



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, November 7, 2022
Immediately upon adjournment of earlier committee, or
5:00 p.m.

Location: HYBRID

We invite you to view the meeting in person in the 5th-floor conference room, Suite 512, Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas, or virtually via Zoom webinar.

You are invited to a Zoom webinar.

When: Nov. 7, 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/87493518747?pwd=TnZKbWZKSzh1dW9qakZzS1psWTY2Zz09>

Passcode: 380362

Or One tap mobile:

US: +16699009128, 87493518747# or +17193594580, 87493518747#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 874 9351 8747

International numbers available: <https://us02web.zoom.us/j/87493518747?pwd=TnZKbWZKSzh1dW9qakZzS1psWTY2Zz09>

<u>Name</u>	<u>Absent</u>
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 November 7, 2022 Agenda**
- III. Approval of standing committee minutes from September 12, 2022**
- IV. Committee Agenda**

Item No. 1 - UPDATE: PARKWOOD POOL

Synopsis: An overview of the 2022 Parkwood Pool season and the partnership with Midwest Pool Management, submitted by Angel Obert, Director of Parks and Recreation.

Tracking #: 212080

Item No. 2 - APPROVAL: DOWNTOWN KCK COMMERCIAL HISTORIC DISTRICT NOMINATION SUBMISSION

Synopsis: Approval of the Downtown KCK Commercial Historic District nomination to the National Park Service for consideration, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Tracking #: 212083

Item No. 3 - LAND BANK OPTION APPLICATIONS

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

Please visit the new site to review the applications below.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

A. New Construction - Single Family Homes – 25 Homes

1. Angela Wright-Jones – 1 home
7648 Roswell Ave – 012317
2. Sergio Salas – 1 home
2921 S 53rd St – 028397
3. Brenda Davis – 1 home
2575 Espenlaub Ln – 908623
4. Nosaze Enoma Ighodaro – 1 home
2908 N 11th St – 906628
5. David Rowe c/o Folks Capital, LLC – 2 homes
10 N Mill St – 069011
8H N Mill St – 069012
6. David Rowe c/o Folks Capital, LLC – 7 homes
74 N 9th St – 093517
70 N 9th St – 093519
68 N 9th St – 093520
64 N 9th St – 093521
60 N 9th St – 093523
56 N 9th St – 093524
52 N 9th St – 093525
7. David Rowe c/o Folks Capital, LLC – 3 homes
846 Reynolds Ave – 120122
8. David Rowe c/o Folks Capital, LLC – 3 homes
654 Simpson Ave – 120989
650 Simpson Ave – 121082
648 Simpson Ave – 120990

9. Emilio Garcia – 1 home
1845 S Early St – 155040
1854 S Early St – 155051
1852 S Early St – 155050
10. Ephraim Woods Jr – 1 home
2210 N 10th St – 156721
2204 N 10th St - 156722
1011 Waverly Ave - 156724
11. Giovanna Frame – 1 home
1318 Greeley Ave – 157786
12. Giovanna Frame – 1 home
1326 Greeley Ave – 157784
13. La'Pourchea McConico – 1 home
4208 N 79th St – 931504
14. John and Laurie Tomelleri – 1 home
2792 Linden Dr – 149816
15. Kim Vaughn – 1 home
1936 N 4th St – 109825

B. Multi Family – 12 units total

1. Michael Berry – 4 Units
2518 N 57th St – 036208
2610 N 57th St – 036211
2. Raj Bhatia – 2 units
1312 N 47th St – 047597
3. Raj Bhatia – 2 units
1325 N 48th St – 047593
4. Raj Bhatia – 2 units
1231 N 48th Ter – 047572
5. Raj Bhatia – 2 units
1338 N 48th St - 047500

C. Commercial – 3

1. Gus Martin - Auto shop
1234 Minnesota Ave - 80865
1239 Minnesota Ave - 080884
2. Melvin Williams - Farmers Market
1800 Yecker Ave - 158760
2836 Hiawatha - 158759
1806 Yecker Ave - 158758
1810 Yecker Ave - 158757
1816 Yecker Ave - 158756
1818 Yecker Ave - 115779
3. Eddie Guinn – Gas Station/Mini Mart
1915 N 10th St – 095702
1909 N 10th St – 095703

936 Troup Ave – 154089
941 Parallel Pkwy – 154087
939 Parallel Pkwy – 154086
937 Parallel Pkwy – 154085
928 Troup Ave – 154094
920 Troup Ave - 154092
Would also include 5 UG owned lots

D. Garages – 4

1. Evelyn Janeth Amador Portillo
327 Franklin Ave - 110504
2. Jamie Marquez
6126 Parkview Ave – 031739
3. Jessica Moreno
1953 N 17th St – 102028
4. Zaira Judith Munoz
1966 N 25th St – 208302

E. Multiple Applications for the same parcels - 5

1. Sumey Rabie – Multi Family – 2 Units
923 Kansas Ave – 073042
2. Hamdi Al Sammarraie – Single Family Home
923 Kansas Ave - 073042
3. Bennett Petermann – 1 home
3501 Lust Dr – 079409
4. Primitivo Soto – 1 home
3501 Lust Dr – 079409
3530 Lust Dr - 079439
3510 Lust Dr - 079403
5. Tynetta Howard – 1 home
3501 Lust Dr – 079409

Tracking #: 212084

Item No. 4 - LAND BANK PROPERTY TRANSFERS

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

Please visit the new site to review the applications below.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

PT A Property Transfers - 3

1. Kansas City, Kansas Housing Authority – Property Transfer
1257 Ray Ave – 067550
2. Toma's Silua – Property Transfer
1960 H N 4th St – 109899
3. Unified Government – Property Transfer

4600 Orville Ave – 420000

PT B Yard Extensions - 2

1. Jose Antonio Navas Hernandez – Yard Extension
1919 S 40th St – 168323
2. Kayla Eagles – Yard Extension
850 Douglas Ave – 155035

PT C Donations – 4

1. Carmen Villarreal
917 Shawnee Ave – 072946
2. John L. Peterson
729 S 8th St – 073672
3. John L. Peterson
914 S Mill St – 072727
4. Matt Schulte
1263 Shawnee Ave - 072286

Tracking #: 212085

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, September 12, 2022**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, September 12, 2022, at 5:51 p.m. The following members were present: Commissioner McKiernan, Chairman; Commissioners Stites, Davis, Townsend, and Burroughs. The following officials were also in attendance: Patrick Waters, Deputy Chief Counsel; Jeffrey Conway, Assistant Counsel; Bridgette Cobbins, Assistant County Administrator; Jud Knapp, Land Bank Administrator; LaVert Murray, Economic Development Advisor in the Mayor's Office; Monica Sparks, Acting UG Clerk; Brittanie MacDonald and Tifani Portley, UG Clerk's Office.

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

The public is allowed to participate by Zoom or submit comments by email prior to the meeting, and those comments will be included in the record of this meeting. As I said, the public may participate by zoom during this meeting, and will also have an opportunity to provide brief comments from the fifth-floor meeting in 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 thank you. The first item is revisions to tonight's agenda. I do not believe any revisions were released after the agenda was first published, and if the Clerk could just confirm that, please. **Monica L. Sparks, Acting UG Clerk**, said you are correct.

