson, Kansas City, Kansas, said the question that I have is on this particular application. And I remember it says something about the next step is a historical district review. I'd like to ask Jud then, what does that mean? Does that mean that this goes to the review before it goes to the full commission for approval? What's the next plan of action on this?

Chairman McKiernan said Jud, if you'd like to answer that, but it would seem to me that the execution of this option would be contingent on a successful review and that, if that review was not successful, then the option wouldn't be executed and the land would stay in the Land Bank, Mr. Knapp, please check to make sure that I'm correct in that.

Mr. Knapp said that is correct. The historical environ review is a planning process. It is an internal process. It's basically to make sure that anything that's built within 200 feet of that

historical landmark, it doesn't take away from that building. **Ms. Jefferson** asked, are these applications, or is this application within 200 feet?

Mr. Knapp said yes, it is.

Ms. Jefferson said and you say an internal review, so does that necessitate that there will be no public hearing on it? **Mr. Knapp** said that is correct. It is an internal review and they just make sure that the home will not hurt that historic landmark or take away that distinction of that historical landmarks.

Ms. Jefferson said so this is the last time that the public is able to weigh-in on this particular application until the full commission votes on it? **Mr. Knapp** said it is. I did review with Planning and they will go through the—yes, it is the last chance for public comment.

Chairman McKiernan said and then this item would come back to the full commission, along with the rest of these properties, at the commission meeting, I believe, at the end of the month.

Ms. Jefferson said I asked the Commission, is there a possibility that it doesn't have to go that way? In other words, one thing that I see here is that these particular applications are not within the Parkwood Colony neighborhood group. So not only do we have a historic district, but we also have this historic site, if I'm reading this correctly. Is there a possibility of being able to offer public comment at that internal review?

Chairman McKiernan said I'll ask direction from staff on that. My understanding would be that an internal review is just that, and that the next opportunity for public comment would be the full commission meeting. Staff? **Mr. Knapp** said I believe that is correct.

Wendy Green, Senior Counsel, said I don't normally go to those environs reviews, so I'm not sure how they are done. I do know that public comment is not required at those, and so I believe the next public comment period would be the commission meeting.

Chairman McKiernan asked, Ms. Green, if anyone in the public would like to submit a statement, a concern, an observation, discussion items for the Environs Review Committee, could they do

that for consideration by that committee by just submitting it in advance in terms of a communication like a letter or an email?

Ms. Green said I'll be honest with you. Again, I don't know how that committee is conducted, but I don't think there would be any problem with it legally.

Commissioner Davis said forgive me if this question is a dub moment here—still learning. Is it possible for us to table this particular item and wait for the review to happen and then come back, have this item come back to committee? That would, by default, allow for the community to weigh-in before it goes to full commission. Would that be possible?

Chairman McKiernan said, Commissioner Davis, that would be possible. This item, at the moment, has a motion and a second to advance as submitted. If it does not advance, then certainly the applicant has the option to bring it back to another meeting; or if the maker of the motion and the second wish to withdraw that, then we can consider a different motion.

Commissioner Davis said if I may ask one more question, Chair. Is our approval, does our approval of this item, is that contingent upon whether or not this review happens; or does the review happen regardless of how this vote pans out?

Chairman McKiernan said if we do not approve this item, then that review does not happen because the application does not move forward. If we move this item forward, then as part of the option process, there are a series of stipulations then that must be met that vary from application to application. In this case, one of the stipulations would be that it successfully go through this review before the option is granted.

Chairman McKiernan said at this time, we do have a motion and a second to forward as submitted. Is there any other comment or question on this item? I'd asked the Clerk if we have received any communication regarding this item. **Ms. Kimble** said no communication received.

Chairman McKiernan said and there's still no one in the lobby. **Ms. Kimble** said no one in the lobby.

Commissioner McKiernan said motion and a second to approve as submitted. Roll call, please.

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

Chairman McKiernan said that still leaves us with B1. Mr. Knapp's recommendation is that we hold until such time as the neighborhood group can be contacted.

Action: **Commissioner Davis made a motion, seconded by Commissioner Stites, to hold Item B1 over for a month until the neighborhood group can be contacted.**

Chairman McKiernan asked, is there anyone in attendance who'd like to offer comment on B1? Don't see any hands raised. I'll just asked the Clerk if we received any communication about this item. **Ms. Kimble** said no communication has been received.

Chairman McKiernan said at this point, we have a motion and a second to hold this item for the period of one month and bring it back to our next meeting. Roll call, please.

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

Chairman McKiernan said that takes us to Item C, which has four items. Mr. Knapp, my understanding is that the circumstances regarding these four applications under 2C are each a little different from each other. I wonder if it would be—I will take your recommendation on whether or not we consider these as a group or individually. **Mr. Knapp** said I would do individually, Commissioner.

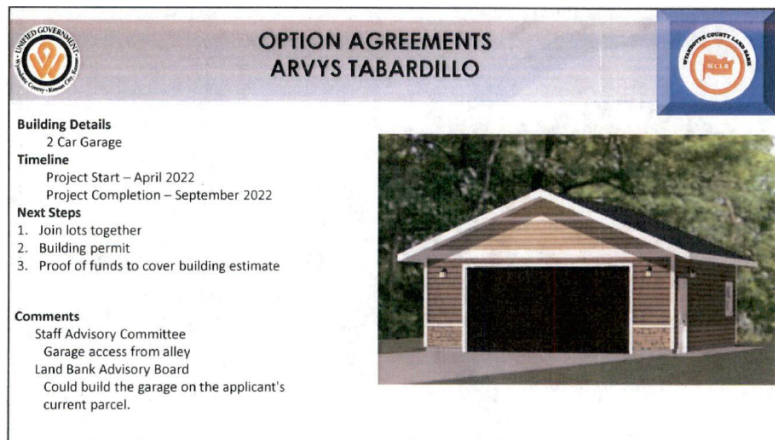
C. New Construction – Garage - 4

1. Arvys Tabardillo – Garage
812 Lafayette Ave. – 111603

2. Martha Ochoa – Garage
216 N. 12th St. – 103102



Mr. Knapp said this is the request for a Land Bank lot at 812 Lafayette Avenue. They currently own 814 Lafayette Avenue to build a garage. It is currently zoned RP-5.



March 7, 2022

Planning to build a two-car garage. The next steps, they have to join the lots together to get a building permit and provide proof of funds to cover the billing estimate. The Staff Advisory comments were the garage access needs to come from the alley since there's an alley behind. The Land Bank Advisory Board said they could build the garage on the applicant's current parcel, so they are not recommending the approval of this application.

Chairman McKiernan said, Mr. Knapp, if you could back up one slide, please, so we can see the parcel outline. The staff is recommending that the garage be built, in this case, to the north or to the alley side of the existing structure and that it stays within the 25-foot confines of the existing lot at 814. Is that right? **Mr. Knapp** said it was not staff, it was the Land Bank Advisory.

Chairman McKiernan said I'm sorry, it was the Land Bank Advisory Board, but they want that garage to be built adjacent to the north, to the existing structure, with access off of the alley. **Mr. Knapp** said yes, Commissioner.

Chairman McKiernan asked, any comments or questions from members of the committee on this particular item?

Commissioner Burroughs said, Mr. Chairman, seems like I'm speaking up quite a bit this evening in reference to these items, but I do know we're down a member. Mr. Chairman, the question I would have, if I made a motion to deny the application because of the request by the Land Bank—my motion, I want to make sure I get my motion proper. I'm not supportive. Let me ask Jud this, Mr. Chairman, if I may. What is the frontage on 812? **Mr. Knapp** said 30 feet.

Commissioner Burroughs said I'm sorry just one more time. **Mr. Knapp** said 30 feet.

Commissioner Burroughs said so, it can accommodate a home? **Mr. Knapp** said it can.

Commissioner Burroughs said, Mr. Chairman, so back to my original question. I want my motion to be supportive of the Land Bank position. I want to see 812, I believe many of us would like to see infill housing and not a garage. So, I want to make sure my motion is proper, and I ask for just a wee bit of guidance on how to do this. If I make my motion to support the Land Bank's position, is that an acceptable motion?

Chairman McKiernan said Ms. Green, I'll look to your guidance for this. I would think that what we would need to do is make a motion to deny the application as submitted.

Ms. Green said correct. What the motion would need to be is either no motion should be made to advance it, or a motion should be made to deny it.

Commissioner Burroughs said, Mr. Chairman, if we make no motion to advance it, it dies. If we make a motion to deny it, then does that not allow them to come back before us again?

Chairman McKiernan said, again, I'll turn to Ms. Green. I do think you are—that would be my interpretation is if it simply does not go forward, it could be brought back. If it is denied, it is denied.

Ms. Green said correct. So, if you want the opportunity to bring it back, then no motion should be made, and it should just be not approved to move forward.

Commissioner Burroughs said I wanted to ensure that we understood what we were doing. I have no motion at this time, Mr. Chairman.

Chairman McKiernan asked, any other members of the committee have comments or questions or a motion? At this point, I don't see any committee members with hands up. I do not hear a motion. This item does not move forward for consideration by virtue of lack of a motion. So this item does not move forward. That is C1.

Action: **Item does not proceed forward due to lack of a motion.**

Chairman McKiernan said Mr. Knapp, if you could take us to C2 please.

2. Martha Ochoa – Garage
216 N. 12th St. – 103102



Mr. Knapp said C2, the request is the Land Bank lot at 216 North 12th Street. They currently own 212 North 12th Street. They want to build a garage. It has a frontage of 50 feet. The home at 212 just recently got a driveway permit from Public Works. Public Works told them that their driveway can only be 10-feet wide, but they built a 25-foot-wide driveway. The problem with that is, we have rules that say the max pavement in front of the house needs to be 40% compared to like 60% grass. So, they are over that requirement, so the driveway is too big. So, then I asked Public Works like what happens if the land, if they do not if Land Bank—if the lot is not approved. Public Works then told me that by code, they will have to cut 15 feet off of their driveway and return it to grass.



Staff's comment also is that this is a 50-foot lot and it could be better used for a new home. The Land Bank Advisory Board did not have a comment on this one. Commissioner, that sums up this application.

Chairman McKiernan said if you could go back to the parcel view. So, this is just to the north and the west of the old Bethany Hospital site. Riverview, which you see to the lower left of this picture, then continues towards the right, but it's off the picture, off the bottom of the picture it jogs just a little bit. This road, if I'm not mistaken, Mr. Knapp, there is a guardrail that stops this road from continuing on, effectively where we see it on the screen, where we see it stopping. It stops and there is a guardrail. If I remember correctly, this drops off about 20 or 30 feet at that point, down to the same level of Emmy Pearson Elementary School. There is a house, however, if you could move your cursor just a little bit, Mr. Knapp, and put your cursor on that house there. There is a house there and their property line joins up against 216, and 216, because I drove by it, has been, appears to have been cleared. Years ago, there were lots of trees on 216 and it appears that it has been cleared. I'm assuming we did not do that, but somebody else has done that. So the concern of Public Works is that if the owner of 212 does not get 216, then their current driveway, which they poured sometime recently is too big, bigger than was permitted and must be reduced in size. **Ms. Knapp** said that is correct.

Chairman McKiernan said the concern of the Staff Advisory Committee is that 216 by itself is sufficient size for a new home to be constructed and should be reserved for that new home. Is that right? **Mr. Knapp** said yes.

Chairman McKiernan said okay, committee, are their comments or questions regarding this application for Mr. Knapp?

Commissioner Stites asked, so the new driveway is on 212?

Chairman McKiernan said it is, and if you can bear—right where the two of 212 is, you can see the profile of the house, the side of the house and the driveway effectively goes from the side of the house to what appears to be the border of the parcel, the boundary line of the parcel.

Commissioner Stites said so are we trying to get 216 to build that, I mean are they trying to get 216 to bail out making any changes to the driveway?

Chairman McKiernan said I did see the applicant actually is in the attendees list so it might be good for us to ask the applicant. I believe Martha Ochoa is the applicant if I'm correct, yes, and so, if we could work to get her to a point where she can speak. But my understanding is

that they would like to build a new structure on 216 to be adjacent to the house at 212. Frankly, I don't know what that does to the existing driveway. So, Mrs. Ochoa, if you can hear me, we have now unmuted your microphone so that you are allowed to speak. If you could please share with the committee your reasons for requesting this Land Bank parcel.

Martha Ochoa said [inaudible].

Chairman McKiernan said it sounds as if we might be having some translating going on the call. Just to let you all know that that we've got you unmuted and you can share comments with the committee at this time. If anyone at Mrs. Ochoa's house can hear me, then the committee would like to hear from you, your plan, if you get this lot.

Ms. Ochoa's translator said well, she just wants to since they told her, she has to, you know the drive issue, but the driveway she built is too big and she just wants to buy 216 to build the garage. That's what she's telling me right now.

Chairman McKiernan said I guess I would go back to the construction of that driveway. Was she not clear on how big that driveway could be at the time it was constructed?

Ms. Ochoa's translator said I don't think she understood when she went to get the permit. Yeah, she says she don't understand.

Chairman McKiernan said for the benefit of the committee, I will tell you that if you start at the right-hand side of that teal square that says 216, that is street level and it drops off fairly severely as you go to the west, or to the left on that parcel. So is there anything else that Mrs. Ochoa would like to share with the committee?

Mrs. Ochoa's translator said no, that's it.

Commissioner Stites said I guess that's a little bit concerning to me is that we have an applicant come in to get a driveway permit to construct a new driveway. It was, for whatever reason, it was

not relayed or it wasn't understood—did we inspect that driveway? Somebody had to ultimately sign off on that driveway. When was this driveway installed, if we could ask the applicant?

Chairman McKiernan said, Mr. Stites, we have ESP going right here because I was wondering, the very same thing. Mr. Knapp, do you have any background on the permitting, the construction, and the inspection of this driveway? **Mr. Knapp** said Public Works didn't supply me with the dates, but that driveway is brand new.

Chairman McKiernan said okay, so I know that we still have Mrs. Ochoa's house is available here. Does anyone at Mrs. Ochoa's house have the date that this driveway was installed? **Ms. Ochoa's translator** said she is telling me it's three months ago.

Chairman McKiernan said three months ago. To the best of your knowledge, was that driveway inspected after its installation? **Ms. Ochoa's translator** said she they did.

Chairman McKiernan said for members of the committee, it would seem to me that what we might want to do is get a little bit more information from Public Works and from the Neighborhood Resource Center to go back in time to look at the sequence of events and the timing of the permit and the construction.

Commissioner Stites said so my motion would be that we do exactly what you just said. That we send it back to gather up additional information from the new driveway and dates, times, inspections and to find out whether this was done in violation—just what the surrounding circumstances are, so that would be my motion.

Action: **Commissioner Stites made a motion, seconded by Commissioner Davis, to hold this for one month in order to gather more information from Public Works on this item.**

Chairman McKiernan said for those at Mrs. Ochoa's house, what the committee is going to do is we're going to hold or postpone this application for one month. We're going to talk to staff internally, to Unified Government staff, and we may reach out to you. Our goal is to bring this

item back for the committee to consider again at our meeting next month. At this point, there is neither a yes or no, but our motion has been to hold it, get more information, and come back.

Is there anyone else in attendance who'd, like I'm sorry, is there anyone in attendance who'd like to offer public comment on this particular application? I don't see any hands raised. I'll ask the Clerk's Office if we received any correspondence regarding this application. **Ms. Kimble** said we have received no correspondence.

Chairman McKiernan said the motion and the second are to hold this for the period of one month. Roll call, please.

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

3. Cinthia Reyes – Garage
1131 Rowland Ave. – 157068



Mr. Knapp said this one is at 1131 Roland Avenue. They currently own 1129 Roland Avenue to build a garage. This was originally presented in the January standing committee meeting, but it was held because there were questions of, can they just attach the garage to the house. It's not like an accessory structure, it's just the garage. I do have an answer for that one. There's window wells that go into the basement and the garage would cover those up, so that's not exactly acceptable. Staff comments on this one are that there are no other garages on the street. There's no alley access. They are recommending that we do not approve this.

