

**ADMINISTRATION AND HUMAN SERVICES
STANDING COMMITTEE MINUTES
Monday, August 22, 2022**

The meeting of the Administration and Human Services Standing Committee was held on Monday, August 22, 2022, at 5:25 p.m., remotely via Zoom as well as on-site. The following members were present: Commissioner Markley, Chairman; Commissioners Ramirez, Bynum, Johnson, and Kane. The following officials were also in attendance: Brett Deichler, Interim County Administrator; Bridgette Cobbins, Assistant County Administrator; Monica Sparks, Acting UG Clerk; Kathleen VonAchen, Chief Financial Officer; Wilba Miller, Director of Community Development; Misty Brown, Chief Counsel; Alley Porter, Commission Liaison; Ashley Hand, Director of Strategic Communication; Jeff Fisher, Executive Director of Public Works; Jeff Miles, Interim Fleet Services Manager; and Brittanie MacDonald, Clerk's Office.

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

All participants joining by phone should mute their phones when not speaking to avoid background noise. During this meeting, please make sure that you announce yourself by name and title every time you speak so the public that is observing knows who's 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 this meeting. The public may also indicate their intent to provide remote public comment by contacting the Clerk's Office by 5:00 p.m. the Thursday before the meeting. The public also will have an opportunity to provide brief comments either by telephone or via Zoom from the 5th Floor Conference Room of the Municipal Office Building.

Chairman Markley called the meeting to order and asked the Clerk to call the roll. Roll call was taken and all members were present as shown above. There were no revisions to tonight's meeting.

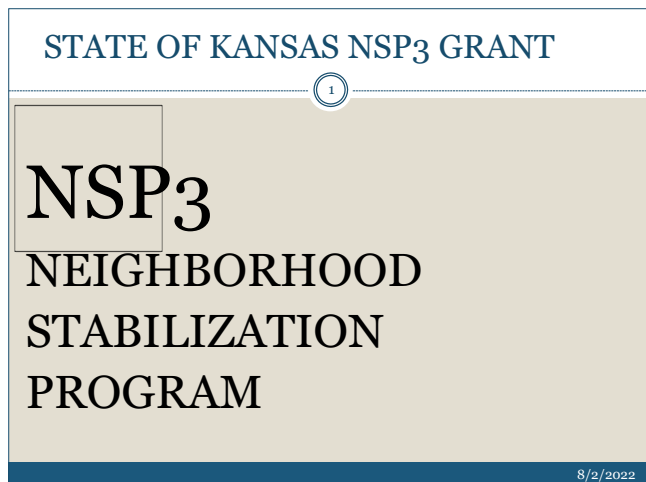
Approval of standing committee minutes from March 28, 2022. **On motion of Commissioner Kane, seconded by Commissioner Ramirez, the minutes were approved as submitted.** Roll call was taken and there were five “Ayes,” Kane, Johnson, Ramirez, Bynum, Markley.

Committee Agenda

Item No. 1 – 211866...RESOLUTION: CLOSING OUT NEIGHBORHOOD STABILIZATION PROGRAM (NSP3)

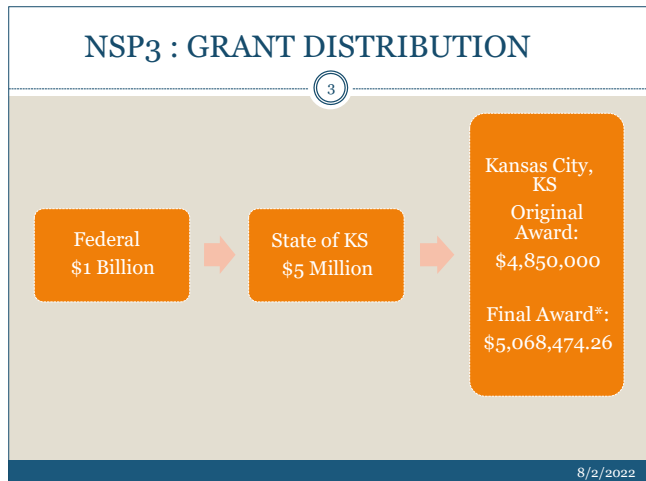
Synopsis: Request to conduct a public hearing on August 25, 2022, to complete the close-out of the Neighborhood Stabilization Program (NSP3), submitted by Wilba Miller, Director of Community Development. A public hearing is required by the State of Kansas Department of Commerce.

It is requested that this item be fast-tracked to the August 25, 2022, full commission meeting.

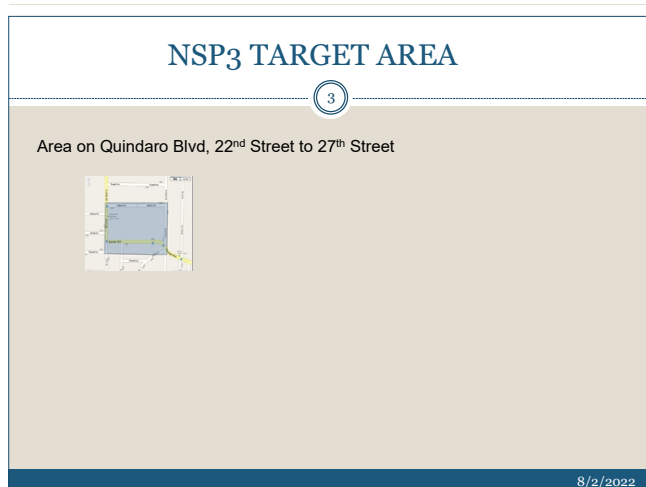


Wilba Miller, Director of Community Development, said my attempt at humor is, I have a combined total of 48.5 all by myself. Anyhow, the NSP3 Program, the primary purpose was to address housing decline in destabilize neighborhoods. If you all remember, this NSP3 Program was unlike the NSP1, because it was focused on a specific target area to make a visual impact and revitalize the neighborhood. No scattered site development was in this program. It took us three years to expend 100% of the grant from the time of signing to the grant agreement. The benefit to persons and families was at least 25% of those grant funds must benefit people of 50% of the area median income families that are below.