Approval of standing committee minutes from April 4, 2022. **On motion of Commissioner Stites, seconded by Commissioner Burroughs, the minutes were approved.** Roll call was taken and there were five “Ayes,” Stites, Davis, Townsend, Burroughs, McKiernan.

IV. Committee Agenda

Item No. 1 – 211929...TRANSFERS: REAL PROPERTY INTERGOVERNMENTAL TRANSFERS

Synopsis: The Land Bank Manager requests approval and forwarding to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager. The parcels below are transferred to the correct owners from the Land Bank's inventory. Please visit the new site to review the parcels below.

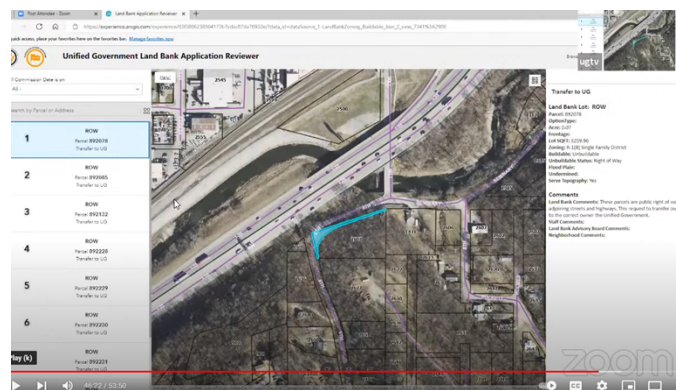
<http://maps.wycokck.org/LandBank.html>

Right-of-way - 22 parcels

1. ROW - Parcel - 892078
2. ROW - Parcel - 892085
3. ROW - Parcel - 892132
4. ROW - Parcel - 892228
5. ROW - Parcel - 892229
6. ROW - Parcel - 892230
7. ROW - Parcel - 892231
8. ROW - Parcel - 892232
9. ROW - Parcel - 892233
10. ROW - Parcel - 892234
11. ROW - Parcel - 892237
12. ROW - Parcel - 892238
13. ROW - Parcel - 892239
14. ROW - Parcel - 892240
15. ROW - Parcel - 892241
16. ROW - Parcel - 892242
17. ROW - Parcel - 892244
18. ROW - Parcel - 892245
19. ROW - Parcel - 892246
20. ROW - Parcel - 892247
21. ROW - Parcel - 892249
22. ROW - Parcel - 892251

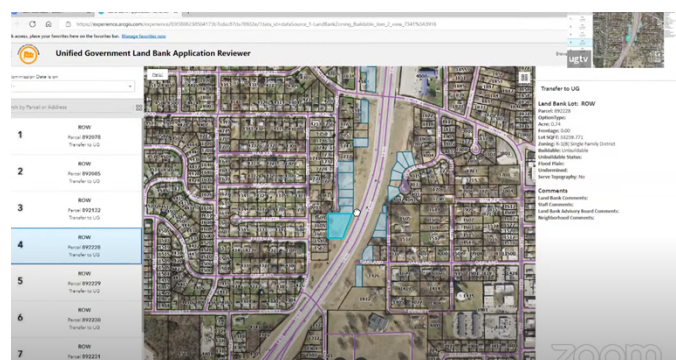
Judd Knapp, Land Bank Manager, said tonight I want to do two things. First, all of these properties, the 22 that are listed, are just to clean up the Land Bank's inventory. They're all right-of-way properties that are going to be transferred to the Unified Government.

The second thing is, I kind of want to show off a new tool that we've been working on, that should improve our community engagement and reduce our staff time.



You come over here and you click on one point, and it zooms in for you, so you have all the information here that you would have on my regular PowerPoints.

The beauty of this is this is all ran off surveys, so the applicant fills this out for me. I don't have to make a PowerPoint again. As you go, all these are right-of-way properties that are in there. They're just in the road, they are just cleaning up my inventory.



This one is there's a bunch of them there. This has a bunch of features on it like down here there's layers that you could turn on and off like neighborhood groups, and commission districts. As you said, as a Commissioner you could put on your district and see what items are actually in your district from this map.

Commissioner Stites asked, so does the Planning and Zoning Commissioners also have access to this? **Mr. Knapp** said everyone has access. **Commissioner Stites** said everyone's got it, perfect. Good job, I like it, and making things easier to navigate and more fluid, and that we can streamline this process, is a lot better. Thank you very much.

Chairman McKiernan said I will echo Commissioner Stites. Judd, as you and I have already talked about when you presented this in Agenda review, I think this is a tremendous step forward in terms of the tools that we have available to us.

Remind me again, can we turn the zoning overlay on with this? **Mr. Knapp** said, yes, we can. **Commissioner McKiernan** said, Commissioner Sites back to what you had said a moment ago, I think that is even more powerful in terms of the Planning Commission because now they can see the actual zoning designation for each of these parcels and so it just adds more richness of information. I really do appreciate all of this.

One of the things that Judd has been working on is continuing to clean up our inventory, making sure that parcels in the Land Bank are actually Land Bank parcels and not, in this case, right-of-way that should not be considered to be part of the Land Bank, but simply part of the land that the Unified Government owns on either side of public rights-of-way. Judd, I appreciate the work that you've been doing to clean up our inventory and make sure that what we demonstrate to the public is, in fact, what's in the bank and potentially available for people to acquire. Does any other member of the committee have comments or questions for Mr. Knapp?

Chairman McKiernan asked the Clerk if we had any comments from the public regarding this item. **Ms. Sparks** said no public comment was received. Is there anyone who's present in the fifth-floor meeting room who would like to make comment on this item? **Ms. Sparks** said we have no members of the public in the room. **Chairman McKiernan** said, thank you. I'd ask if there's anyone who's online by Zoom who'd like to offer public comment on this item. I see no hands there. So, committee, I'd ask if there is a motion on this item.

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

Chairman McKiernan said thank you, Mr. Knapp. Thank you, Committee, for the work. I think this is a tremendous tool. That is the last item on our agenda. I will entertain a motion.

Commissioner Davis said before we go, I want to give an update on the Land Bank listening sessions. **Chairman McKiernan** said absolutely, thank you. **Commissioner Davis** said I just wanted to make sure we have this on record and Ashley Hand, our Communications team, they've done a phenomenal job, but we have three listening sessions for the Land Bank that's going to be available for the public for Commissioners just to know. I've already notified Legal. We're good as far as not having to abide by any quorum or anything. It's going to be a special notice that's sent out. So, as many of us can come to as many meetings as possible, but there are three dates that I just want to throw out there for the public. The first session is going to be on October 18th, that's a Tuesday, from 6:30 to 8 at Eisenhower Community Center. The second session is going to be Tuesday, October 25th from 6:30 to 8 at Beatrice Lee Community Center and the last one's going to be Tuesday, November 1st 6:30 to 8 at Argentine Community Center. There'll be other opportunities, but those are the three that are coming up. Thank you, Chair.

Chairman McKiernan said thank you so much. Commissioner Davis I certainly would like to acknowledge and express my appreciation for all the work that you are doing to really embrace, taking a deep dive look at our Land Bank, and making sure that it serves everyone's needs as best it can. Much appreciated work.