OPTION AGREEMENTS CINTHIA REYES	
Building Details 2 Car Garage 24x35 Timeline Project Start – April 2022 Project Completion – July 2022 Next Steps 1. Join lots together 2. Building permit 3. Proof of funds to cover building estimate Comments Staff Advisory Committee Not recommending approval Garages needs to match the look of home Land Bank Advisory Board A stand-alone detached garage is not the best use for the land	 wants to build this project to keep my cars off the street. There has been a few times my cars have been hit by other cars. Overall, when there is bad weather, I want to be able to keep my cars off the street

The Land Bank Advisory Board also said a standalone detached garage is not the best use of the land. Commissioner, that sums up this item.

Chairman McKiernan said I did have communication with Commissioner Townsend this afternoon. She also indicated that she was in agreement that wasn't the highest and best use of this land. Do any of the members of the committee have comments or questions?

Commissioner Burroughs said I would agree, and I move for denial.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Stites, to deny the application, as submitted.**

Chairman McKiernan asked, does anyone in attendance have public comment they wish to offer on this particular application? I don't see any hands. To the Clerk's Office, did we receive any communication about this application? **Ms. Kimble** said there has been no communication received.

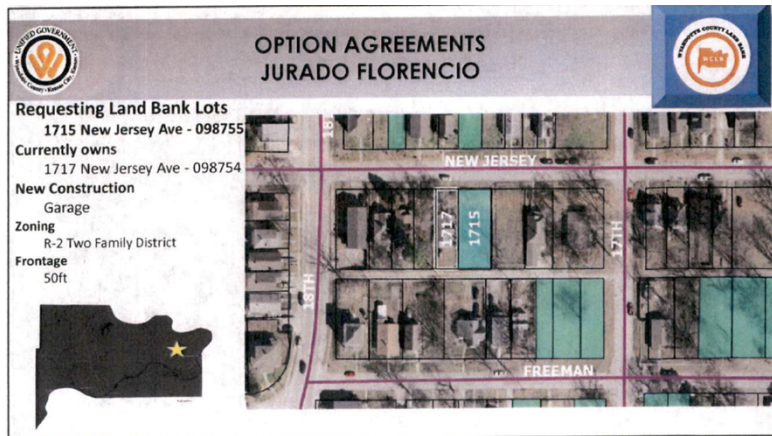
Chairman McKiernan said there's a motion and a second to deny this application. Roll call, please.

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

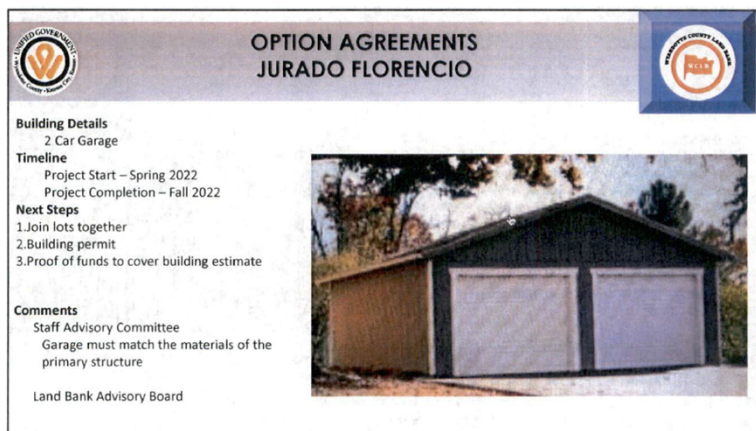
4. Jurado Flarencio – Garage

March 7, 2022

1715 New Jersey Ave. – 098755



Mr. Knapp said this one is at 1715 New Jersey Avenue. They currently own 1717 New Jersey Avenue. They want to build a garage. The frontage on this one is 50 feet and the staff would not recommend approval because this is a bigger lot that could be better used for a home.



The Land Bank Advisory Board didn't have a comment on this one. So, Commissioner, that sums up the presentation for this project.

Chairman McKiernan said to the committee, any comments or questions or motions on this item?

Action: Commissioner Stites made a motion, seconded by Commissioner Burroughs, to deny the application, as submitted.

March 7, 2022

Chairman McKiernan said I also talked with Commissioner Townsend about this application this afternoon, and she did indicate that she is not in favor of this application. Is there anyone in attendance who'd like to offer comment on this application? I don't see any hands up. I'll ask the Clerk's Office if we received any communication about this application. **Ms. Kimble** said no communication has been received.

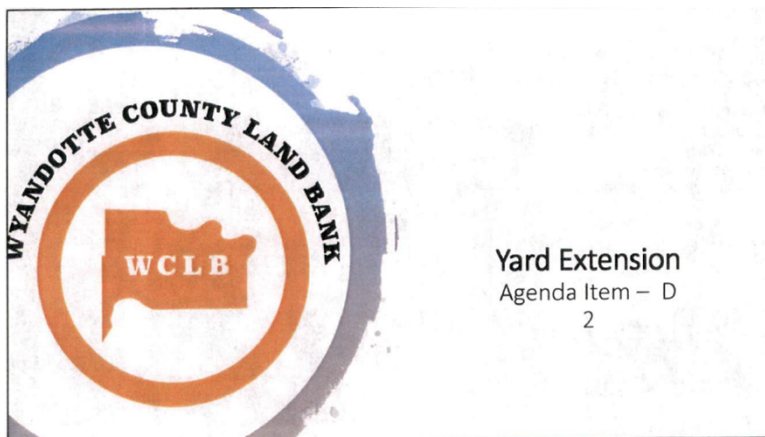
Roll call was taken and there were four "Ayes," Stites, Davis, Burroughs, McKiernan.

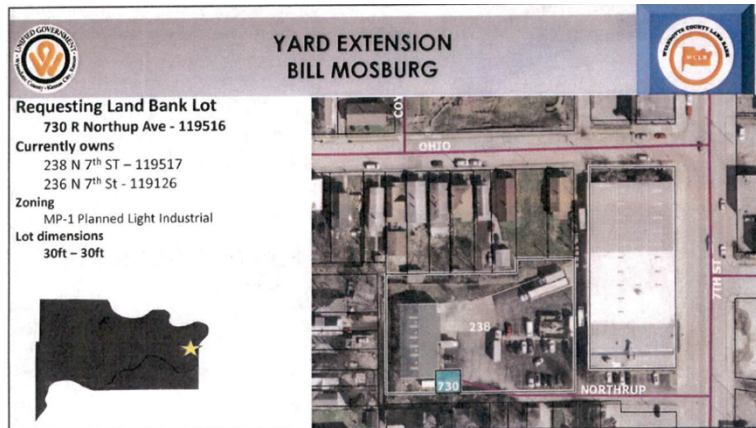
Chairman McKiernan said that finishes Item No. 2 and takes us to Item 3, where we have 3A and 3B. I do think it would be best if we split these and consider 3A and then consider 3B separately.

Item No. 3 – 211373...LAND BANK PROPERTY TRANSFERS

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

- A. Yard Extension
 - 1. Bill Mosburg
730 R Northup Ave. – 119516





Jud Knapp, Land Bank Manager, said so the first one is at 730 R Northup Avenue. The “R” is there because it's the rear address. It is a 30 by 30 lot. The applicant currently owns 238 N. 7th Street and 236 North 7th Street for their business. It is zoned MP-1 for light industrial. The applicant did tell me that they tried to purchase this lot several years ago, but the current owner then wanted too much for it and now it's in the Land Bank and they are requesting it to be transferred to them. Staff's comment on this one was this is an unbuildable lot and agree with the yard extension.

Commissioner Stites said if I'm looking at this, it's a 30 foot by 30 foot lot and they own 238. With that being said, motion to approve as submitted.

Action: **Commissioner Stites made a motion, seconded by Commissioner McKiernan, to approve as submitted.**

Chairman McKiernan said I am stunned to find out that this parcel wasn't already included in 238.

Commissioner Burroughs said I was hoping to get my hand up before you made the second. It was not my intent not to second it. I just had one question, Jud, if I may. As a yard extension, and it's zoned MP-1, do they have to have a yard or can they go with gravel or an impervious surface, such as concrete or pavement?

Mr. Knapp said the yard extension, well—frankly, why I'm showing it to you today is it's an unbuildable lot. You can't build a building on it. I believe there's—if you look at the photo there, there's already some paved surface there. So maybe it's not a yard extension, but more like a parking lot extension.

Commissioner Burroughs said Jud, please believe me, I didn't mean to put you on the spot. I just think if we're going to have yard extensions, we may want to call this a property extension in reference so that we don't send the false impression that these yard extensions will have to be grass and/or an area that is conducive to what I would consider—what I think of a yard, just because what I think of a yard is not what others think of a yard. If they wanted to, they could come in and continue to put gravel in there and use it for parking or whatever, correct? **Mr. Knapp** said that is correct. Maybe the yard extension term was the wrong one to put this on. I just categorize all yard extensions as just adding to their property with the Land Bank property that's next to them.

Commissioner Burroughs said thank you for that, Jud. Again, I apologize. I didn't mean to put you on the spot. Committee, it wasn't my intent to fool anyone. That's a pretty large lot. I'm not opposed to it. I just want to state clearly, that is in a residential area along Ohio there to the, I'm assuming, that's to the west. I just wanted to ensure that if it's a yard extension, that's different. I know it's an unbuildable lot, but not for a patio home, if we chose to accept patio homes in that area. That's my comment, Mr. Chairman, I thank you for the second.

Chairman McKiernan said I would agree with you that this is not a yard, that this is just a property extension since it is surrounded by 238. It does look as though we have the applicant who is online in the attendees and so it's a Mr. Mosburg, I believe. If we could get him to the point where he could address the committee. If you would just share some observations with the committee.

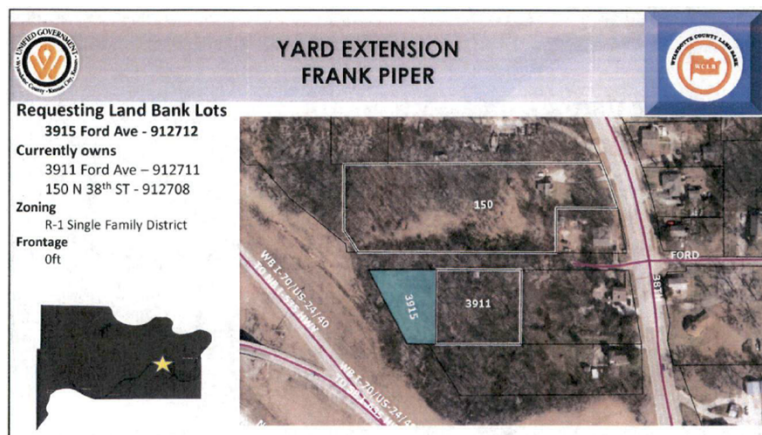
Bill Mosburg, B&J Food Service Equipment, Bonner Springs, KS, said this property was purchased back in the '90s. What was going on there was Ivan, who used to be a car body shop across the street, bought this little piece of land way back when to build a garden. When we built the building behind it, we actually had paved that lot. Tim Porter from Traffic Way Service,

objected to us paving that lot. So, we actually unpaved that lot and put a little tree there. But if you look there, it kind of blocks us from getting around the backside of our building as you can see the building, as it stands now. To the north on the right side, or should I say, on top of there, that is a water area to take floodwaters so that prevents us from being able to put any kind of thing in that section. This would actually allow us to have better access for maintenance and extend our parking lot to add some parking, which we are a little bit short at this time.

Chairman McKiernan asked, does any member of the committee have comments or questions or a motion? I'm sorry, we already have a motion and a second. I should pay attention to these meetings, shouldn't I? We have a motion and a second to approve this property extension as submitted. I'll ask the Clerk—first of all, I'll ask if there's anyone else in attendance who'd like to offer public comment on this application. I don't see any hands. I'll ask the Clerk if we received any communications regarding this application. **Ms. Kimble** said no communication has been received.

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

2. Frank Piper
3915 Ford Ave. – 912712



Mr. Knapp said so, this one is at 3915 Ford Avenue. The applicant currently owns 3911 Ford Avenue and 150 N. 38th Street. This Land Bank lot is an unbuildable lot because it is landlocked. There's no road access to it, so that makes it unbuildable. So, then our yard extension policy is,

you have to be living in—your primary residence has to be next to the Land Bank lot to get the yard extension for an unbuildable lot. They currently live at 150 N. 38th Street, so they don't really follow those rules, but no one—I mean, this lot is unbuildable. It's not going to be built because someone would have to build that road back to it. They own pretty much everything around it. Staff's comment was for it, and they said maybe they need to vacate the right-of-way to make one big parcel.

Chairman McKiernan said I was going to ask if that was right-of-way that was running east-west right there and it is. So, with the exception of the right-of-way, they do own the adjoining parcel and they could eventually ask for that right-of-way to be vacated? **Mr. Knapp** said that is correct, but our rules state it has to be adjoining their primary residence.

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

Chairman McKiernan asked, does anyone in attendance want to offer public comment on this particular application?

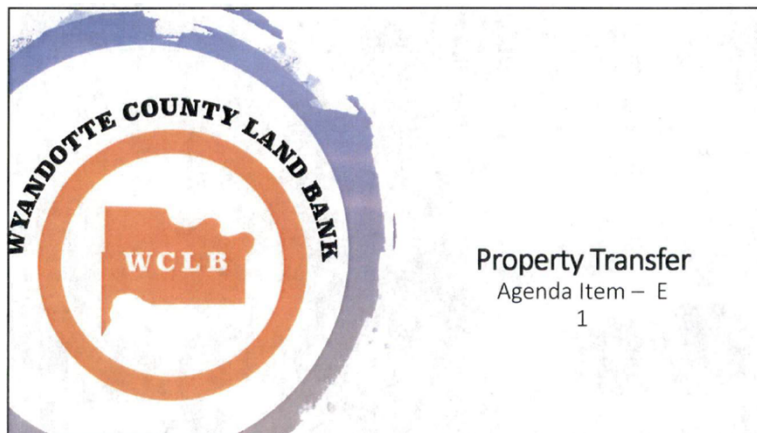
Commissioner Burroughs said I do think this is an opportunity for us to go back and revisit our policies to address this issue. We should look at what we may want to move forward in how we look at these properties, just like this. I hate voting against; I dislike voting against our policies. I'm going to support the motion, but only with the caveat, Mr. Chairman, that we have staff come forward with some sort of legal recommendation in reference to this particular issue. I think it is prudent to at least address it.

Chairman McKiernan said absolutely, Commissioner. I agree with you. At the end of the 2021 calendar year, we put our evolving Land Bank policy review on hold. I agree with you that it's time to resume that review and address this, as one of the many things that we should address in that review. Let's see, we have a motion and a second to approve as submitted. Roll call, please.

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

B. Property Transfer

Brien Darby – Garden
311 Franklin Ave. – 110412



Chairman McKiernan said this is an item that was before us last month and has been brought back.



Mr. Knapp said this is for an urban farm, it's for a profit farm. The applicants are graduates from Cultivate KC's and they're looking to grow vegetables in Wyandotte County. I believe that Cultivate KC is actually here, and we have a presentation from them.

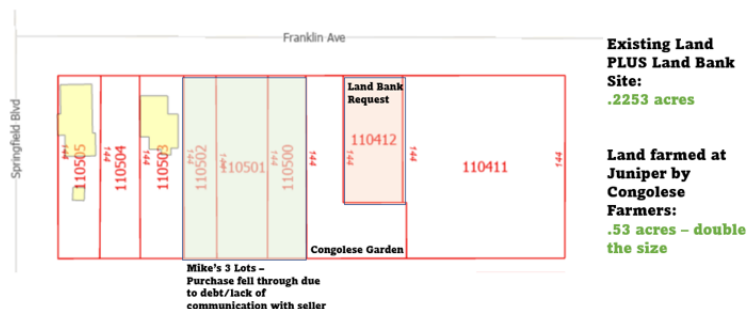
Chairman McKiernan said we have a presentation up. If you would just introduce yourself by name, tell us your city of residence, and then just take us through this short presentation that you've brought with you tonight.

Semra Fetahovic, presenting on behalf of Cultivate KC and Congolesse Garden LLC



Semra Fetahovic, Kansas City, KS, said I'm just going to jump right in because it's the end of the meeting and I'm sure we want to eat our dinner.