August 22, 2022



The federal government allocated a billion dollars and the state of Kansas, as well as all other states, received 5 million for each state. We got 93% of their grant money, they kept 7% for their admin, and then we had some additional funding we received, so it was five million sixty-eight thousand dollars.



The original target area was Quindaro Boulevard, 22nd Street to 27th Street. We did expand it down to 10th Street before we finished. The target neighborhoods were identified by a HUD-mandated use of their own mapping tool. That the funds would have been spent at a minimum in census tracts with a state-identified foreclosure risk factor of 12 with 20 being the greatest need. Due to limited funding, we only assess those eligible census tracts with a score of 16 or greater. Assistance must also be given to at least 20% of eligible bank-owned properties in order to have

a visible and lasting impact, and the use of a market analysis technique to identify structures within identify priority areas.

The area chosen was because of the following factors; it was an approved state target area, it was a highly visible area. As you can see, it's close to the intersection of North 18th & I-635. The 2008, MARC Traffic Study shows a daily traffic average of 80,000 cars a day for I-635 and 20,000 cars a day for 18th Street and there are nearly three people entering Wyandotte County from Clay County, Missouri for every one person leaving daily along I-635, representing an opportunity for inward migration of out-county residents through affordable housing development. It also used a corridor development rather than an interior approach like a gateway from 635 to Quindaro Boulevard and the analysis of realty track foreclosure information from January to February 2011, illustrated a number of vacant Land Bank lots already available along Quindaro for this with high visibility. It also implemented the elements of UG land use that developed both the urban residential and indirectly strengthened for future commercial development through NSP.

Goals and Accomplishments	
● Goals: ○ Acquire 29 properties ○ Demolish 9 properties ○ Redevelop 20 properties	● Accomplishments: ○ 16 new construction units added ○ 5 Units rehabilitated ○ 5 new construction units added with assistance of other federal funding ○ 26 total units of housing ○ Energy Efficiency Standards ○ Local Hiring Priority
8/2/2022	

Our original goals were to acquire 29 properties, demolished 9, and redeveloped 20. We ended up doing 16 new construction units, 5 units were rehabbed, with 5 new construction units added with the assistance of other federal funding for a total of 26 units. These units had energy efficiency standards and we did local hiring priority, which was Section 3. The eligible activities was acquisition and rehab, demolition and redevelopment.

I said that we had the energy star and the job creation. We also issued an RFP for a local general contractor and subcontractors who employed or hired local residents. The UG did work

with Youth Build and other CDBG partners to give us more greater control and be more cost-effective.

NSP ₃ : UNIT SUMMARY		
5		
Type of Unit	Expended	Percentage
Households <50%	\$1,430,401.96	28%
Households >120%	\$3,306,808.32	65%
Administration (7% cap)	\$331,263.98	7%
Total	\$5,068,474.26	100%

8/2/2022

The final slide is the type of units that we did. Households under 50%, we expended 28% of our dollars. For households over 120%, we expended 65% of our dollars. Our admins' cap was 7%. You can see 28 versus the 25 we were required to do, we did meet all standards and requirements.

I ask that this same presentation be given Thursday, fast forward to Thursday, and then approve a resolution authorizing the Mayor to sign the closeout documents for submission to the state.

Commissioner Bynum said well by the very first slide or second slide. That one, I'm not a mathematician and I didn't major in math, but five million per state times 50 states is 250 million.

Ms. Miller said they just told us that that's what they did. I'm sure some of the islands got some of the monies, you know they just told us every state got 5 million. **Commissioner Bynum** said so there were millions of dollars that went somewhere else, not this.

Ms. Miller said yet as you recall, this as all a part of that whole foreclosure thing and so NSP1 was already adopted by the Commission, and when we were finished, it was 50 some odd units across the city. I was really proud of these, and I still am, along Quindaro Boulevard what had built up there for years and years and years. Some of the houses that we had, I think two or three of the houses that we rehabbed were historic.

Action: Commissioner Bynum made a motion, seconded by Commissioner Kane, to approve as submitted and allow Ms. Miller to complete the close out of the NSP3 and fast-track to full Commission on August 25th.

Commissioner Kane said second with a comment. I love your work. I mean she's got it right here. This is the kind of presentation we want to see every single time. Bang, here's what you did, we spent every dime we got, and that's how much we got, and we did it. We appreciate what you do. thank you so much I appreciate it.

Chairman Markley said we have a motion and a second, roll call, please. Roll call was taken and there were five "Ayes," Kane, Johnson, Ramirez, Bynum, Markley.

Chairman Markley thank you very much and thank you Wilba. That concludes our meeting for this evening. I will entertain a motion to adjourn.

Action: Commissioner Kane made a motion, seconded by Commission Bynum, to adjourn. Roll call was taken and five "Ayes," Kane, Johnson, Ramirez, Bynum, Markley.

ADJOURN

Meeting was adjourned at 5:33 p.m.

bm