PUBLIC AGENDA

No items.

ADJOURN

Commissioner Stites made a motion, seconded by Commissioner Davis, to adjourn. Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

The meeting was adjourned at 6:00 p.m.

tk



Staff Request for Commission Action

Tracking No. 212080

Full Commission Meeting Date:

Committee: Neighborhood & Community Development

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

Publication Required: No

<u>Date:</u> 10/25/2022	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u> Parks & Recreation
<u>Item Description:</u> An overview of the 2022 Parkwood Pool season and the partnership with Midwest Pool Management, submitted by Angel Obert, Director of Parks and Recreation.				
<u>Action Requested:</u>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u>				



Staff Request for Commission Action

Tracking No. 212083

Full Commission Meeting Date: 12/1/2022

Committee: Neighborhood & Community Development

Date of Standing Committee Action:

(If none, please explain):

Publication Required: No

<u>Date:</u> 10/26/2022	<u>Contact Name:</u> Gunnar Hand	<u>Contact Phone:</u> 5751	<u>Contact Email:</u> ghand@wycokck.org	<u>Department/Division:</u> Planning and Urban Design
<u>Item Description:</u> Downtown KCK Commercial Historic District Nomination				
<u>Action Requested:</u> Recommend submission of the Downtown KCK Commercial Historic District nomination to the National Park Service for consideration				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> KCKCC 10.19.2022 DowntownKCK HD & Economic Benefits				

Downtown KCK Commercial Historic District Economic Benefits

Presented by Cynthia Ammerman, 2022



Overview

— — —

- ❑ Downtown Kansas City, KS Historic Preservation Projects
 - ❑ Survey Update & Historic District
- ❑ Financial Benefits to Historic Preservation
 - ❑ Potential for grant funding
 - ❑ Historic Tax Credits
- ❑ Conclusions



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Cynthia Ammerman, Historic Preservation Consultant

— — —

- ❑ Historic Preservation Consultant since 2013
- ❑ Consultant in Real Estate & Development since 2005
- ❑ Project Experience includes California, Kansas, Missouri, Nevada, Eastern United States
- ❑ Board of Directors KC Modern and former Friends of Sacred Structures
- ❑ Advocacy Committee for Advisory Council for Historic Preservation, Govt. Affairs American Cultural Resources Association (Past) & NTHP (Past)
- ❑ Research areas of expertise in community development, jazz history, modernism, and sacred structure repurposing



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Recent Kansas Projects



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Timeline for the Proposed Commercial Historic District

- Continuation of 30 years of Urban Planning Process in the UG (1993 & 2016)
- May 2021-Board of Commissioners Approved Application Submittal for SHPO HPF Grants
- Fall 2021-UG Award Announced, RFP Process Initiated
- Early 2022-Department of Planning & Urban Design Hired Polis: Cultural Planning
- May 2022- Landmarks Commission Update
- August 2022-Landmarks Commission Update
- September 2022 First Draft Submitted to State Historic Preservation Office
- September 2022- Historic Preservation Open House & Project Update
- September 2022- Presented district to the Chamber of Commerce and set date for more in-depth discussion.
- November 2022- Planned submittal to SHPO based on recommendation/comments
- February 2023-Anticipated National Park Service Determination



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Historic Designation

— — —

National Register of Historic Places (Federal)

Kansas Register of Historic Places (State)

Kansas City, Kansas Historic Landmarks & Districts (Local)

- ❑ Register including buildings, sites, structures, districts, and objects.
- ❑ Integrity, Design, Materials



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Criteria for Listing

- **Criterion A**, "Event", the property must make a contribution to the major pattern of **American history**
- **Criterion B**, "Person", is associated with significant people of the American past.
- **Criterion C**, "Design/Construction", concerns the distinctive characteristics of the building by its architecture and construction, including having great artistic value or being the work of a master.
- **Criterion D**, "Information potential", is satisfied if the property has yielded or may be likely to yield information important to prehistory or history



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Downtown KCK Commercial Historic District Project Area

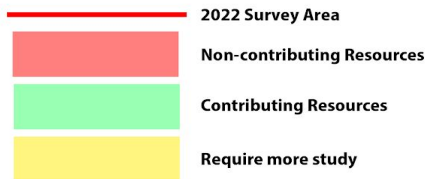
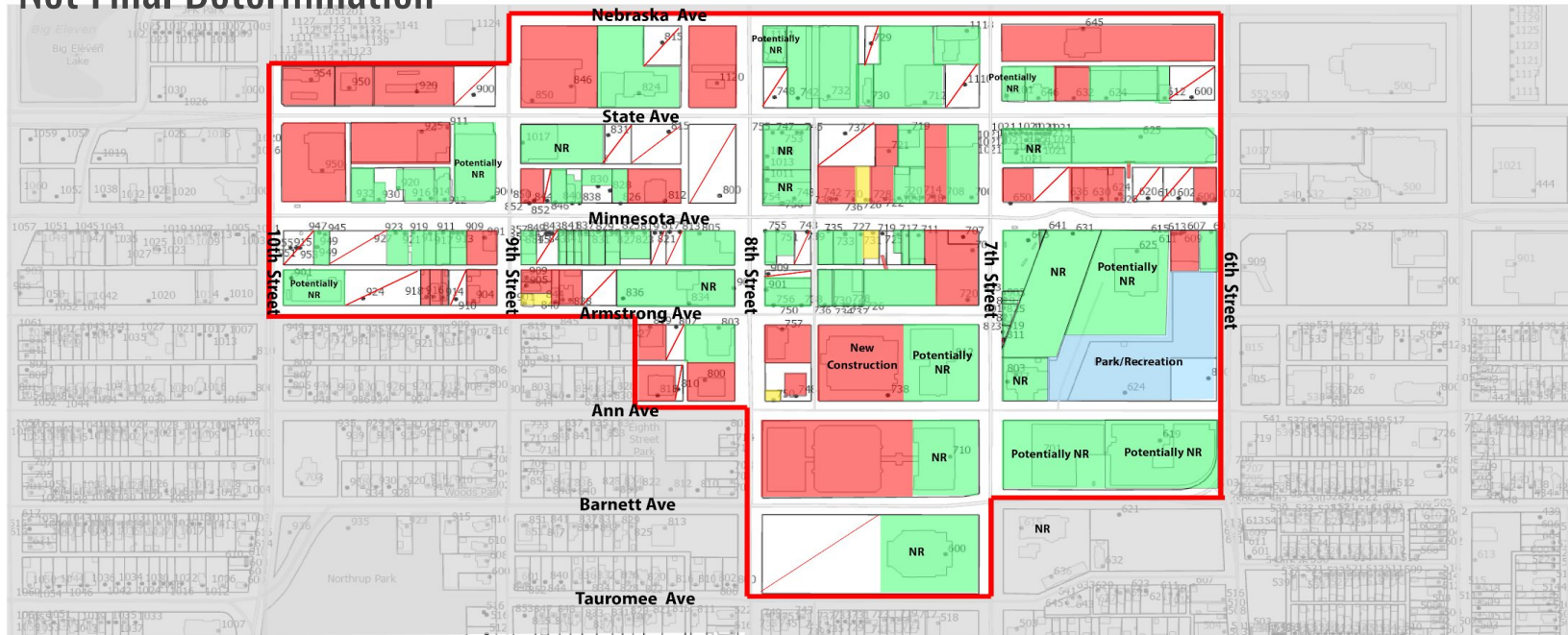
Recommendation in 2016 Survey Report