SITE MAP – proved ability to manage land size



So, here you can see the site map. You can see the owned L-shaped lot and the requested Land Bank lot in red. The purchase of the three lots by Mike has fallen through. So, currently, the farmers are just looking to have the Land Bank lot in addition to the L-shaped lot. This slide is mostly just to prove the point that these farmers have a proven ability to jointly manage over half an acre of land that they've done at Juniper Gardens. This land would only be about half of that.

PLANS FOR SITE



- Add fencing to protect crops from critters (estimated cost: \$2,000)*
- Add water line for irrigation (estimated cost: \$10,000)*
- *holding off on these until we know about Land Bank site
- Farmers will still have access to infrastructure at Juniper Gardens, including: greenhouse, washstand, and cooler space



The only things that we would hope to add to the site are water access and fencing to protect the crops. Both of these are quite costly investments, and we are asking farmers to hold off until we can clarify on whether or not they can grow on the entire space. Farmers will still have access to shared infrastructure at the Juniper Gardens Training Farm, which is just across the street, across 3rd Street.

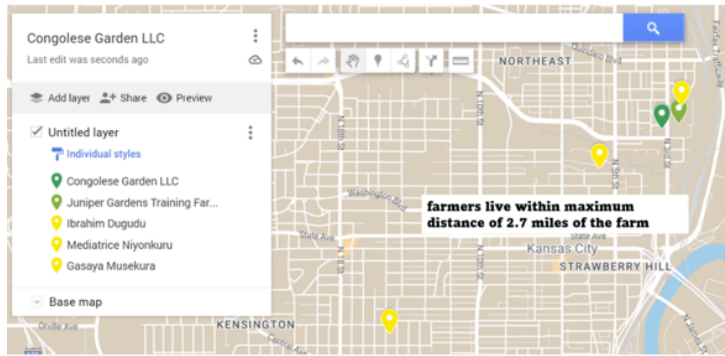
Congolese Garden LLC – Sales Overview



- **\$90,000** in sales over the past 3 years (2019 – 2021)*
- Roughly **\$30,000 per year** in farm sales*
- In 2021, about 5% of their sales were to **SNAP/EBT customers** – around \$1500 per year*
- New Roots just received an EBT machine – we are hoping to increase this number

*these numbers do not include the amount of money saved on feeding themselves, their families, and other community members

Over the past three years, the farmers have sold over \$90,000 worth of vegetables in the KC metro, about \$30,000 per year. This dollar amount obviously doesn't reflect the amount of money saved by these families on their own grocery bills and that of their communities. To these farmers, farming is meaningful and important work that allows them to nourish themselves and their community.



As you can see on this map, all three farmers live within a maximum distance of 2.7 miles from the farm site and the training farm. They are, and have been, members of this community. They are all renting and have no yard space. So, in order for them to continue farming and stay in the community that they want to be in, this is extremely important. So, now, I want to show you some faces instead of buildings and lots.



This is Ibrahim, one of the three farmers. He speaks seven languages and was a chief in the Congo. During our farm classes that we offer in the winter, you can always find him taking meticulous notes and asking thought-provoking questions. During the summer, he brings his children to the farm to help out with harvest in hopes of passing on farming to his children.



Josiah to the right is the second of the three farmers. Josiah faces more barriers than others. He struggled with reading and writing as he did not receive a long, formal education. This has not stopped him, though. He has family and community that support him. He always has probably the most beautiful garden plot. He's always eager to learn and develop his farming skills. Several times throughout the season, he brings me a bag full of vegetables and tells me that there for my mother, because I, myself have a refugee background and moved to KCK as a refugee in 2000.



And this is the third of the three farmers, Mediatrice lives in the Juniper Gardens housing, right next to our training farm. She's an incredible saleswoman and dreams of starting her own market where she sells African fabrics, goods, and, of course, vegetables. She wants to grow for her community providing culturally appropriate and meaningful food, such as nuchicha and white

eggplant which we might have never tasted or seen. She's a mother of three, is actively engaged in her church community, takes English classes in and outside of our program, and recently started working as an interpreter through Catholic Charities.



I just wanted to leave you all with this picture of the smiling faces on the day that they were able to purchase the L-shaped lot from Jonathan Finley. Grace, Mediatrice's little daughter, is seen frowning because when we started this meeting, I told her why we were there. She told me that she wanted to also buy a garden. That is the end of my presentation. Thank you for letting me share.

Chairman McKiernan said, Mr. Knapp, could you go back to the parcel map, please, because it's contained within this PowerPoint. Yes, that's fine. Mr. Knapp, could you remind us who owns 110, 411?

Mr. Knapp said not the Land Bank or the UG. It's a private owner.

Ms. Fetahovic said I believe it's the church across the street that sometimes uses it for parking, I think.

Chairman McKiernan said the applicant currently owns that L-shaped parcel that is shaded white and wishes to purchase the Land Bank parcel. Those three green parcels that are more to the left or to the west, the applicant attempted to purchase those, but the owner does not wish to sell them. Is that correct?

Ms. Fetahovic said there is some debt owed on the lots that amount to about \$12K. It would be a very bad purchase for them. The owner has since moved and relocated to Arkansas, and we have pretty much lost communication with him.

Chairman McKiernan said I did talk briefly with Commissioner Townsend about this earlier afternoon, and I really do wish that she was able to be here with us in the meeting tonight. She says that her first thought is a stipulation that the applicant acquires no other land in that same block for gardening purposes whether that land comes from the UG or from private individuals. She made her comment to me that she really wanted to see construction. She'd like to see homes built in that area regardless of the value that a garden would add to that block. She would like to see construction in addition to the garden. She did say to me that she was inclined to go along with the requested Land Bank transfer, but would like to see the remainder of the block developed into something other than a garden.

So, do any other members of the committee have comments or questions either for Mr. Knapp or for the applicant?

Commissioner Stites said what is the size of that lot? I know that says .22 and just under a quarter acre, but what's the frontage on Franklin and the depth? **Mr. Knapp** said I'm looking, Commissioner.

Ms. Fetahovic said I know that the parcel size is about .1 acres. I don't remember the exact frontage, so if Jud can find that, that would be great.

Mr. Knapp said the frontage is 47 feet and it's 100 feet deep.

Chairman McKiernan said it's the front on 311, right? **Mr. Knapp** said yes.

Commissioner Stites said so that 311 is suitable size for a residence, is that correct? **Mr. Knapp** said that is correct, it is a buildable lot.

Commissioner Burroughs said Semra, wonderful presentation, thank you. It's important that if there's an opportunity to turn that ground into something productive, I'm supportive of that. But when we start talking about future development, that's my concern. I would just ask, Mr. Chairman, if we choose to move this forward, is there an opportunity for us to encourage maybe a standalone building or something like that. I'm thinking of a common area for the other members of the community, like a farmers' market. They could actually put a concrete slab down and maybe a cover over the slab and move their product through that area. But I am with Commissioner Townsend in reference to I'd like to see development, the rest of the way, but I am supportive, Mr. Chairman, of Semra. Semra, thank you for such a passionate presentation.

Ms. Fetahovic said I can speak a little bit to the sales. Several of these farmers, Mediatrix specifically, she sells at the Merc, which is just down the street from this site. We have had onsite markets at the Juniper Gardens training farm site right nearby, and that is something that we are considering starting again this year. I have it in the slides but didn't bring it up. We were able to receive an EBT machine to accept SNAP and EBT for vegetables. So that's something that we're constantly pushing, and we do want to sell as much of the produce that's grown here to people who are living right in this area. I do think that that's very important.

Commissioner Davis said great presentation, really, really interesting. I do want my colleagues to keep in mind, this is an area that is in need for options for healthy food. We are dealing with a place that is still, by many in our community, considered a food desert. I understand and completely agree with the desire for infill housing; however, we don't necessarily have that applicant or that type of application before us. Due to that and the fact that this area is in need of healthy food options, I am inclined to support.

Chairman McKiernan said I do see that Brien Darby, of Cultivate KC, has her hand raised, and so, if we could get Ms. Darby to where she could speak and then we'd allow her to offer comment as well.

Brien Darby, Kansas City, MO, representative from Cultivate KC, said I just wanted to chime in that I have been in contact with Commissioner Townsend's office as we discussed at the last meeting. I think Jud already mentioned this, but what we had discussed coming into this meeting was that her concern was that the majority of the block was going to be gardening, farming if the sale of those other lots, that some mentioned, had gone through. It seems very unlikely that that's the issue right now. I just want to reiterate that for these farmers, the Congolese farmers who we're representing, to move forward with any infrastructure on 315, we cannot recommend that they continue to build their business unless 311 becomes available.

Commissioner Stites said motion to approve as submitted. I think there will be some, probably some photos of some smiling faces if this gets through the rest of the Commission. I look forward to seeing some more farmers out there doing their good thing. Thank you very much for the presentation.

Action: Commissioner Stites made a motion, seconded by Commissioner Burroughs, to approve the transfer as submitted.

Chairman McKiernan said for any of us who've been across the street to the Juniper Gardens training farms, it is an impressive operation. We certainly have evidence there of what the graduates of that program can do on their property. We have a motion and a second to approve this transfer as submitted. Is there anyone else in attendance who would like to offer public comment on this item? Looks like we have Elnora Jefferson.

Elnora Jefferson said this is a real tough application here for me. I'm very familiar with this area. I just have two questions that I'd like to pose for consideration by the Commission. Number one, has the Congolese farmers spoken with the members of the Havenside Church, which is across the street, or with any of the neighbors who are in this neighborhood? Number two, this particular location, unless I'm terribly wrong, is the location where the woman who lived there, and this is a very direct comment, but it is true, her house was set on fire, a suspected arson because of some drug dealing that was very heavy in that area. As we know, lead and asbestos does not wash out of the soil with water and so forth, it has to be abated. So the question is, if this is approved for

agricultural purposes, then has there been an environmental assessment. If so, is that information available to the Commission, to the public as well who's going to be purchasing or may possibly purchase or consume the products that are purchased there/grown there?

Chairman McKiernan said thank you, Ms. Jefferson. If Ms. Darby is still available, could you address the issue of steps that the gardener's take to ensure the safety and quality of their product?

Ms. Fetahovic said I can speak to that. We have conducted a regular soil test as we would do on any farmland. We haven't done a heavy metal test, so we would be happy to do a core sample so we would get a much deeper soil test and send that in. We've done quite a few of those and can get the results pretty quickly. We do think that would be a really great thing to do and we're happy to do that. For the past at least three and a half years while I've been there, there haven't been structures on here, and 315 has actually been farmed and the food has been consumed by Mike who used to live there. Not saying that is an answer to your question, but we would be happy to do the test.

We have spoken with not the church directly across on Franklin, but we've spoken with the church on the corner of Third. We have communicated with them off and on and they seem very supportive of us and have let us use their parking lot during events. That corner site that's there, we've been to that owner that's on Third, and that must be Richmond. Someone purchased that lot. They are trying to turn it into an event space, but don't have any parking. We have also communicated with the residents that live directly across on Franklin. His name is Constantine, and I think he owns both houses across the street. He actually moved to the U.S. from Romania and is very excited that we are growing vegetables there. So, we have spoken to them. There's currently no one living in the houses that are on Franklin.

Chairman McKiernan said thank you so much for that update. Appreciate the outreach that you've already done and will continue to do in the neighborhood. There is a motion and a second to approve this application as submitted. I'll ask the Clerk's Office if we received any communication about this application. **Ms. Kimble** said no communication has been received.

Chairman McKiernan said thank you, and there's no one in the lobby of the Municipal Office Building so I'll ask for a roll call, please.

Commissioner Stites said, Chairman, I have a follow-up question. So, regarding that soil test—let's assume both ways. It comes back and there's nothing, there's no hazards to that, and that's fine. So, I'm just wondering, the results, whether they go negatively towards this, what happens and when would we potentially hear those results? Would those be presented? I know the applicant said that they would be glad to do that test, but would that be something that they can present to us, or how is that followed up. I appreciate Ms. Elnora Jefferson's comments regarding that because that's very important about vegetables that will be consumed on just potentially hazardous soils. That would be my question.

Chairman McKiernan said I'd ask if either of the representatives of Cultivate KC would like to respond to that in terms of follow-up?

Ms. Darby said I would be happy to respond. Unfortunately, this is the first we're hearing about the previous land use of that lot, so we really appreciate Ms. Jefferson letting us know, and of course, we will do due diligence on that. I would say that with similar lots that we've surveyed in this area that probably also had houses on them before, we have yet to find one when we did the more in-depth soil analysis for those heavy metal packages that we've seen anything that raised alarm for either human or environmental toxicity. So, I anticipate that's what we will find, but again, I really appreciate that being flagged. We will do that as soon as possible with the ground dye and then be happy to share those results back with anyone. Probably Jud would be our first go-to.

Chairman McKiernan said, Ms. Darby, would I be safe to assume that, if anything were found, that the soil would be amended such that it would not be harmful before any gardening would take place?

Ms. Darby said that is correct. The current recommendation that Kansas State University puts forth is heavy applications of compost and avoiding certain crops until you get a test that is more consistent with what you'd want to see for growing healthy vegetables.

Chairman McKiernan asked, does any member of the committee have any follow-up that they'd like to take up at this point on this application? I'd asked Commissioner Stites if this answer is sufficient? **Commissioner Stites** said yes, it is, thank you.

Chairman McKiernan said we have a motion and a second to approve as submitted. Roll call please.

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

Chairman McKiernan said thank you very much to everyone who came before the committee. Thank you to the committee members for your work this evening. That is the last item on our agenda. We are adjourned.

Chairman McKiernan adjourned the meeting at 7:02 p.m.

am



Staff Request for Commission Action

Tracking No. 211794

Full Commission Meeting Date: *Fast track for Full Commission meeting on July 14, 2022.*

Committee: Neighborhood & Community Development

Date of Standing Committee Action:
(If none, please explain):

Publication Required: Yes

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
06/29/2022	Jeffrey Conway	x5075	jconway@wycokck.org	Legal

Item Description:

Proposed resolution setting forth the procedures for redistricting commissioner districts, pursuant to UG Code section 2-53(b). This code provision requires the Board of Commissioners to establish by resolution the procedures to reestablish the district boundaries in July of the year following the completion of the federal decennial census. The district boundaries are to be certified to the Election Commissioner by December 31st of that same year, submitted by Jeffrey Conway, Legal Department.

Fast track for Full Commission meeting on July 14, 2022.

Action Requested:

Adopt the Resolution

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

July Redistricting Resolution (2)

(Published _____)

RESOLUTION NO. _____

A RESOLUTION SETTING FORTH THE PROCEDURES TO REESTABLISH THE COMMISSIONER DISTRICT BOUNDARIES FOLLOWING COMPLETION OF THE FEDERAL DECENNIAL CENSUS.

WHEREAS, the Unified Government Charter, Resolution R-1-97, in the section codified at Section 2-53(b) of the Unified Government Code of Ordinances and Resolutions requires the Unified Government Board of Commissioners in July of the year after completion of the decennial federal census to establish by resolution the procedures to reestablish the district boundaries in accordance with the requirements of federal and state law so as to render each district as nearly equal in population as possible; and

WHEREAS, due to the unique challenges from the COVID-19 pandemic, the federal decennial census was completed in 2021 and under the Unified Government Charter section cited above the Unified Government Commission must establish and certify the boundaries to the Wyandotte County Election Commissioner before December 31, 2022; and

WHEREAS, this being July, the Commission intends to establish the procedures for reestablishing the district boundaries as required by law in order to certify such district boundaries to the Election Commissioner by the December 31st deadline;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. The reestablishment of district boundaries shall be done solely by the Commission with staff assistance, as the Commission determines necessary. The Unified Government Clerk is designated to coordinate necessary staff support and serve as liaison between staff and the Commission to provide the necessary assistance.

Section 2. Staff options for redistricting shall be presented to the entire Commission no later than September 1, 2022. The Commission, in addition to staff recommendations, may submit redistricting options of their own.