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Proposed Downtown KCK Commercial Historic District (as submitted to SHPO)

Not Final Determination



121

Total Buildings/Sites

65

Contributing

11

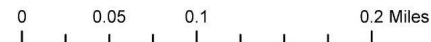
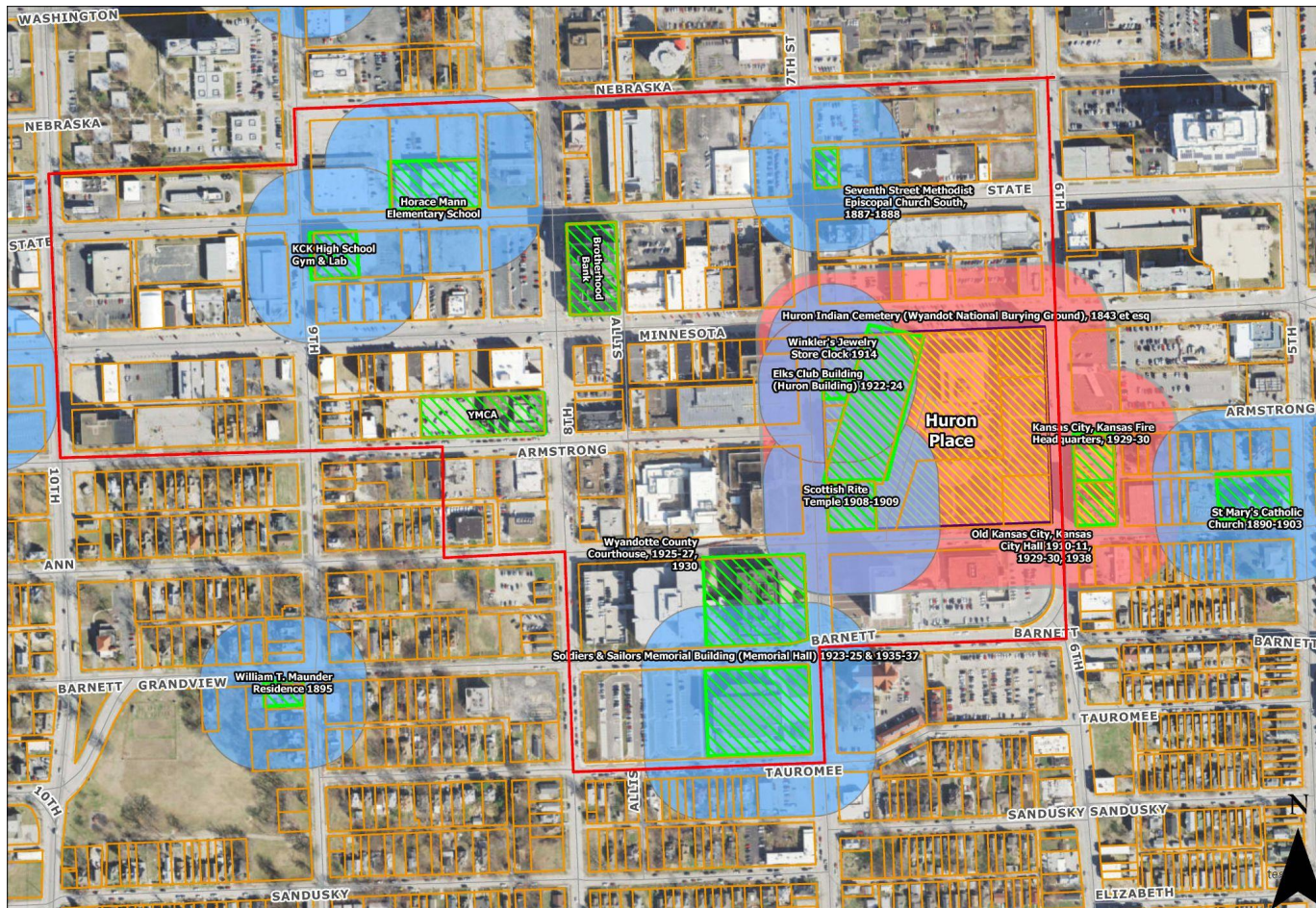
Existing Historic
Designations

45

Non-Contributing



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Summary

The Downtown Kansas City, Kansas Commercial District is eligible for listing in the National Register of Historic Places under Criteria A for COMMERCE and COMMUNITY PLANNING AND DEVELOPMENT. The district is locally significant for its association with as the center of commerce, religious, and government functions that are essential to a metropolitan area. Within the national context of COMMERCE and COMMUNITY PLANNING AND DEVELOPMENT the Downtown Kansas City, Kansas Commercial District exemplifies the evolution of the American city in the Midwest. The period of significance for the Downtown Kansas City, Kansas Commercial District begins in 1882, with the date of construction of the earliest building in the district and ends in 1973 with the fifty-year cut off, as determined by the National Park Service. The district and its contributing resources have evolved with the ebbs and flows of the American economy and the district is representative of the evolutionary architectural and urban planning policies that have sought to address changes over time due to technological, sociological, or economic advances.



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Circa 1951
Town House Hotel
Contributing and
Individually
Listed



MVSC, Kansas City Public Library, Kansas City, Missouri



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**YWCA Central
Branch Building
900 W. 8th Street
Current HTC Project**



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Expanded Economic Opportunity

National Level Funding Opportunities

- Federal
 - National Park Service, National Endowment for the Humanities, FEMA, HUD, Tax Credits

Philanthropic

- National Trust for Historic Preservation, Corporate Philanthropy
- State of Kansas
 - Heritage Trust Fund, Historic Preservation Fund, State Tax Credits



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Economic Benefits of Heritage Tourism-Tourism is Local Too!

- Spend \$62 more per day
- 90% come with families
- 55% spend night away from home
- 58% are employed full time
- 64% are visiting the site for the first time
- 84% will return to visit the site again to bring others or will take more time
- Data comes from “Profiting from the past: the impact of historic preservation on the north Carolina economy”
- Heritage tourists in Florida in 2007 spent an estimated \$4.13 billion, and 46.7% of all U.S. visitors to Florida reported visiting a historical site during their stay.



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Heritage Trust Fund

A State grant program that helps to offset the costs of preservation related projects. Only properties that are listed on the state or National Register of Historic Places are eligible. These grants are highly competitive, but the Kansas State Historical Society hosts workshops to support applicants in the submission of their applications. More information can be found at <https://www.kshs.org/14617>

Tax Credits

More readily available are Historic Rehabilitation Tax Credits that can reduce your federal and state income tax bills. Twenty percent (20%) of qualifying expenditures can be returned to you through federal tax credits. An additional 25% of a project's qualifying expenditures is offered through the State. For example, if you spend \$100,000 on a rehabilitation project, you can have \$20,000 reduced from your federal income tax bill and \$25,000 reduced from your state income tax bill. Non-profit entities have the ability to sell certain tax credits to tax-paying enterprises, and thereby take advantage of the tax credit program as well. More information for both programs can be found at <https://www.kshs.org/14666>

Matching funds up to
\$100,000
for professional and
construction expenses

Source: Kansas Historical Society

25% of project cost
reduced from
state income tax

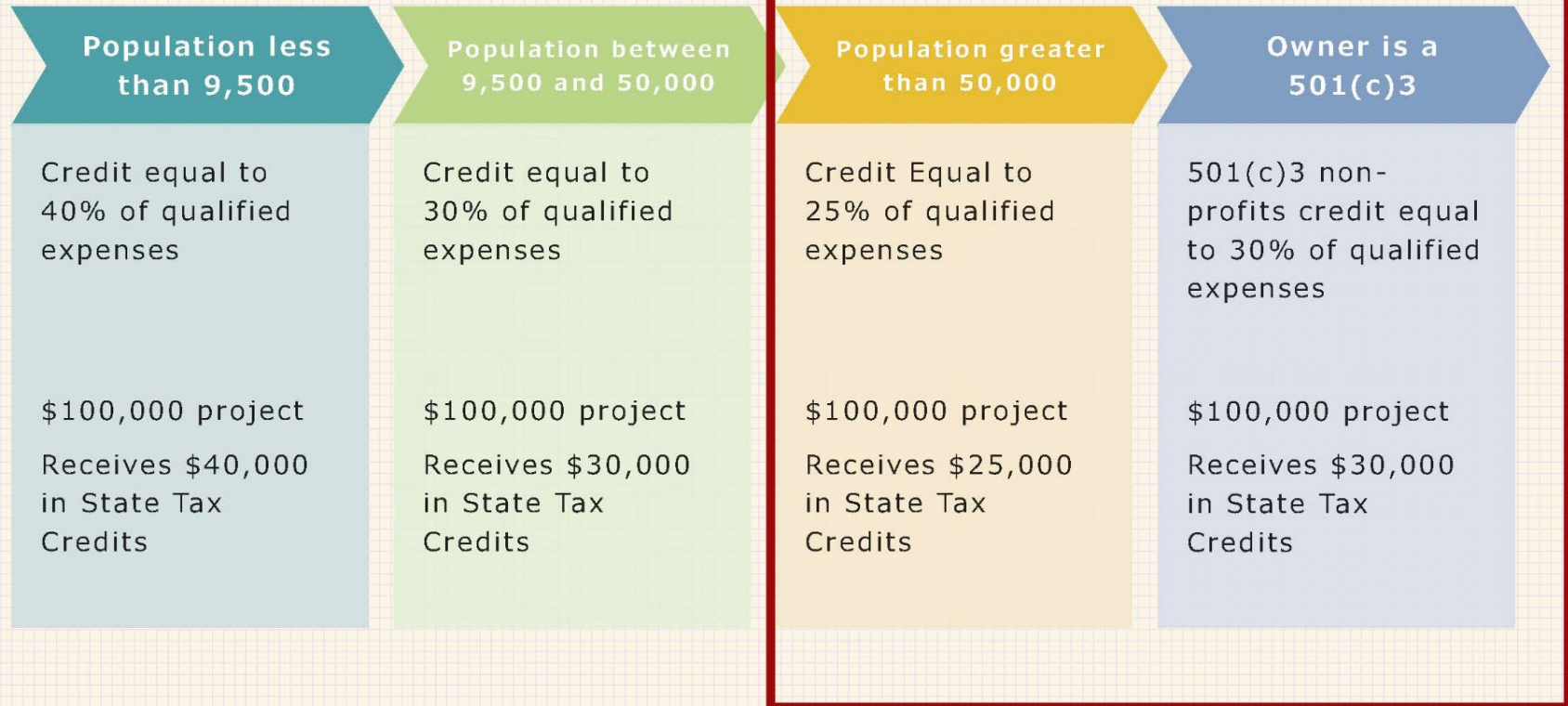
20% of project cost
reduced from
federal income tax

Source: Kansas Historical Society



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New State Tax Credit Structure (as of July 1, 2022)



Most Recent Data

Department of
the Interior
September 2022



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Fiscal Year 2021 Highlights

\$8.0 billion

Total in rehabilitation investment

2021 POSITIVE IMPACTS
on the national economy:

\$15.0 billion in output,

\$7.7 billion in GDP,

\$5.6 billion in income, and

\$2.1 billion in taxes, including

\$1.3 billion in Federal tax receipts.

135,000

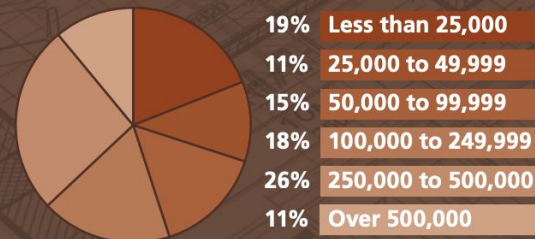
NEW JOBS created and billions
of dollars in total (direct and
secondary) economic gains

44% Projects in low- and moderate-income census tracts*

78% Projects in economically distressed areas*

30% Projects in communities of less than 50,000 people*

Projects by Community Size (Population)*



*Courtesy of PolicyMap (Count of Population, 2020. United States Census Bureau Decennial Redistricting File (PL 94-171). New Markets Tax Credit (NMTC) Eligibility Status for 2019 using 2011-2015 eligibility data. United States Department of the Treasury, CDFI Fund)

Economic Success

Studies of historic districts across the country have shown that protecting historic resources is good for business. Measures such as property value, tenant demand, and resident populations have seen sustained, positive growth within historic districts. Additionally, historic districts have shown greater resiliency when faced with tough economic times; often retaining more value and recovering more quickly than non-historically designated areas. A Downtown Historic District could help drive prosperity to the UG's central business area.

Chesnut Street Historic District - Hays, Kansas

Number of Projects	11 commercial rehabs
Appraised Values	+122.5%
New Investments	+\$5 million (since 2002)
New Businesses	+25 (net)
New Jobs	+130 full time, 186 part time
Sale Tax Collection	+135%



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

Source: Kansas Preservation Alliance, 2010

https://www.kshs.org/preserve/pdfs/kansas_40_page_report.pdf



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2020 Project Office Upgrades
Square Footage: 8,593
Project QRE Costs: \$455K
HTC Benefit: \$113,750
\$52/sq.ft after HTC \$39/sq.ft.