Section 3. Prior to December 31, 2022, the Commission shall consider and adopt a final redistricting plan for the entire county that is in compliance with the standards set forth in section 2-63(c) of the Unified Government Code as follows:

- (c) The boundary lines for the eight districts in which district commission members shall be nominated and elected shall be reestablished by the commission so as to:
- (1) Contain within each district the population which to the greatest extent feasible is equal to one-eighth of the total population of the unified government but in which under no circumstances shall be greater or less than one-eighth of the total population of the county by either more or less than two percent, based on the U.S. Decennial Census;
 - (2) Maintain a reasonably compact and contiguous area in each district and avoid any noncontiguous zones or any unusually exaggerated extensions of boundary lines;
 - (3) Follow election precinct lines as established by the election commissioner and be described in terms of wards and precincts contained in each district;
 - (4) Avoid use of party affiliation or other partisan data; and
 - (5) Maintain to the extent possible the integrity of a broadly cohesive area of interest.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS
CITY, KANSAS, THIS _____ DAY OF _____, 2022.**

Approved:

Tyrone A. Garner, Mayor/CEO

Attest:

Unified Government Clerk



Staff Request for Commission Action

Tracking No. 211790

Full Commission Meeting Date: 7/28/2022

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 7/11/2022
(If none, please explain):

Publication Required: No

<u>Date:</u> 06/28/2022	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, Submitted by Jud Knapp, Land Bank Manager 15 Single Family Homes 19 Multi Family Units 1 Commercial 2 Garages				
<u>Action Requested:</u> Approve and forward to Land Bank Board of Trustees				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> NCD Memo Land Bank Options 07.11.22, 07.11.22 Land Bank Standing Committee Presentation				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

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

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

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: June 30, 2022
SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 07/11/2022 meeting:

A. New Construction - Single Family Homes – 15 Homes

1. Aaron Lawrence – 1 Home
 - i. 1716 Southwest Blvd - 905524
2. Ashleigh Downs – 1 Home
 - i. 3224 N 44th Ter – 172219
 - ii. 3224 R N 44th Ter – 914010 – Land locked unbuildable parcel
3. Mark Roth – 1 Home (3 Total)
 - i. 2610 N 57th St – 036211
4. Mark Roth – 1 Home (3 Total)
 - i. 5711 Yecker Ave – 920418
5. Mark Roth – 1 Home (3 Total)
 - i. 2725 N 59th St – 920416
6. 4036 Properties – Dewanna Williams – 3 homes
 - i. 2922 N 30th St – 099308
 - ii. 2914 N 30th St – 099309
 - iii. 2910 N 30th St – 099310
7. Brian Sparks – 1 Home
 - i. 3509 Lust Dr – 079408
8. Norlito C. Castillo Jr – 2 homes
 - i. 840 Ann Ave – 081349
 - ii. 925 Ann Ave – 080652
 - iii. Staff Comments – would require a narrow lot review for both lots
9. James Michael – 1 Home
 - i. 812 S 10th St – 072811
10. Communities Cares, LLC
 - i. 2 homes built on 4 lots – 75ft frontage per home
 1. 1914 N 6th ST – 140712

2. 1920 N 6th St – 140711
3. 1922 N 6th St – 140710
4. 1926 N 6th St – 140709
- ii. 1 home built on 3 lots – 75ft frontage total
 1. 1927 N 6th St – 140635
 2. 1929 N 6th St – 140634
 3. 1931 N 6th St – 140633
- iii. Staff comments – narrow lot review.

B. Multi Family – 19 units total

1. Shonda Gonzales – 4 units
 - i. 1620 N 75th Dr – 928715
 - ii. Staff Comments – The creek would require state and federal permits to build Sidewalk and trails master plan requires a 10ft wide trails built following the creek. Build off of Oakland Ave. This lot could be very difficult to build and might be unbuildable.
2. Stone & Bush Homes LLC – Parking lot
 - i. 1001 Brown Ave – 210009
 - ii. Currently owns – 3061 Parkwood Blvd - 210013
 - iii. Summary – The apartment building needs additional parking for the tenants
 - iv. Staff Comments – Build a sidewalk on Brown Ave connecting the parking lot to the apartments. replat and vacate the right of way with KDOT to make this a single parcel. Rezone to R5 so the parking lot could be built.
3. Wall-Ties & Forms INC – 15 units
 - i. Townhomes
 1. 835 Parallel Ave - 095058
 2. 831 Parallel Ave – 095057
 3. 827 Parallel Ave – 095056
 4. 825 Parallel Ave - 095055
 5. 834 Troup Ave - 095059
 6. 830 Troup Ave - 095060
 - ii. Garden and Orchard
 1. 843 Parallel Ave - 095068
 2. 851 Parallel Ave – 095069
 - iii. *Summary* – The plan is to build 15 unit townhomes on 6 Land Bank lots. In the NE Area Master Plan this area for the townhomes is Lower-Medium Density Residential which townhomes is an allowed building type. The garden and orchard parcels are in the NE Area Master Plan as parks and open space.
 - iv. *Staff comments* – narrow lot reviews do not allow for flat roofs. If the applicants don't meet these requirements, they will need a variance.
 - v. *Land Bank Advisory Board* – Groundwork NRG is not in support of this project without appropriate vetting, support from the neighborhood associations or residents that live around the impacted development site.

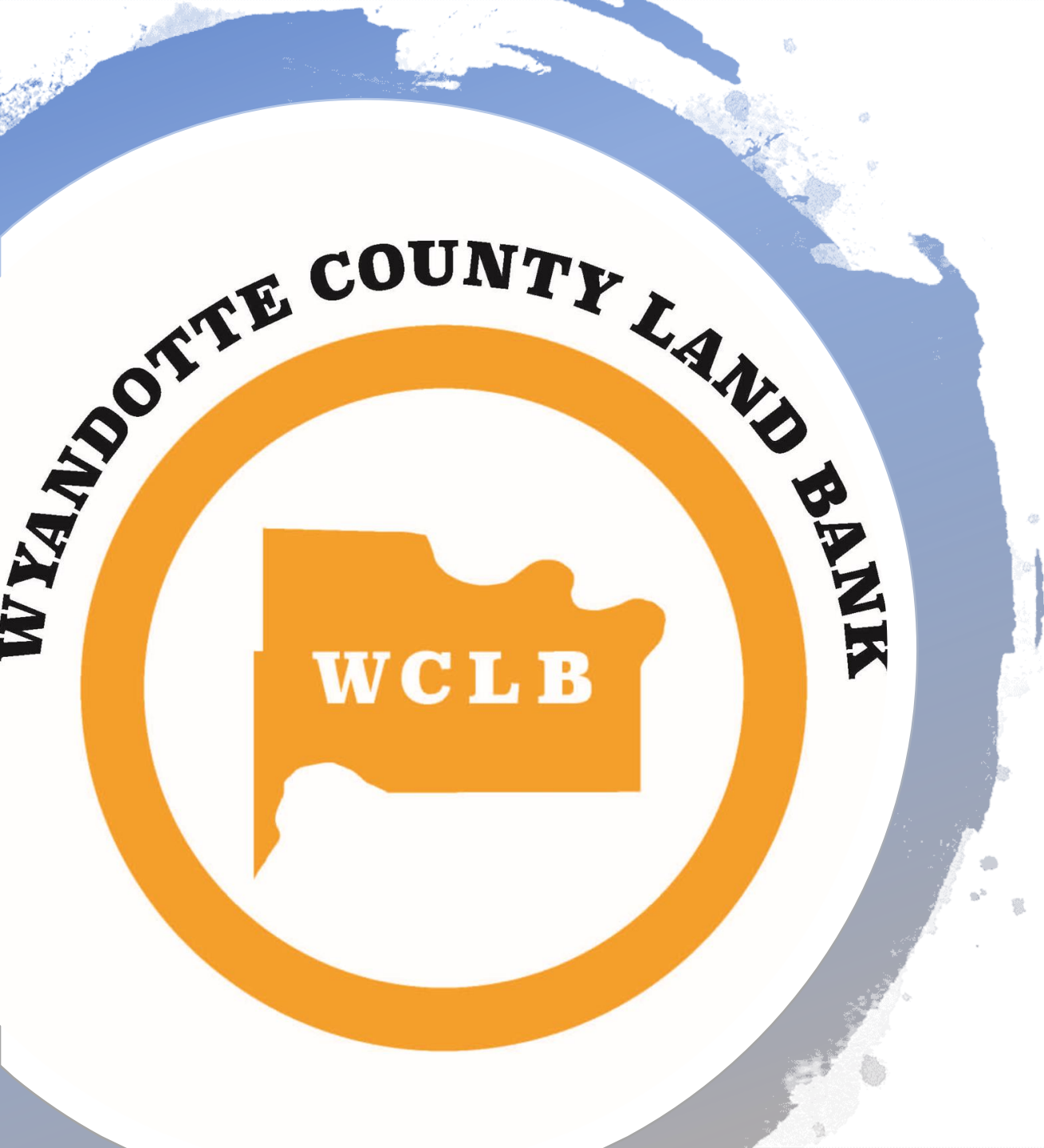
C. Commercial

1. Mohammad A Chaudhry
 - i. 706 Quindaro Blvd – 111910

- ii. Summary – The applicant wants to open a convenience / grocery store at 704 Quindaro Blvd. They currently do not have enough parking to open the store. This request is for the adjoining Land Bank to build a 20 space parking lot.
- iii. Staff comments – curb cut will be needed.

D. Garages

- 1. Teriona Emery
 - i. 1037 Grandview Blvd
 - ii. Currently owns – 1035 Grandview Blvd - 080568
 - iii. Staff Comments – not recommending
- 2. Edwina Gaskin
 - i. Garage – 2624 N 21st st – 158942
 - ii. Unbuildable lot – 2636 R N 21st – 163137
 - iii. Staff comments – not recommending approval for the garage. For the unbuildable lot. Needs to be turned in public right of way so the surrounding property owners has access to an alley. Restore the public right of way. The UG would have to replat. If UG doesn't return to right of way, we will have to figure out how to distribute the parcel between surrounding property owners. Don't give this lot to one person.



Neighborhood & Community Development Standing Committee

July 11th, 2022

Single Family Homes

15

Multi Family Units

19

Commercial

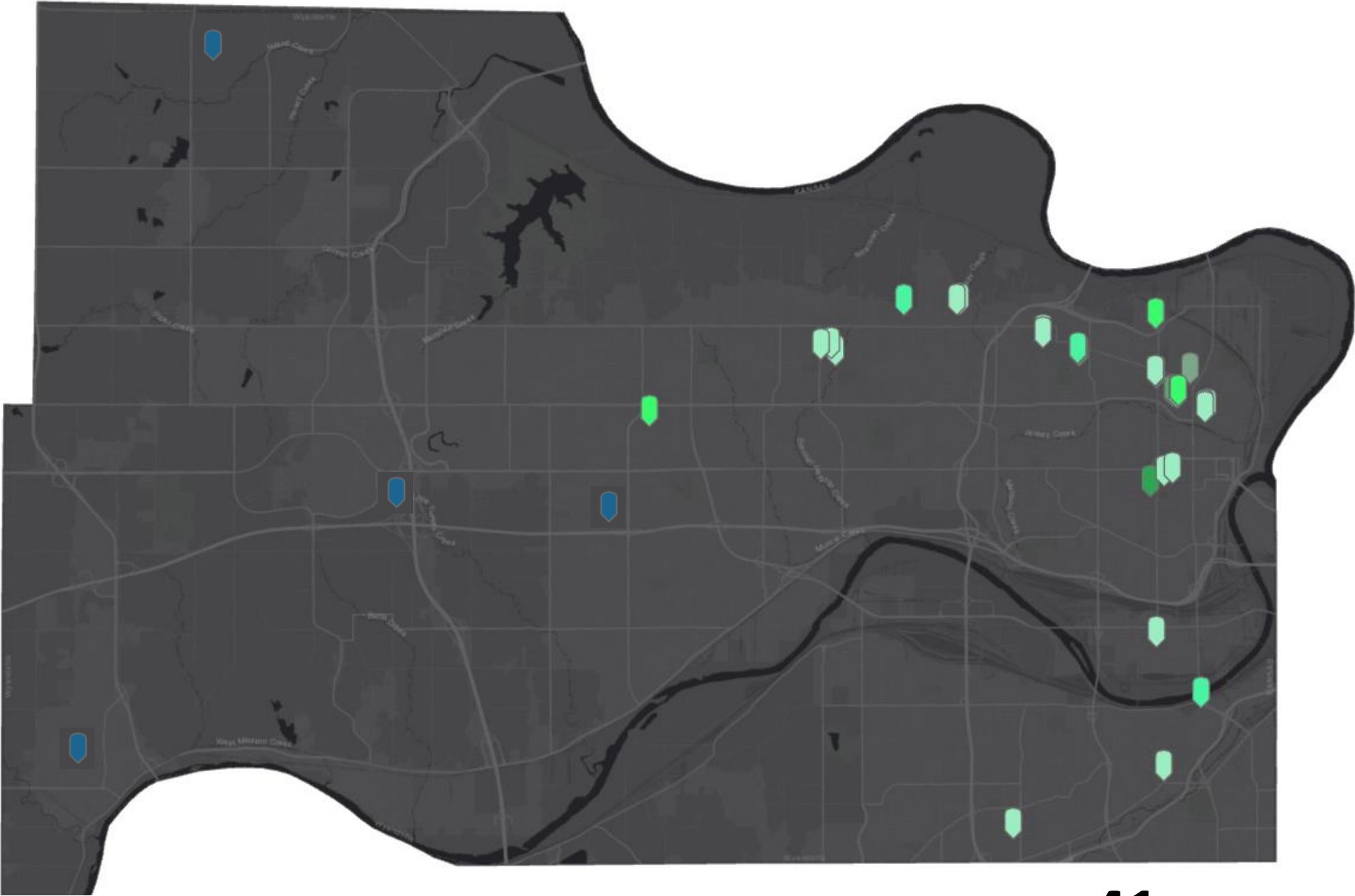
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Garages