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Preliminary Schedule
to K-36
Historic Preservation Credit

KANSAS DEPARTMENT OF REVENUE
Schedule of Detailed Historic Preservation Costs
Schedule II

Project Number:
Property Name:
Property Address:
SS # or EIN #:
Project Start Date: **Aug-21**

Name of Taxpayer(s):
Project Completion Date: **Dec-21**

**45,300 Sq.Ft.
Project**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
Enter Box Number from Part 2 Application	Enter Item # from Schedule of Project Development Costs (Schedule I)	Invoice Date	Invoice #	Vendor Name	Description of Items Purchased	Check #	Date Paid	Total Costs	Ineligible Development Costs or Paid for with Grant or Other Nontaxable Income
4	8	9/30/2021	R21062A		Roof	12919	11/18/2021	\$187,130.56	
4	8	10/31/2021	R21062B		Roof	12919	11/18/2021	\$80,196.81	
4	8	11/24/2021	R21087A		Roof	12973	12/27/2021	\$91,997.07	\$60,696.70
4	8	9/13/2021	20215518		Roof, move AC units	12917	11/18/2021	\$4,180.00	
2 & 3	8	4/11/2021			Drone for Reapir Assesment	12532	4/26/2021	\$3,830.00	
8	8	9/23/2021	5867		Windows	12918	11/23/2021	\$21,700.00	
8	8	10/29/2021	5868		Windows	12918	11/23/2021	\$87,030.00	
2 & 3	8	9/23/2021	1427		Tuckpointing (Work)	12810	10/4/2021	\$113,300.00	
2 & 3	8	9/23/2021	1449		Tuckpointing (Work)	12974	12/23/2021	\$19,700.00	
2 & 3	53	8/2/2021	F38551-01		Tuckpointing (Boom Lift)	12816	10/1/2021	\$5,290.19	
2 & 3	53	8/6/2021	F39402-01		Tuckpointing (Scissor Lift)	12816	10/1/2021	\$1,056.08	
2 & 3	53	8/9/2021	R09740-01		Tuckpointing (Equipment)	12816	10/1/2021	\$3,223.50	
2 & 3	53	8/30/2021	F38551-02		Tuckpointing (Lift)	12816	10/1/2021	\$5,171.94	
2 & 3	53	8/30/2021	F38551-03		Tuckpointing (Lift)	12816	10/1/2021	\$119.25	
7	8	9/28/2021	1432		Storefront	13012	1/3/2022	\$20,000.00	
7	8	9/13/2021	10/24/1929		Awning	12886	11/6/2021	\$2,089.26	
7	8	9/13/2021	10/24/1929		Awning	12788	9/7/2021	\$2,089.27	
5, 6 & Amendment	8	8/19/2021	2/22/2145		Electrical/Lobby sconces	12812	10/1/2021	\$2,653.64	
5, 6 & Amendment	8	8/19/2021	11/15/2144		Electrical/Lobby sconces	12812	10/1/2021	\$2,687.50	
6	8	7/23/2021	K025454		Lobby Lighting	12752	8/24/2021	\$13,257.98	
5, 6 & Amendment	8	6/29/2021	49772		Halfway painting (floor 2,3,4,5)	12570	8/31/2021	\$25,000.00	
5, 6	8	8/27/2021	47152		Lobby Carpet & Install	12814	10/8/2021	\$31,820.20	\$15,000.00
5, 6 & Amendment	8	6/25/2021	1293229		Paint	12650	7/6/2021	\$197.05	
5, 6 & Amendment	8	6/23/2021	522542		Paint	12650	7/6/2021	\$1,093.71	
5, 6 & Amendment	8	Jul-21	4819-0		Paint	12650	7/6/2021	\$297.56	
Soft Cost	63	11/17/2021	M58159			12972	12/17/2021	\$50,000.00	
Soft Cost	54	6/10/2021	21517-1			2202	6/14/2021	\$2,500.00	
Soft Cost	54	7/1/2021	21517-2			2218	7/26/2021	\$10,000.00	
Soft Cost	54	12/13/2021	21517-3			2275	12/17/2021	\$5,000.00	
Soft Cost	19	6/29/2021	262-00A			2209	07/06/2021	\$1,684.90	
Soft Cost	19	7/12/2021	DS21530.1			12714	7/16/2021	\$2,585.00	
Soft Cost	52	7/16/2021			KS HTC Application Fee	2214	7/16/2021	\$1,500.00	
Interest	28		Statements		Interest			\$4,323.13	
TOTAL AMOUNT PAID								\$802,705.60	\$75,696.70
I declare under the penalties of perjury that to the best of my knowledge the above information is true and correct.									
Signature of Officer / Owner				Title			Date		

Subtract headings (h) and (i) for total in heading (j).
The Kansas Department of Revenue will allow only those qualified expenditures that have been paid. The total amount paid in heading (h) should equal the amount entered on Schedule I heading (c) Total Costs.

\$16.00/sq.ft.

HTC \$12.00/sq.ft

\$181K Credits

MOST RECENT DATA: Economic Studies



● POLIS:
● CULTURAL
● PLANNING

“The Political Economy of Historic Districts: The Private, the Public, and the Collective”
Academic Study Yang Zhou, 2019, West Virginia University

- ‘Public’ initiated historic districts with publicly accessible buildings located within the district tend to have greater economic ‘spillover’ benefits than private districts with only private assets [Public & Private is Essential]
 - Multi-family Housing (Town House Senior Apartments)
 - City Halls, Libraries, Court Buildings, Banks

Source: “The Political Economy of Historic Districts: The Private, the Public, and the Collective” Academic Study Yang Zhou, 2019, West Virginia University

Typical Cost per Square Foot Range: New Build vs Historic Adaptive Reuse

(for a >50,000 SF building in the US Mid-Atlantic Region)

Building Type	New Build	Historic Adaptive Reuse*
Higher Education Classroom	\$425 - \$550 SF	\$325 - \$475 SF
High School Classroom	\$300 - \$500 SF	\$275 - \$375 SF
Commercial Office	\$250 - \$300 SF	\$225 - \$300 SF
Museum	\$700 - \$1,300 SF	\$600 - \$900 SF

*Assuming significant updates



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Source: MGAC Architects, American Institute of Architects 2020.

CONSTRUCTION COST PER SQUARE FOOT (PSF)

AVERAGE COST PER SQUARE FOOT IN THE UNITED STATES

Commercial Office Space	Hospitality	Warehouse & Manufacturing Facilities	Healthcare	Schools	Universities	Public & Community Facilities	Parking Structures
 Single story \$313 psf	 3-star hotel \$478 psf	 Regional distribution center \$214 psf	 Medical office \$498 psf	 Elementary - \$295 psf Middle school - \$325 psf High school - \$359 psf	 Dormitory \$322 psf	 Gymnasium \$403 psf	 Above-ground /multi-level parking \$71 psf
 Mid-rise \$562 psf	 5-star hotel \$691 psf	 Light industrial warehouse \$238 psf	 Specialty clinic \$619 psf	 Primary/Secondary \$327 psf	 Standard classroom building \$580 psf	 Police station \$580 psf	 Below-ground /multi-level parking \$143 psf
 High-rise \$660 psf		 Tech lab factory \$635 psf	 Acute care facility \$888 psf		 Admin building \$596 psf	 Government admin building \$591 psf	
					 Laboratory \$756 psf	 Museum/Performing arts center \$892 psf	