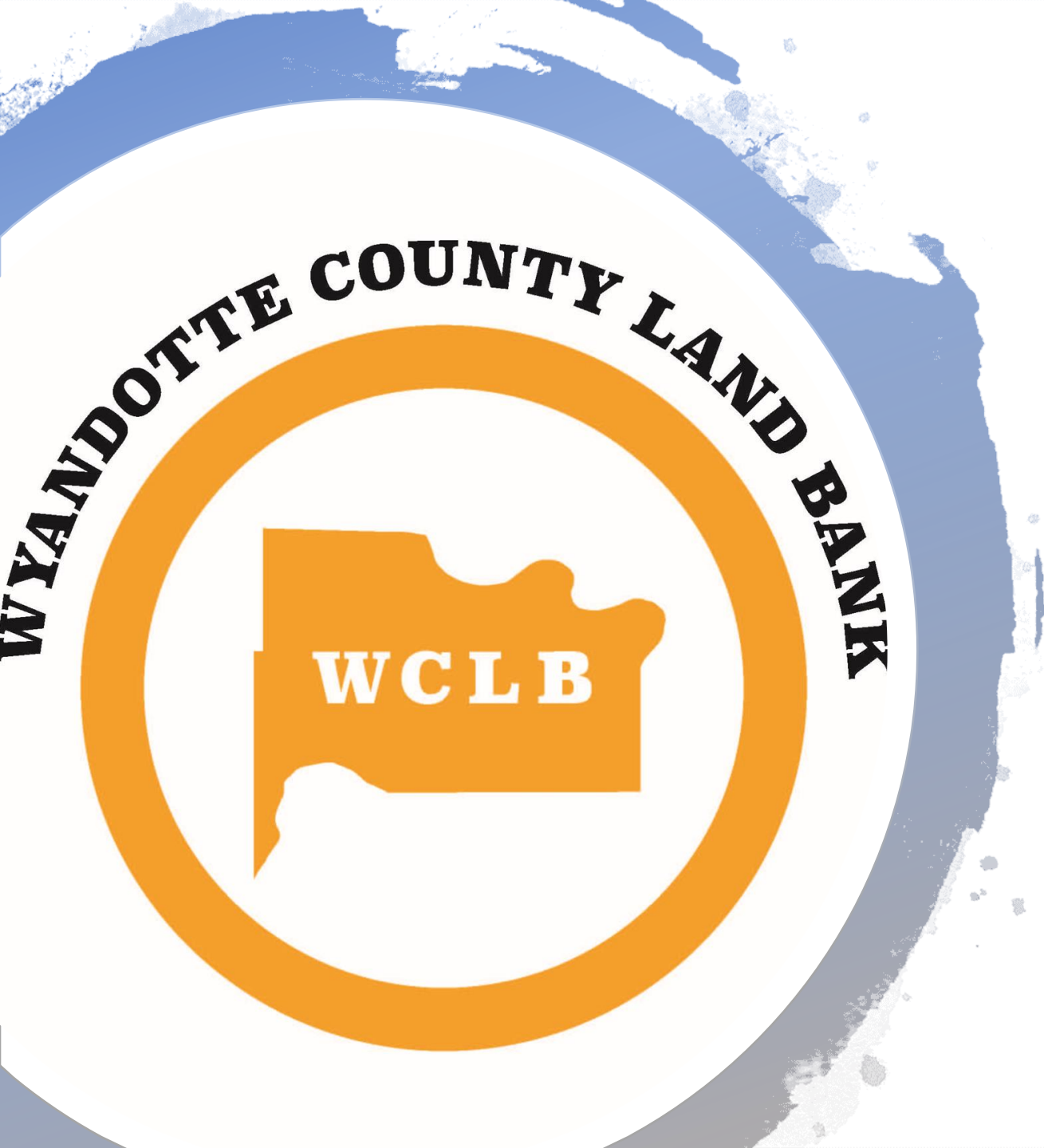
2

Property Transfers

4



Total New Units and Property Transfers **41**



Option Agreements

Agenda Item – A
Single Family Homes

15



OPTION AGREEMENTS

AARON LAWRENCE



Requesting Land Bank Lot

1716 Southwest Blvd - 905524

New Construction

Single Family Home

Zoning

R-1 Single Family District

Frontage

115ft





OPTION AGREEMENTS

AARON LAWRENCE



Building Details

1 Bed / 1 Bath
900 SqFt

Timeline

Project Start – Fall 2022
Project Completion – Winter 2022

Experience

Will hire a General Contractor to complete the work

Next steps

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

Comments

Staff Advisory Committee

Land Bank Advisory Board





OPTION AGREEMENTS ASHLEIGH DOWNS



Requesting Land Bank Lot

3224 N 44th Ter – 172219

3224 R N 44th Ter - 914010

New Construction

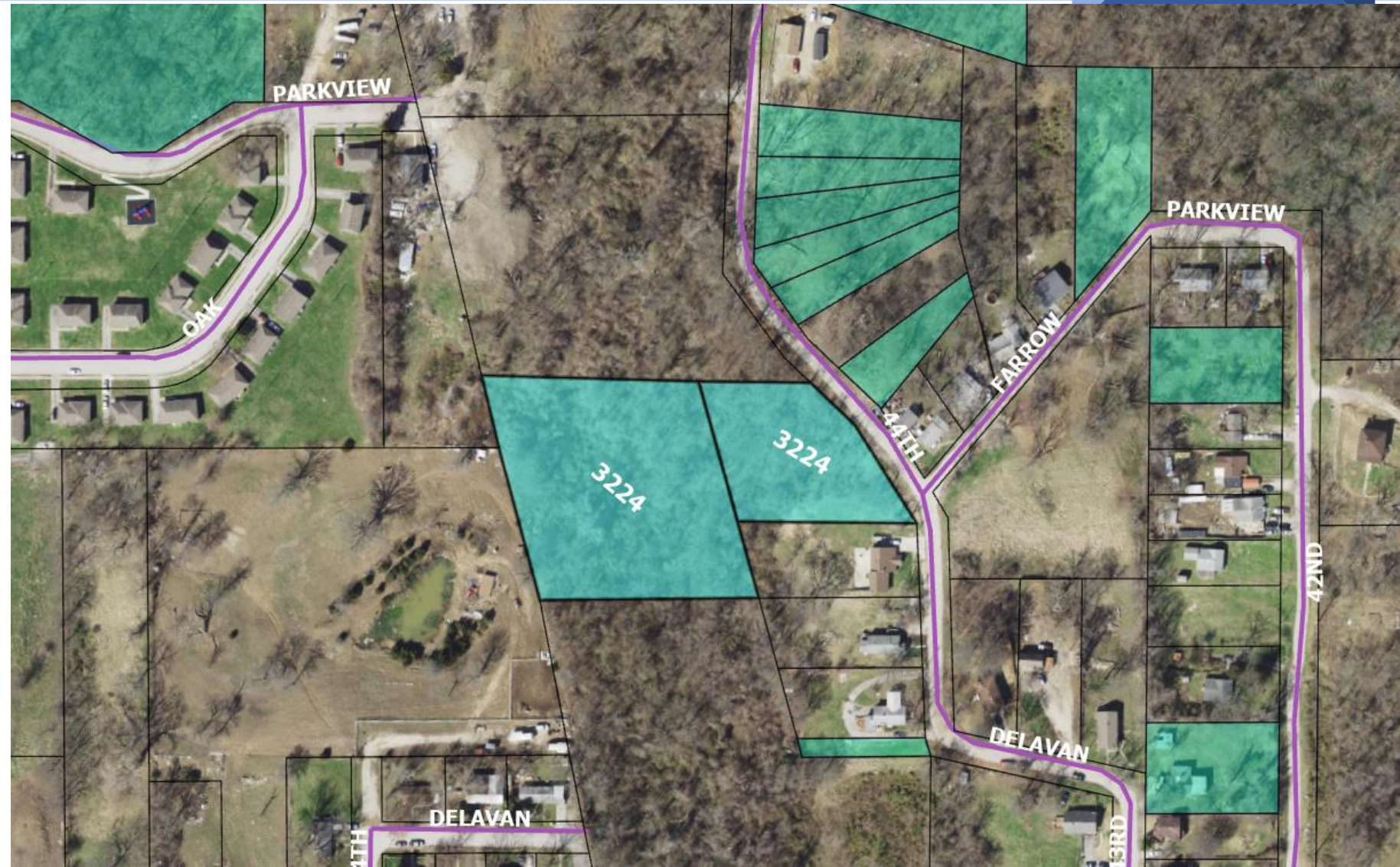
Single Family Home

Zoning

R-1(B) Single Family District

Acre

2.76





OPTION AGREEMENTS ASHLEIGH DOWNS



Building Details

3 Beds / 2 Baths
2,300 SqFt

Timeline

Project Start – Summer 2023
Project Completion – Summer 2024

Experience

Will hire a General Contractor to
complete the work

Next steps

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

Comments

Staff Advisory Committee

Land Bank Advisory Board





OPTION AGREEMENTS MARK ROTH



Requesting Land Bank Lot

2610 N 57th ST - 036211

New Construction

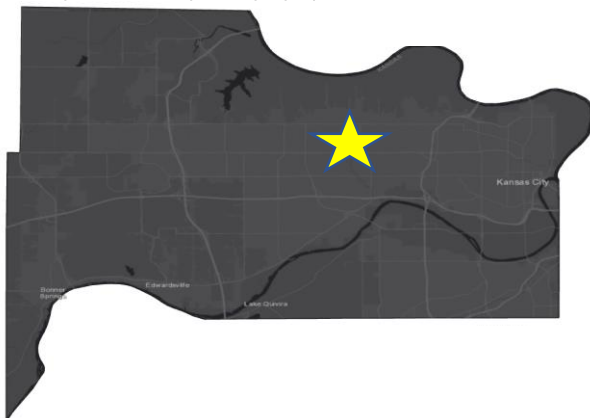
Single Family Home

Zoning

R-2 Two Family District

Frontage

90Ft





OPTION AGREEMENTS

MARK ROTH



Building Details

3 Beds / 2 Baths

1,500 SqFt

Timeline

Project Start – October 2022

Project Completion – Spring 2023

Experience

I am a licensed contractor and I have rehabbed several houses including 1 at 4525 Lafayette Ave in 2020

Next steps

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

Comments

Staff Advisory Committee

Land Bank Advisory Board



Applicants Comments -
I want to provide affordable homes to low to middle income families through my nonprofit



OPTION AGREEMENTS

MARK ROTH



Requesting Land Bank Lot

5711 Yecker Ave - 920418

New Construction

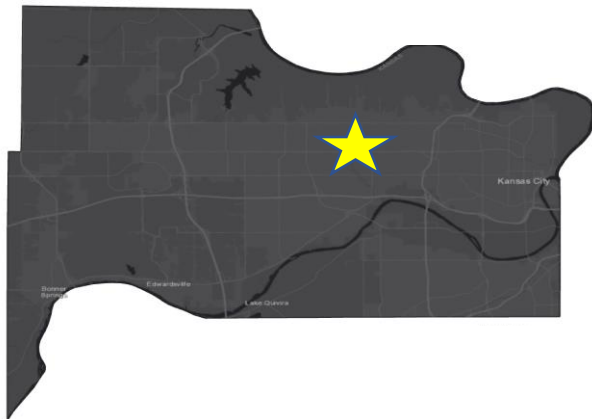
Single Family Home

Zoning

R-1 Single Family District

Frontage

80Ft





OPTION AGREEMENTS

MARK ROTH



Building Details

3 Beds / 2 Baths

1,500

Timeline

Project Start – Fall 2022

Project Completion – Summer 2023

Experience

Rehab Experience

Next steps

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

Comments

Staff Advisory Committee

Land Bank Advisory Board





OPTION AGREEMENTS

MARK ROTH



Requesting Land Bank Lot

2725 N 59th ST - 920416

New Construction

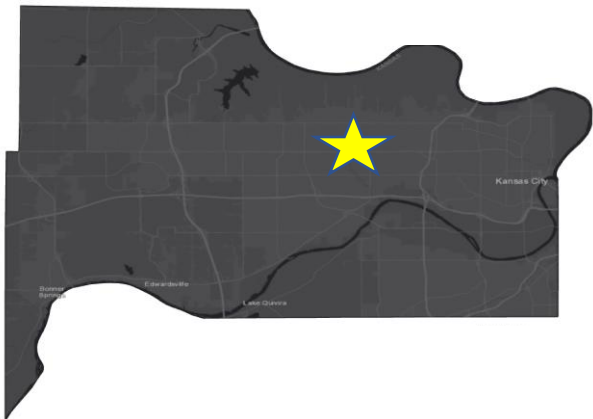
Single Family Home

Zoning

R-1 Single Family District

Acre

0.4





OPTION AGREEMENTS

MARK ROTH



Building Details

3 Beds / 2 Baths

1,300

Timeline

Project Start – Fall 2022

Project Completion – Summer 2023

Experience

Rehab Experience

Next steps

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

Comments

Staff Advisory Committee

Land Bank Advisory Board





OPTION AGREEMENTS

4036 PROPERTIES – DEWANNA WILLIAMS



Requesting 3 Land Bank Lots

2922 N 30th St – 099308

2914 N 30th ST – 099309

2910 N 30th St - 099310

New Construction

3 Single Family Homes

Zoning

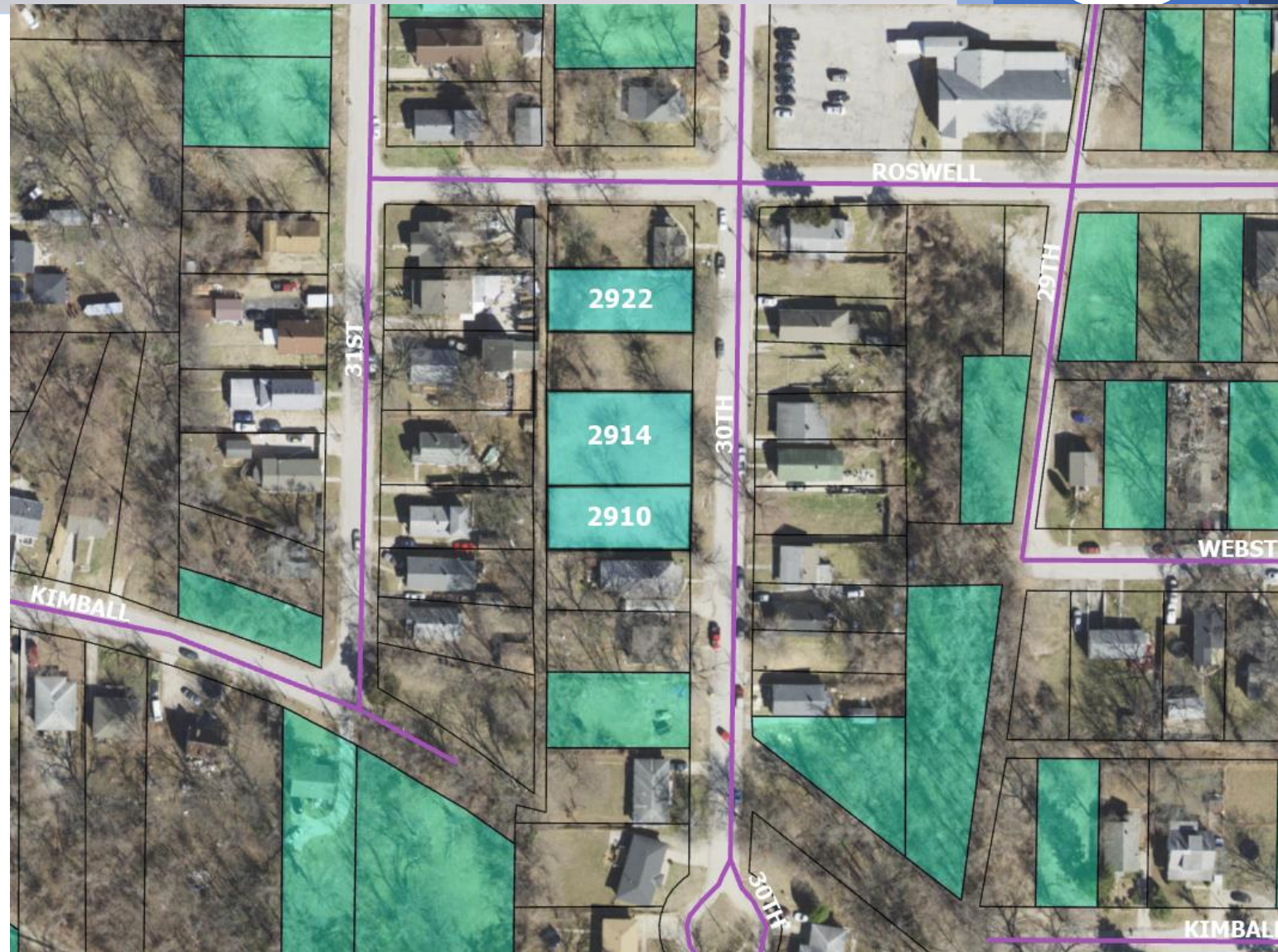
R-1 Single Family District

Frontage

2922 – 50ft

2914 – 75ft

2910 – 50ft





OPTION AGREEMENTS

4036 PROPERTIES – DEWANNA WILLIAMS



Building Details

2 – 3 Beds / 2 Baths
1,000 – 1,300 SqFt

Timeline

Project Start – Spring 2023
Project Completion – Spring 2025

Experience

Will have a general contractor build
the project

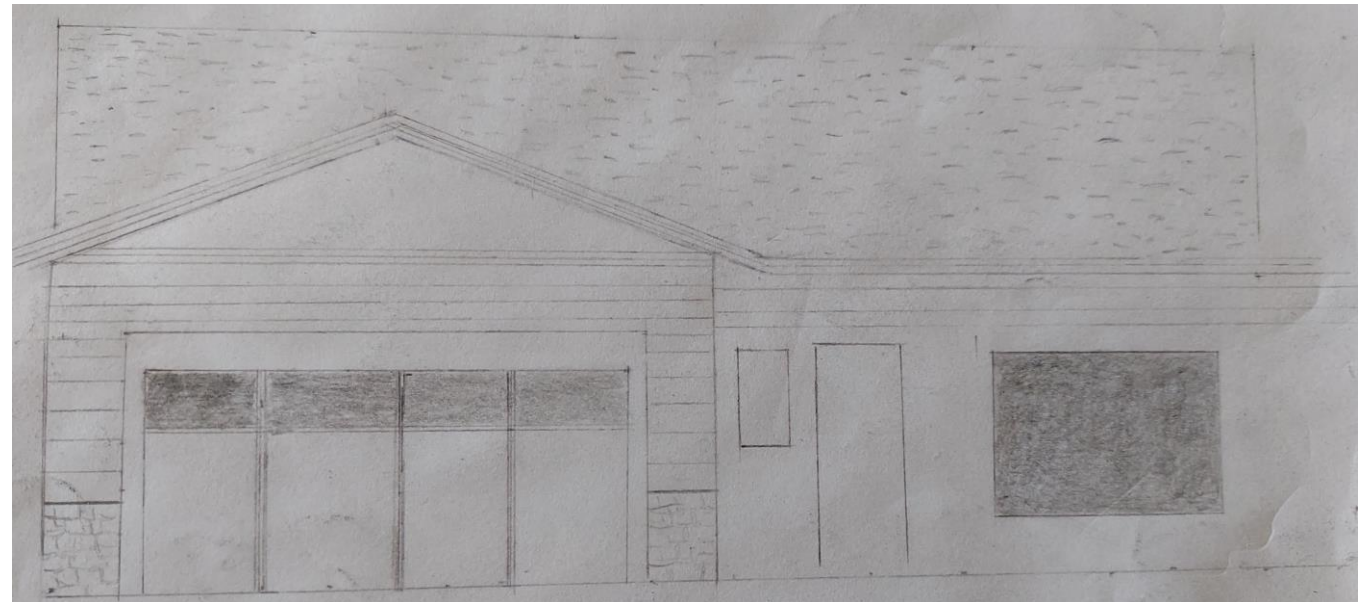
Next steps

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

Comments

Staff Advisory Committee

Land Bank Advisory Board



Applicants Comments

We are on a mission to help make a difference by revitalizing our community and providing affordable & secure properties in Wyandotte for elderly & single families.



OPTION AGREEMENTS

4036 PROPERTIES – DEWANNA WILLIAMS



Northeast Area Master Plan

SINGLE FAMILY The Single Family district is intended to protect established single family neighborhoods.

Allowed Building Types

Single Family Homes



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



OPTION AGREEMENTS

BRIAN SPARKS



Requesting Land Bank Lot

3509 Lust Dr - 079408

New Construction

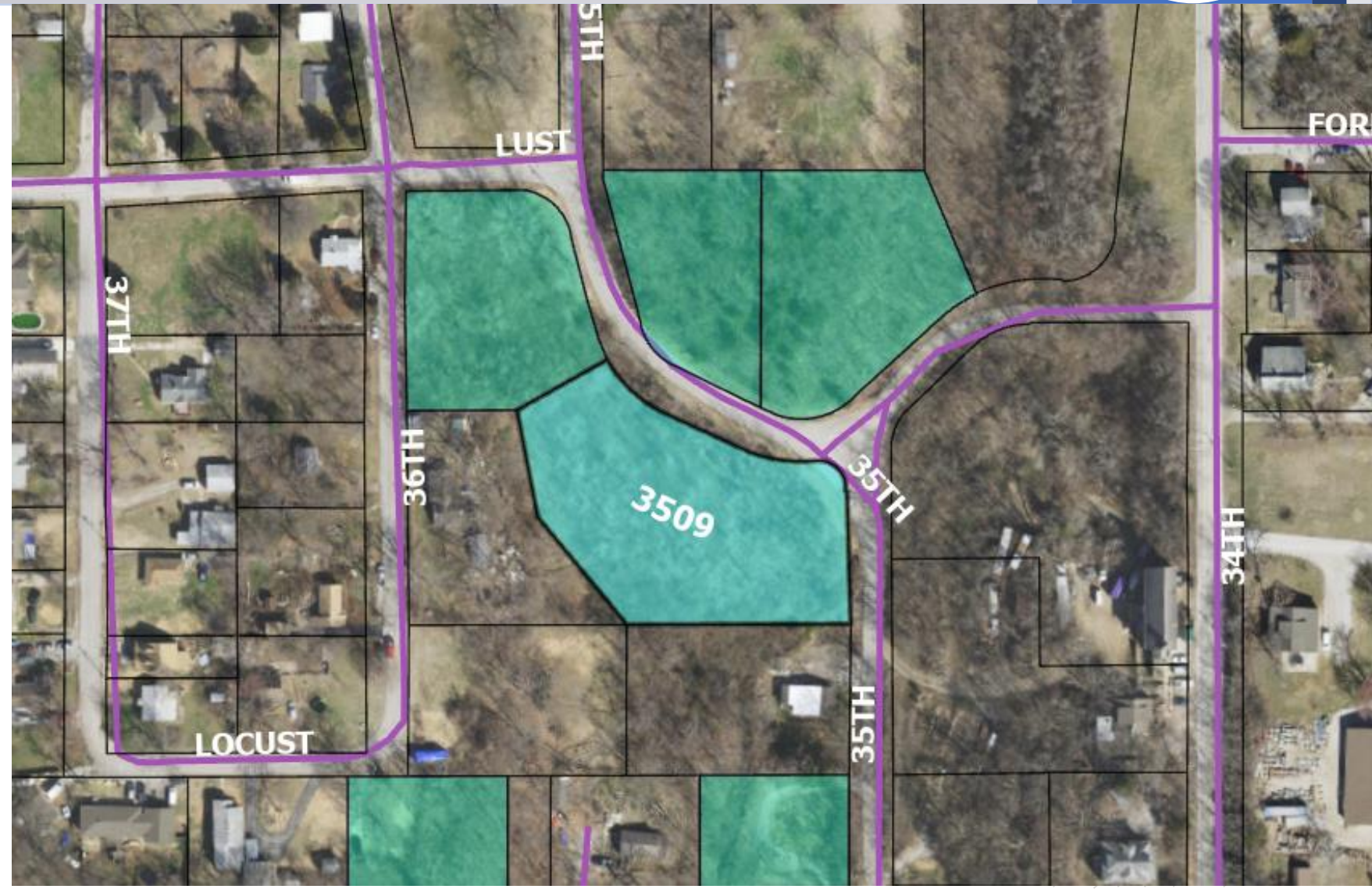
Single Family Home

Zoning

R-1 Single Family District

Acre

1.2





OPTION AGREEMENTS

BRIAN SPARKS



Building Details

3 – 4 Beds / 3 Baths
2,000 – 2,500 SqFt

Timeline

Project Start – Fall 2022
Project Completion – June 2023

Experience

Will have a general contractor build
the project

Next steps

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

Comments

Staff Advisory Committee

Land Bank Advisory Board



Three Bedroom, 2-1/2 Bath
Ranch Home



2000 to 2500 sq ft



OPTION AGREEMENTS NORLITO C. CASTILLO JR



Requesting 2 Land Bank Lots

840 Ann Ave – 081349

925 Ann Ave - 080652

New Construction

2 Single Family Homes

Zoning

R-1(B) Single Family District

Acre

840 – 40Ft

925 – 37.50Ft





OPTION AGREEMENTS

NORLITO C. CASTILLO JR



Building Details

3 Beds / 3 Baths

1,300

Timeline

Project Start – Fall 2022

Project Completion – Summer 2023

Experience

Rehab Experience

Next steps

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

Comments

Staff Advisory Committee

Land Bank Advisory Board





OPTION AGREEMENTS JAMES MICHAEL



Requesting Land Bank Lot

812 S 10th St - 072811

New Construction

Single Family Home

Zoning

R-2(B) Two Family District

Frontage

50Ft





OPTION AGREEMENTS

JAMES MICHAEL



Building Details

3 Beds / 2 Baths

1,200

Timeline

Project Start – October 2022

Project Completion – March 2023

Experience

40 years of Real Estate Investing

Next steps

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

Comments

Staff Advisory Committee

Land Bank Advisory Board





OPTION AGREEMENTS COMMUNITIES CARES, LLC



Requesting 7 Land Bank Lots

2 Homes –

150ft Total Frontage - 75ft per home

1914 N 6th St – 140712

1920 N 6th St - 140711

1922 N 6th St - 140710

1926 N 6th St - 140709

1 Home – 75ft total frontage

1927 N 6th St – 140635

1929 N 6th ST – 140634

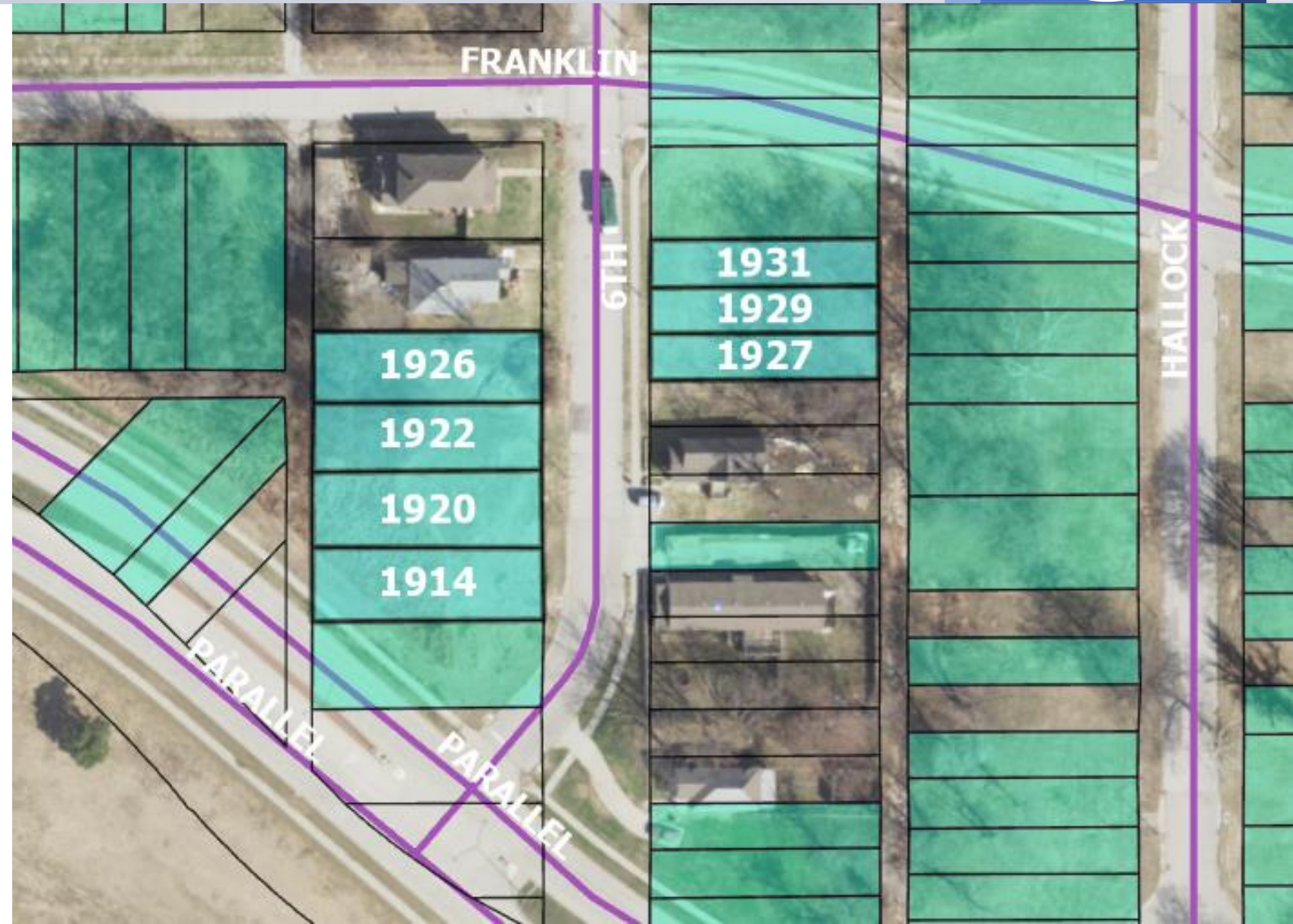
1931 N 6th ST - 140633

New Construction

3 Single Family Homes

Zoning

RP-5 Planned Apartment District





OPTION AGREEMENTS COMMUNITIES CARES, LLC





OPTION AGREEMENTS COMMUNITIES CARES, LLC



Michael Davenport Construction

- The builder for the project
- 45 years of experience
- Built single family homes, condominiums, Shopping strip centers
- Built 30 homes for Habitat for Humanity



2431 Forest Ave
Kansas City, Mo



2549 Tracy Ave
Kansas City, Mo



2542 Tracy Ave
Kansas City, Mo



2547 Tracy Ave
Kansas City, Mo



OPTION AGREEMENTS COMMUNITIES CARES, LLC



Building Details

3 - 4 Beds / 2.5 Baths
2,000 – 2,500 SqFt

Timeline

Project Start – July 2022
Project Completion – July 2023

Next steps

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

Comments

Staff Advisory Committee

Land Bank Advisory Board





OPTION AGREEMENTS COMMUNITIES CARES, LLC



Northeast Area Master Plan

LOWER-MEDIUM DENSITY RESIDENTIAL

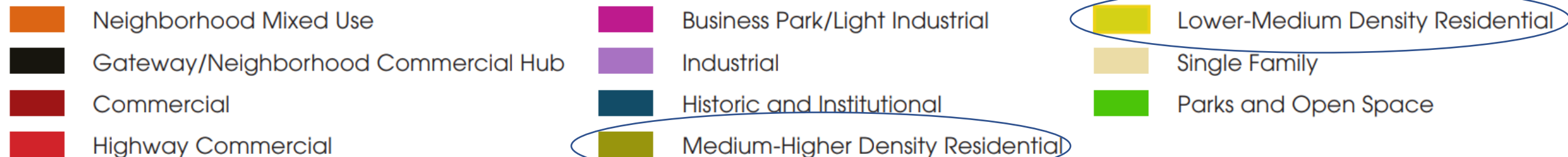
Allowed Building Types

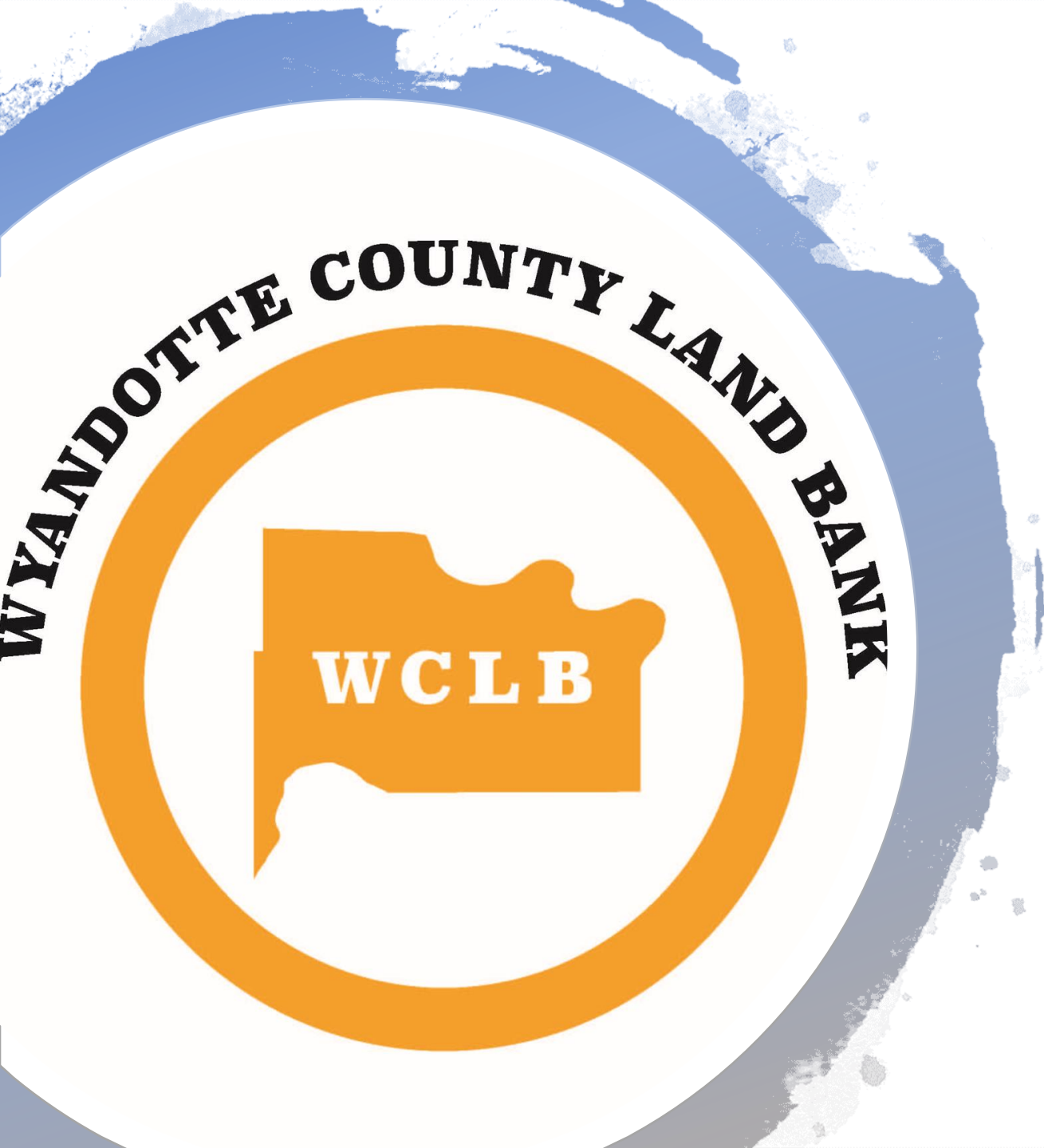
Single Family Homes, Townhomes, Duplexes