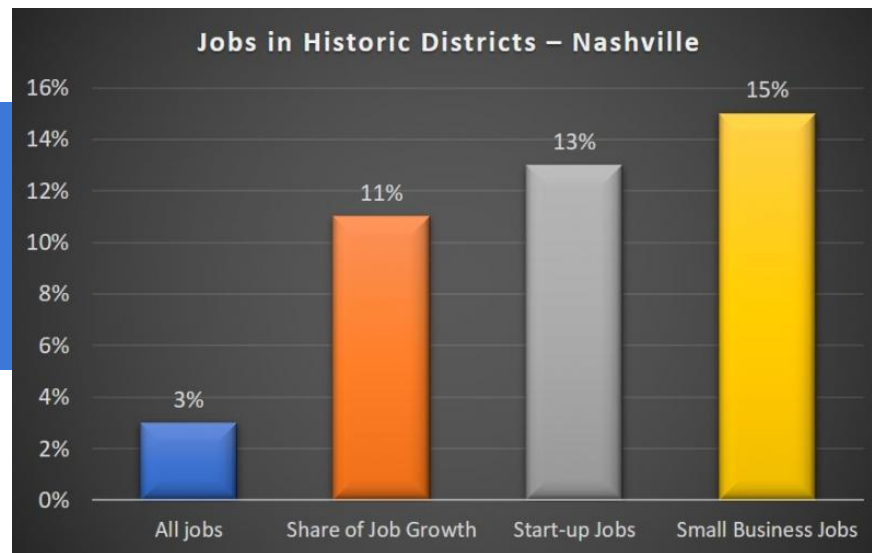


Emerging Issues

November 20, 2020

Historic Preservation: Good for Your Business, Good for Your Community

Donovan Rypkema



Source: U.S. Chamber of Commerce Foundation. Historic Preservation: Good for Your Business, Good for Your Community. November 20, 2022.



POLIS:
CULTURAL
PLANNING

Case Study: Everyone's Heritage: Buffalo, NY

August 2022

Buffalo, NY

Land Area 52.51 mi²

276K- declining population

Industry

**Indigenous & African American
Heritage**

Olmstead Parks & Parkways

**Unified Government of
Kansas City, KS**

Land Area 128.30 mi²

156K declining population projected

Industry

**Indigenous & African American
Heritage**

Kessler Parks & Boulevard

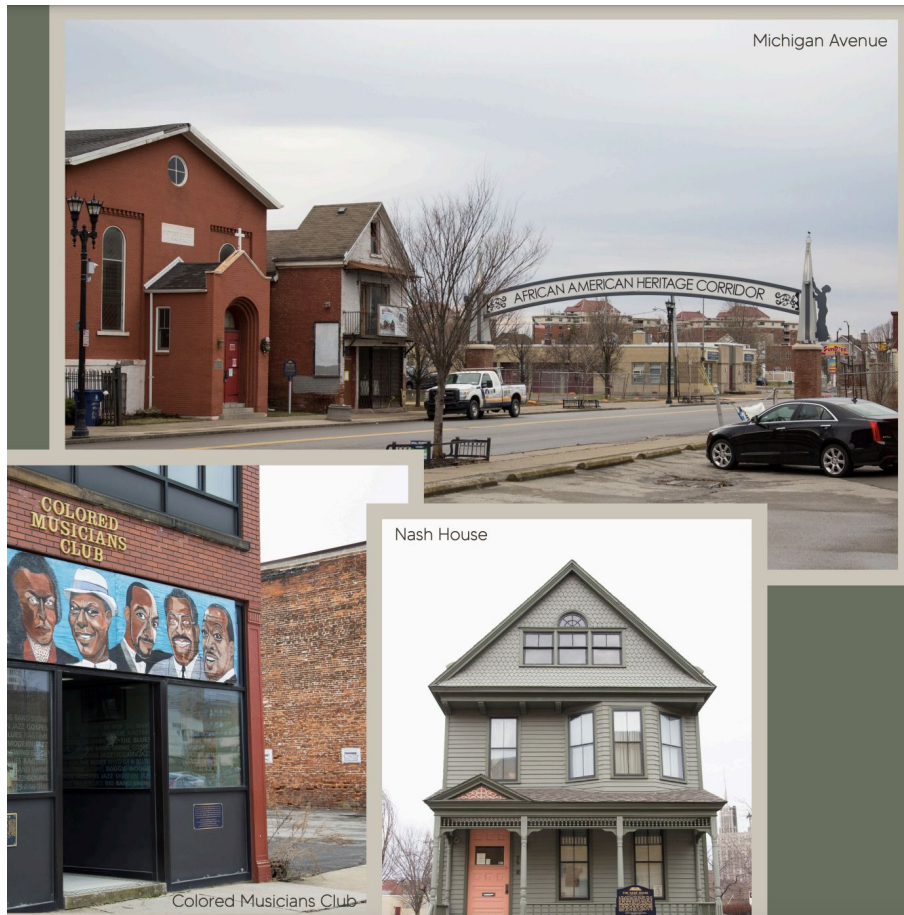


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“Overall, between 2010 and 2020, the population in local historic districts increased by 11 percent, and in National Register historic districts by 4 percent.”



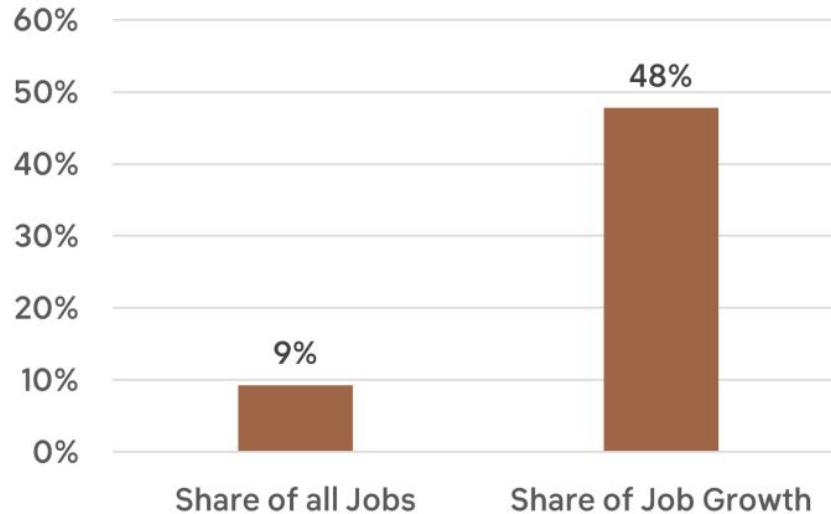
● POLIS:
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● PLANNING



Source: “Everyone’s Heritage: The Impact of Historic Preservation in Buffalo.” PlaceEconomics. August 2022.

Historic districts are responsible for almost half of Buffalo's job growth over the last 10 years.

JOBS IN HISTORIC DISTRICTS (2010-2019)



**CULTURAL
PLANNING**

Source: "Everyone's Heritage: The Impact of Historic Preservation in Buffalo." PlaceEconomics. August 2022.



Sustainability
is the nexus of society,
the environment and
the economy.