MEDIUM-HIGHER DENSITY RESIDENTIAL

Allowed Building Types

Single Family Houses, Duplexes, Townhomes, Low rise apartments 2-4 stories





Option Agreements

Agenda Item – B

Multi Family

19 units



OPTION AGREEMENTS

SHONDA GONZALES



Requesting Land Bank Lot

1620 N 75th DR - 928715

New Construction

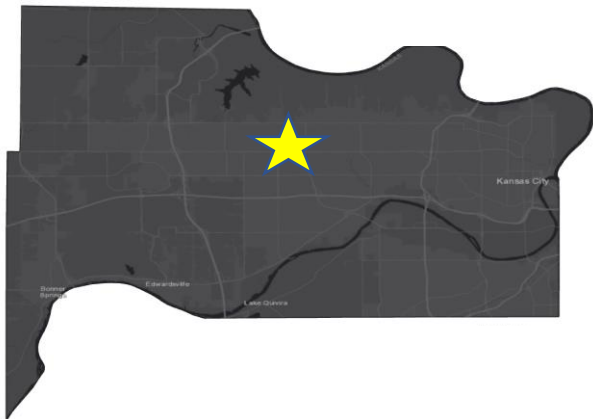
Multi-Family – 4 Units

Zoning

RP-5 Planned Apartment District

Acre

4.25





OPTION AGREEMENTS

SHONDA GONZALES



Building Details

4 Units
2 Beds / 1 Baths
1,250 SqFt
\$950 rent per unit

Timeline

Project Start – Fall 2022
Project Completion – Summer 2023

Experience

General contractor for commercial office building.

Next steps

1. Building permit
2. State and Federal permits for the creek
3. Build sidewalk
4. Proof of funds to over building estimate
5. Narrow lot review



Comments

Staff Advisory Committee

The creek would require state and federal permits to build Sidewalk and trails master plan requires a 10ft wide trails built following the creek. Build off of Oakland Ave. This lot could be very difficult to build and might be unbuildable.

Land Bank Advisory Board



OPTION AGREEMENTS STONE & BUSH HOMES, LLC



Requesting Land Bank Lot

1001 Brown Ave - 210009

Currently Owns

3061 Parkwood Blvd - 210013

New Construction

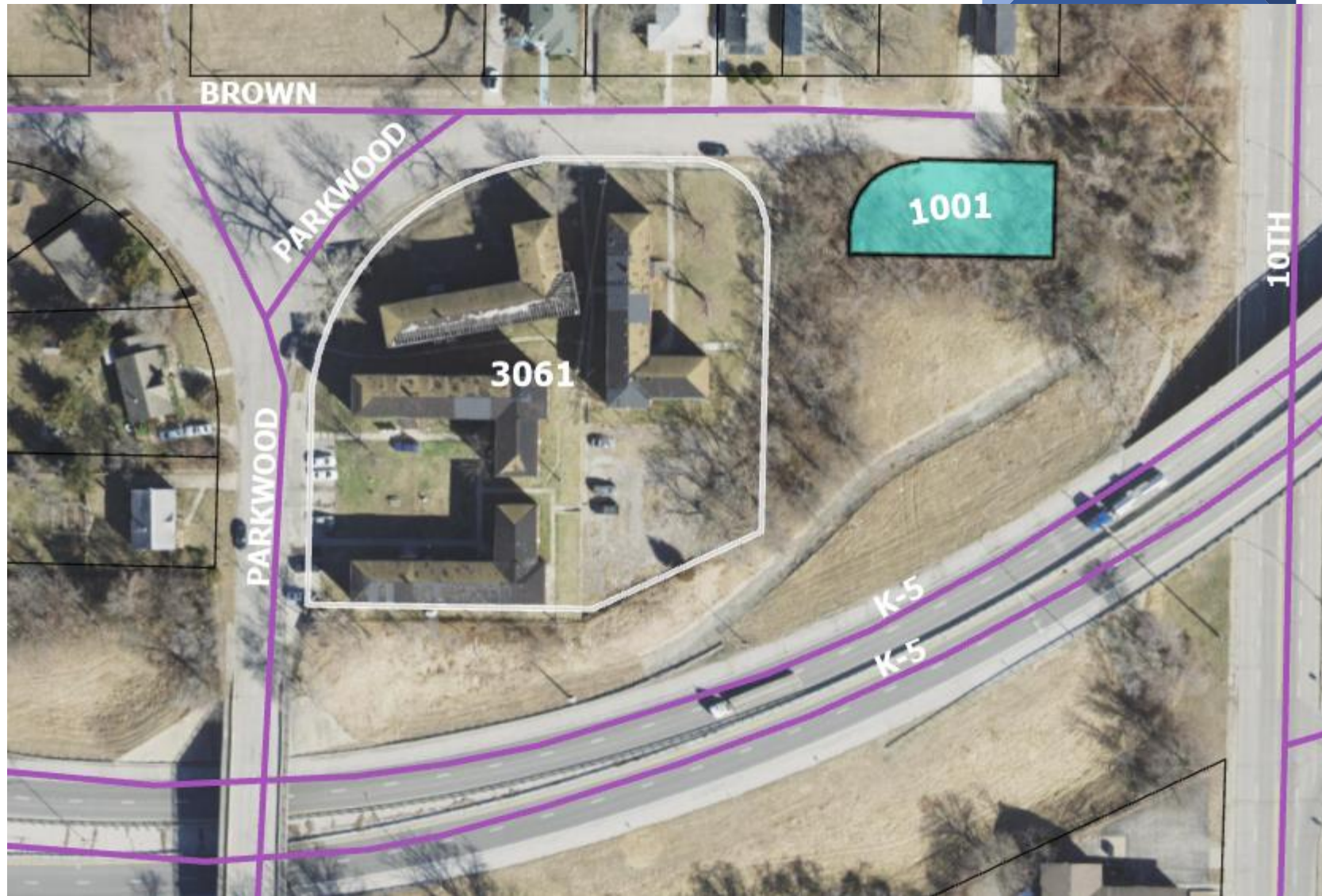
Parking lot

Zoning

R-1(B) Single Family District

Frontage

30FT





OPTION AGREEMENTS STONE & BUSH HOMES, LLC



Timeline

Project Start – September 2022

Project Completion – September 2023

Next steps

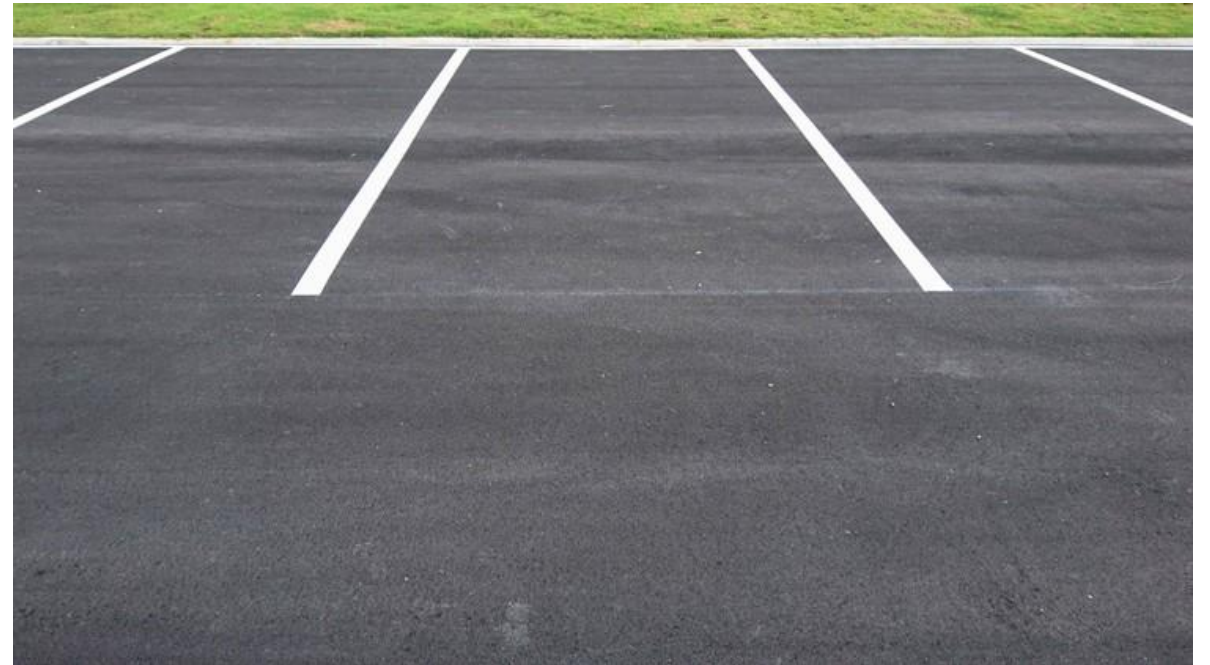
1. Vacate KDOT right of way
2. Replat as one parcel
3. Rezone (**Public Meeting**)

Comments

Staff Advisory Committee

Vacate the KDOT right of way, replat as one parcel and change zoning to R5. will need to build sidewalk on Brown Ave

Land Bank Advisory Board



We own the apartments next to the lot, we have limited parking. The parking at times is a problem for the neighborhood so having a parking lot will improve the neighborhood and provide our tenants very needed parking



OPTION AGREEMENTS STONE & BUSH HOMES, LLC



Northeast Area Master Plan

INDUSTRIAL

Industrial includes such uses as manufacturing and shipping and should generally be located apart from residential neighborhoods. Industrial areas should include amenities such as sidewalks, landscaping, lighting, and walking trails. Industrial uses should have an attractive campus feel to attract and retain talent.

Allowed Building Types

Light industrial buildings, heavy industrial buildings, commercial building to support industrial uses



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



OPTION AGREEMENTS WALL-TIES & FORMS INC



Requesting 8 Land Bank Lots

New Construction

15 units

Townhomes

Urban orchard and garden

Zoning

RP-5 Planned Apartment District





OPTION AGREEMENTS WALL-TIES & FORMS INC



Townhomes

835 Parallel Ave - 095058
831 Parallel Ave - 095057
827 Parallel Ave - 095056
825 Parallel Ave - 095055
834 Troup Ave - 095059
830 Troup Ave - 095060

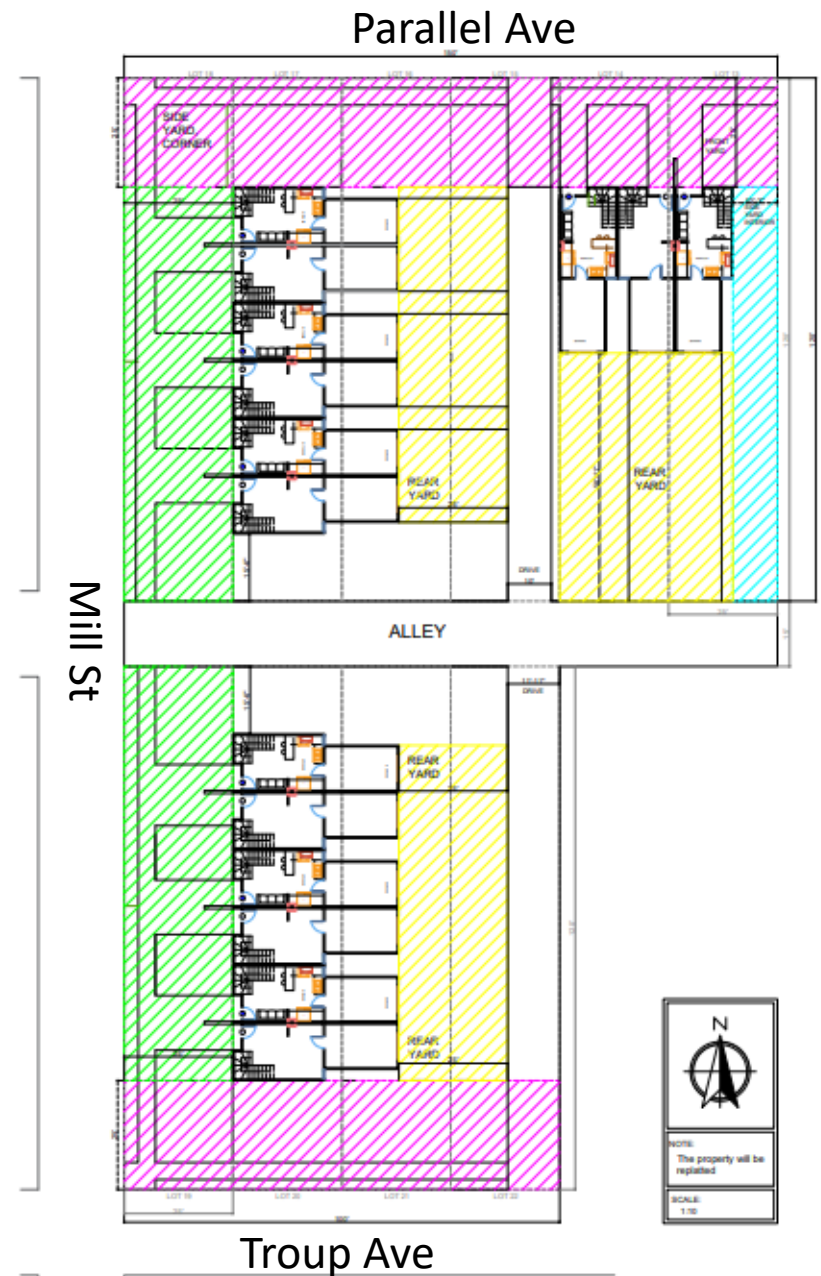
Garden and Orchard

843 Parallel Ave - 095068
851 Parallel Ave - 095069





OPTION AGREEMENTS WALL-TIES & FORMS INC





OPTION AGREEMENTS WALL-TIES & FORMS INC





OPTION AGREEMENTS WALL-TIES & FORMS INC



Building Details

2 bed / 1.5 bath
895 SqFt each unit
Modern, Highly energy efficient,
Parking in rear