MARC
MID-AMERICA REGIONAL COUNCIL

**CLIMATE
ACTIONKC**



Regional CLIMATE ACTION PLAN

**Creating equitable and just climate resilience
in the Kansas City region**

NET ZERO BY 2050



● POLIS:
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Conclusions: Economic Benefits of Historic Preservation

- Historic preservation IS multi-tiered economic development
- Nationwide: Historic districts are both economically and racially diverse—neighborhoods in local historic districts were found to be more fully integrated and less segregated than neighborhoods
- Nationwide: Historic districts generate jobs, sales tax, reduced crime areas
- Nationwide: Decrease in Vacancies and Reduction in Blight
- Property owners will expand their economic incentive base, especially for small projects under \$1million and as small as \$5,000.000
- *Perceived* increase in costs, or “increased review” is most often offset by the previous investment of time in the planning process, tax credits, and complimentary local urban development programs for small business and economically disadvantaged populations
- Voting *against* historic designation is further creating a funding gap for large and small projects



● POLIS:
● CULTURAL
● PLANNING

Downtown KCK Commercial Historic District & Economic Benefits

Cynthia Ammerman, Principal



● POLIS:
● CULTURAL
● PLANNING



Staff Request for Commission Action

Tracking No. 212084

Full Commission Meeting Date: 11/17/22

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 11/07/22
(If none, please explain):

Publication Required: No

<u>Date:</u> 10/26/2022	<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 25 Single Family Homes 12 Multi-Family Units 3 Commercial 4 Garages 5 Multiple Applications for the same parcel				
<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 11.07.22				



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: October 26, 2022
SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 11/07/2022 meeting:
Please visit the new site to review the applications below

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

A. New Construction - Single Family Homes – 25 Homes

1. Angela Wright-Jones – 1 home
 - i. 7648 Roswell Ave – 012317
2. Sergio Salas – 1 home
 - i. 2921 S 53rd St – 028397
3. Brenda Davis – 1 home
 - i. 2575 Espenlaub Ln – 908623
4. Nosaze Enoma Ighodaro – 1 home
 - i. 2908 N 11th St – 906628
5. David Rowe c/o folks Capital, LLC – 2 homes
 - i. 10 N Mill St – 069011
 - ii. 8 H N Mill St – 069012
6. David Rowe c/o folks Capital, LLC – 7 homes
 - i. 74 N 9th St – 093517
 - ii. 70 N 9th St – 093519
 - iii. 68 N 9th St – 093520
 - iv. 64 N 9th St – 093521
 - v. 60 N 9th St – 093523
 - vi. 56 N 9th ST – 093524
 - vii. 52 N 9th St – 093525
7. David Rowe c/o folks Capital, LLC – 3 homes
 - i. 846 Reynolds Ave – 120122
8. David Rowe c/o folks Capital, LLC – 3 homes
 - i. 654 Simpson Ave – 120989
 - ii. 650 Simpson Ave – 121082

- iii. 648 Simpson Ave – 120990
- 9. Emilio Garcia – 1 home
 - i. 1845 S Early St – 155040
 - ii. 1854 S early St – 155051
 - iii. 1852 S Early ST – 155050
- 10. Ephraim Woods JR – 1 home
 - i. 2210 N 10TH ST – 156721
 - ii. 2204 N 10TH ST - 156722
 - iii. 1011 WAVERLY AVE - 156724
- 11. Giovanna Frame – 1 home
 - i. 1318 GREELEY AVE – 157786
- 12. Giovanna Frame – 1 home
 - i. 1326 GREELEY AVE – 157784
- 13. La'Pourchea McConico – 1 home
 - i. 4208 N 79TH ST – 931504
- 14. John and Laurie Tomelleri – 1 home
 - i. 2792 Linden Dr – 149816
- 15. Kim Vaughn – 1 home
 - i. 1936 N 4th St – 109825

B. Multi Family – 12 units total

- 1. Michael Berry – 4 Units
 - i. 2518 N 57th St – 036208
 - ii. 2610 N 57th St – 036211
- 2. Raj Bhatia – 2 units
 - i. 1312 N 47th ST – 047597
- 3. Raj Bhatia – 2 units
 - i. 1325 N 48th ST – 047593
- 4. Raj Bhatia – 2 units
 - i. 1231 N 48th Ter – 047572
- 5. Raj Bhatia – 2 units
 - i. 1338 N 48th St - 047500

C. Commercial – 3

- 1. Gus Martin – Auto shop
 - i. 1234 MINNESOTA AVE – 80865
 - ii. 1239 MINNESOTA AVE - 080884
- 2. Melvin Williams – Farmers Market
 - i. 1800 YECKER AVE – 158760
 - ii. 2836 HIAWATHA ST - 158759
 - iii. 1806 YECKER AVE - 158758
 - iv. 1810 YECKER AVE - 158757
 - v. 1816 YECKER AVE - 158756
 - vi. 1818 YECKER AVE - 115779
- 3. Eddie Guinn – Gas Station / minimart
 - i. 1915 N 10th St – 095702
 - ii. 1909 N 10th St – 095703
 - iii. 936 Troup Ave – 154089

- iv. 941 Parallel Pkwy – 154087
- v. 939 Parallel Pkwy – 154086
- vi. 937 Parallel Pkwy – 154085
- vii. 928 Troup Ave – 154094
- viii. 920 Troup Ave - 154092
- ix. Would also include 5 UG owned lots

D. Garages – 4

- 1. Evelyn Janeth Amador Portillo
 - i. 327 Franklin Ave - 110504
- 2. Jamie Marquez
 - i. 6126 Parkview Ave – 031739
- 3. Jessica Moreno
 - i. 1953 N 17th ST – 102028
- 4. Zaira Judith Munoz
 - i. 1966 N 25th St - 208302

E. Multiple Applications for the same parcels - 5

- 1. Sumey Rabie – Multi Family – 2 Units
 - i. 923 KANSAS AVE – 073042
- 2. Hamdi Al Sammarraie – Single Family Home
 - i. 923 KANSAS AVE - 073042
- 3. Bennett Petermann – 1 home
 - i. 3501 LUST DR – 079409
- 4. Primitivo Soto – 1 home
 - i. 3501 LUST DR – 079409
 - ii. 3530 LUST DR - 079439
 - iii. 3510 LUST DR - 079403
- 5. Tynetta Howard – 1 home
 - i. 3501 LUST DR – 079409



Staff Request for Commission Action

Tracking No. 212085

Full Commission Meeting Date: 11/17/22

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 11/07/22
(If none, please explain):

Publication Required: No

<u>Date:</u> 10/26/2022	<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 3 Property transfer requests 2 Yard Extensions 4 Donations				
<u>Action Requested:</u> Approve and forward to Land Bank Board of Trustees				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> NCD Memo Land Bank Property Transfers 11.07.22				



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: October 26, 2022
SUBJECT: Property Transfers applications for consideration

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

Please visit the new site to review the applications below

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

PT A Property Transfers - 3

1. Kansas City, Kansas Housing Authority – Property Transfer
 - i. 1257 RAY AVE – 067550
2. Toma's Silua – Property Transfer
 - i. 1960 H N 4TH ST – 109899
3. Unified Government – Property Transfer
 - i. 4600 ORVILLE AVE – 420000

PT B Yard Extensions - 2

1. Jose Antonio Navas Hernandez – Yard extension
 - i. 1919 S 40TH ST – 168323
2. Kayla Eagles – Yard Extension
 - ii. 850 DOUGLAS AVE – 155035

PT C Donations – 4

1. Carmen Villarreal
 - i. 917 SHAWNEE AVE – 072946
2. John L. Peterson
 - i. 729 S 8TH ST – 073672
3. John L. Peterson
 - i. 914 S MILL ST – 072727
4. Matt Schulte
 - i. 1263 SHAWNEE AVE - 072286