Timeline

18 Months

Next steps

1. Narrow lot review
2. Building permit
3. Proof of funds

Comments

Staff Advisory Committee

Narrow lot review doesn't allow for flat roofs

Land Bank Advisory Board

Groundwork NRG is not in support of this project





OPTION AGREEMENTS WALL-TIES & FORMS INC



Northeast Area Master Plan

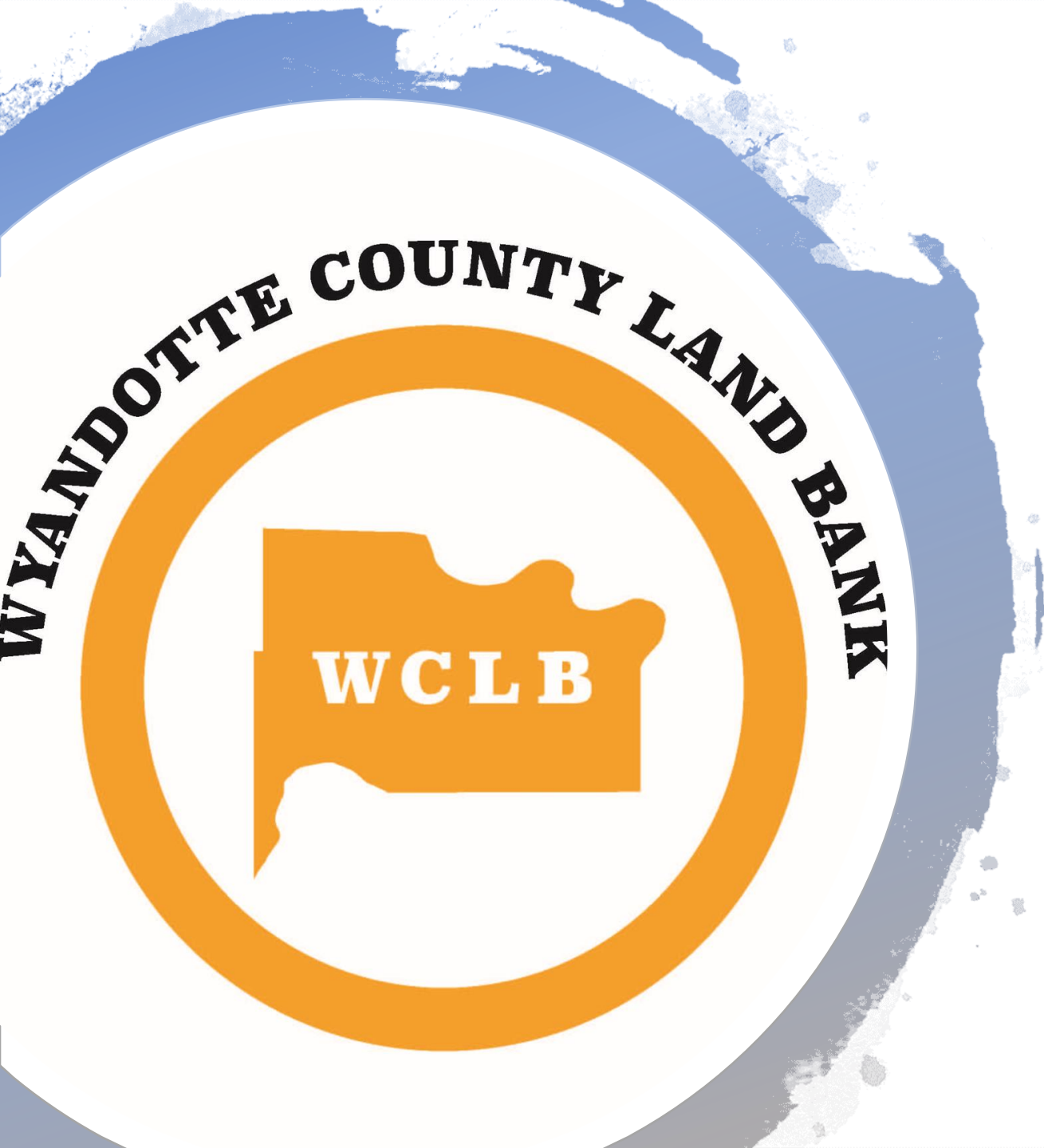
LOWER-MEDIUM DENSITY RESIDENTIAL The Lower-Medium Density Residential district is intended to promote infill development and investment by allowing additional units compared to the Single Family district, while preserving the overall character of existing neighborhoods. Lower-Medium Density Residential areas must follow the narrow lot design guidelines.

Allowed Building Types

Single Family Homes, Townhomes, Duplexes



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



Option Agreements

Agenda Item – C
Commercial

1



OPTION AGREEMENTS MOHAMMAD A CHAUDHRY



Requesting Land Bank Lot

706 Quindaro Blvd - 111910

Currently Owns

2310 N 7th St – 111912

704 Quindaro Blvd - 111911

New Construction

Parking lot

Zoning

C-3 Commercial District

Frontage

30FT





OPTION AGREEMENTS

MOHAMMAD A CHAUDHRY



Building Details

Need 20 parking spaces

Timeline

Project Start – June 2022

Project Completion – September 2023



Comments

Staff Advisory Committee

Land Bank Advisory Board

I have the properties 700 and 704 and I am building a convenience/grocery store and for me to open the store I need to have 20 parking spaces.



OPTION AGREEMENTS

MOHAMMAD A CHAUDHRY

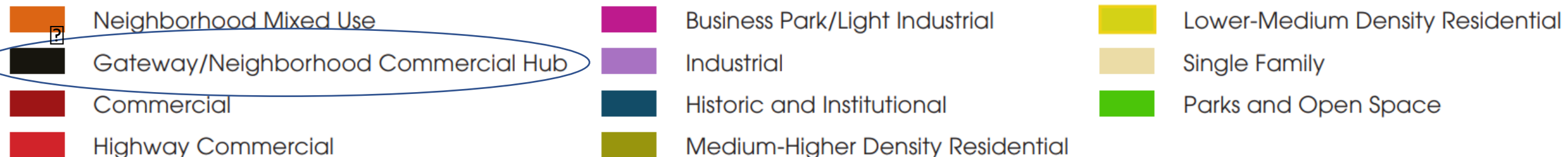


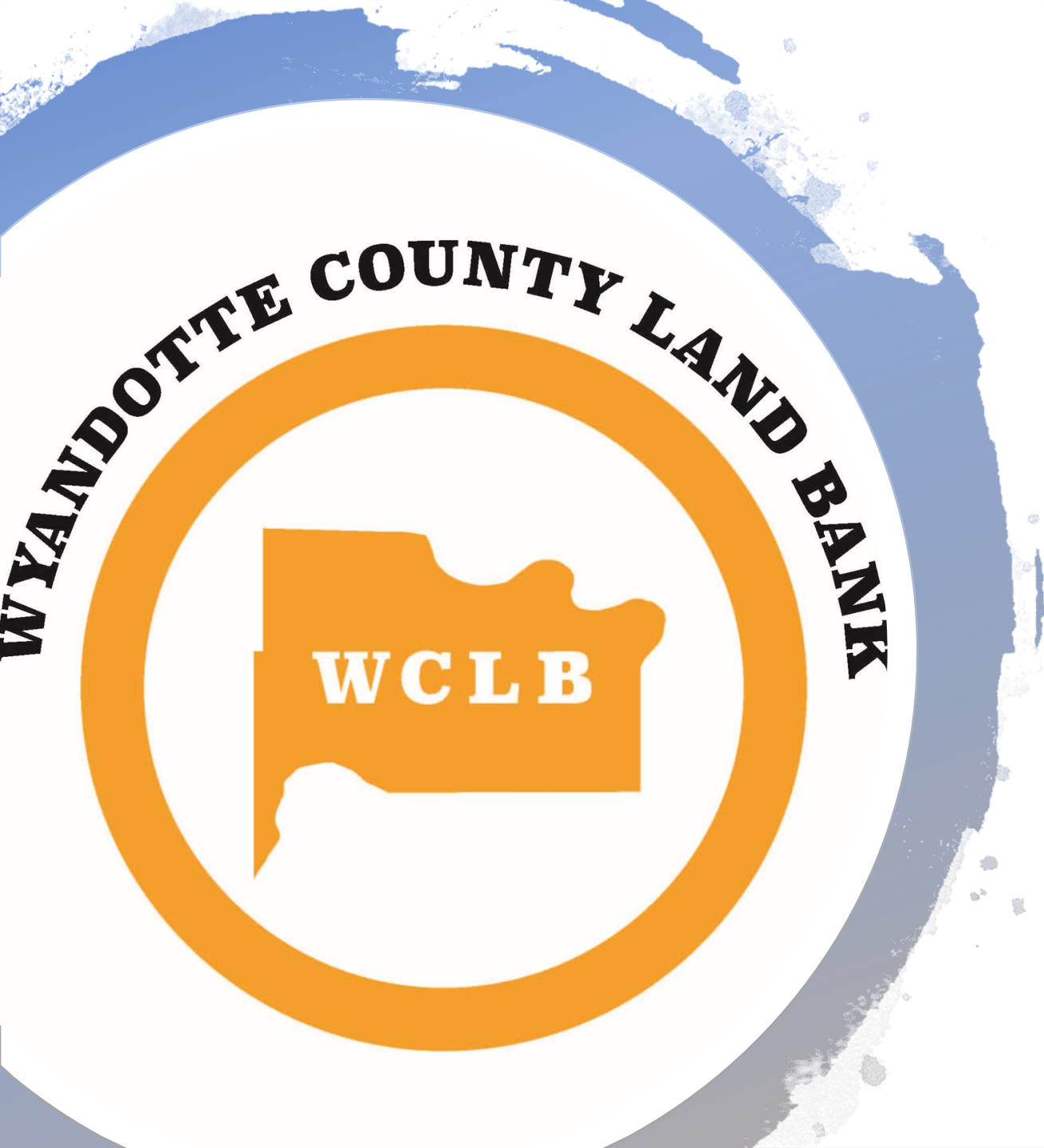
Northeast Area Master Plan

GATEWAY / NEIGHBORHOOD COMMERCIAL HUB The Gateway / Neighborhood Commercial Hub is a commercial district of medium intensity commercial uses that serve the surrounding neighborhoods and could include commercial uses that serve the wider community and region. These hubs are usually centered around a major intersection. These areas should be walkable with wide sidewalks, landscape buffer areas, street trees and accommodates for cyclists and transit. Buildings should be built up to the street to form a consistent street frontage with special consideration and prominence given to major block corners.

Allowed Building Types

Low Rise Apartments (2-4 stories), Small and Medium Commercial Retail and Office Buildings, Mixed Use Buildings (apartments/office above retail/ office), Institutional Buildings





Option Agreements

Agenda Item – D

Garages

2



OPTION AGREEMENTS

TERIONA EMERY



Requesting Land Bank Lot

1037 Grandview Blvd - 080569

Currently Owns

1035 Grandview Blvd - 080568

New Construction

3 car garage

Zoning

R-1(B) Single Family District

Frontage

25 Ft





OPTION AGREEMENTS TERIONA EMERY



Timeline

Project Start – June 2022

Project Completion – December 2022

Next steps

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

Comments

Staff Advisory Committee

Not recommending

Land Bank Advisory Board





OPTION AGREEMENTS EDWINA GASKIN



Requesting Land Bank Lots

2624 N 21st ST – 158942

2636 R N 21st ST - 163137

Currently Owns

2108 Georgia Ave - 158931

New Construction

2 car garage

Zoning

R-1(B) Single Family District





OPTION AGREEMENTS

EDWINA GASKIN



Timeline

Project Start – May 2022

Project Completion – May 2023

Experience

Currently rehabbing home

Next steps

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

Comments

Staff Advisory Committee

Garage - Not recommending for approval

Unbuildable lot – Should be turned to public right of way. We would have to replat. If we don't replat, we would have to distribute the lot between the surrounding property owners.

Don't give the lot to one person.

Land Bank Advisory Board





OPTION AGREEMENTS EDWINA GASKIN



Northeast Area Master Plan

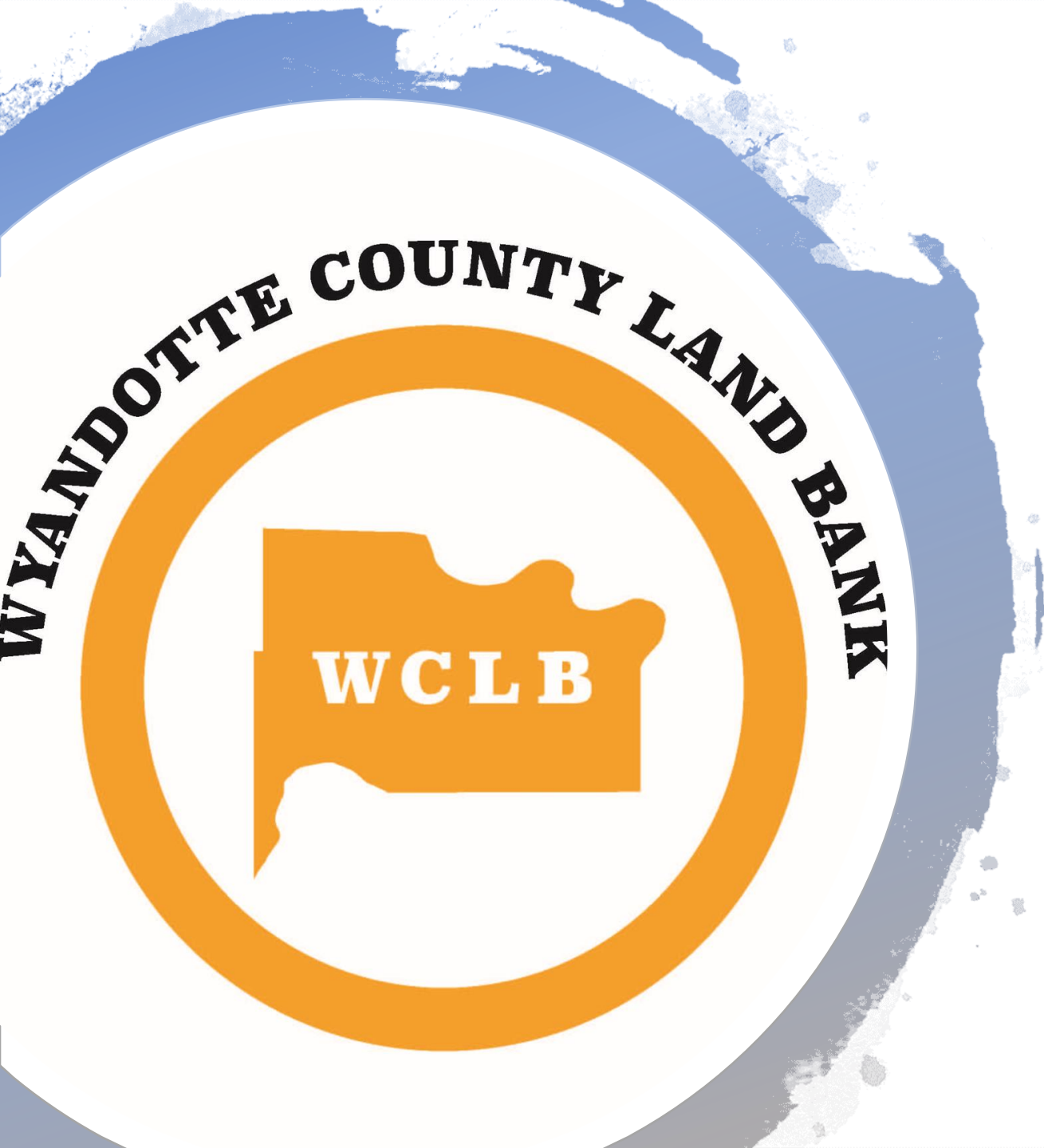
SINGLE FAMILY The Single Family district is intended to protect established single family neighborhoods.

Allowed Building Types

Single Family Homes



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



Option Agreements

Agenda Item – E
Property Transfers



YARD EXTENSION REBECCA DAVIS



Requesting Land Bank Lot

5911 N 123rd St – 234011

Currently owns

5917 N 123rd St - 234010

Unbuildable lot

Due to lot size requirements
on the plat.

Replating to switch the
ROW with the Land Bank lot





PROPERTY TRANSFER



Requesting Land Bank Lot

455 N Bluegrass DR – 228408

City of Bonner Springs

Would like the lot for a park and a sewer line.





UG TRANSFER TO LAND BANK



UG owned lot
426 N 78th ST - 008408





UG TRANSFER TO LAND BANK



UG owned lot

651 Village West Pkwy - 263434





Staff Request for Commission Action

Tracking No. 211791

Full Commission Meeting Date: 07/28/2022

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 07/11/2022
(If none, please explain):

Publication Required: No

<u>Date:</u> 06/28/2022	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager.				
4 Property transfer requests				
<u>Action Requested:</u> <i>Approve and forward to Land Bank Board of Trustees</i>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> NCD Memo Land Bank Property Transfers 07.11.22				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

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

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

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: June 30, 2022

SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** are being presented at the 07/11/2022 meeting:

- E. Property Transfers - 4
 - 1. Rebecca Davis
 - i. 5911 N 123rd St – 234011
 - ii. Currently owns – 5917 N 123rd St – 234010
 - iii. Summary – the lot is unbuildable due to plat restrictions on lot size.
 - 2. City of Bonner Springs
 - i. 455 N Bluegrass Dr – 228408
 - 3. UG Transfer to Land Bank
 - i. 426 N 78th St
 - 4. UG Transfer to Land Bank
 - i. 621 Village West Pkwy

