

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, January 4, 2016**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, January 4, 2016, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Walker, Chairman; Commissioners McKiernan, Townsend, Murguia, and Walters. The following officials were also in attendance: Ken Moore, Chief Counsel; Melissa Mundt, Joe Connor and Gordon Criswell, Assistant County Administrator; Chris Slaughter, Land Bank Manager; Brett Deichler, 311 Director; and Luke Folscroft, 311 Dept.

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

Approval of standing committee minutes from November 9, 2015. **On motion of Commissioner Walters, seconded by Commissioner McKiernan, the minutes were approved.** Motion carried unanimously.

Measurable Goals:

Item No. 1 – 15326...MEASURABLE GOALS: 311 DEPARTMENT

Synopsis: Presentation and discussion of goals for 311, presented by Brett Deichler, 311 Director.

Joe Connor, Assistant County Administrator, said this is a follow-up from a previous presentation that we had. I'll just kind of go through what we think is our visionary statement and some of the goals we want to accomplish in 2016.

For 311, in 2016, we want to establish the 311 Call Center as the official site for obtaining information, reporting problems, or submitting requests to the Unified Government. We think that's kind of what we want to aspire to be. That's what we want the 311 Call Center to be both online and on the telephone. We want to make sure it works for our staff as well as

people that are trying to call in. This is similar to some other statements in other cities that have more established 311 centers. It seems to be pretty concise and to the point, and catches a lot of what we're trying to do with 311, customer service, transparency in our department, and being able to show our effectiveness as well.

Brett Deichler, 311 Director, said we are in the process of revamping our software. It's going to include a mobility piece and a lot of things are going to be happening down there. It's very positive for our community as a whole, both internal and external. We like to look at our customer service base as both obvious that we have internal constituents as well as external.

In looking at the high level here on the aspirational side, it's taking back from several years ago what I had originally written in some of the content that we looked at when Doug and I sort of set out to develop this whole concept and saying that it really needs to be a one stop shop and we need to get to the 80/20, 90/10 kind of rule to where incoming calls are very accessible; we're accessible to take those types of calls and to convey that information for the Unified Government and to solve that problem. If we have to transfer that, then we go straight to a subject matter expert instead of hitting four or five phone numbers and maybe not finding somebody and aggravating that constituent but more so, getting that resource out there and actually tracking how that affects the constituency and how we do our jobs.

Looking at some of the goals we're looking at to get to this. There are a lot of things that we have to do. I'll read it from here: We're talking about finalizing and upgrading our 311 network. What that's going to allow us to do is basically put a more dynamic portal, per say, and a product out there that's more accessible, but also allows us to get down to bringing the content into where we can manage it as an organization and send these reports together as a collative/whole across the organization so people can look at the content and see how we get from point A to point B. Not only that, how well do we do what we think we do; not just guessing, but knowing.

We'll talk a little bit about the reporting side. I think that's going to be probably the long-term goal for next year: developing reports. It's easy to say, sit here and assume what we think we know. We do know quite a bit about this. We've been in the business for a while, but it's a new world out there. We're looking to get things together. Like I said, there are things we

don't know about what's going to be asked and we're going to try to get those models together. Once we do that, it will be easy for our staff to probably sit back and ratify those database profiles and look a little bit closer at what really needs to be done. It goes back to saying, what's actually being asked of us. What are they really looking for us to do? I think that's a very open statement. We're anxious to see what that yields to in the future. We've got a lot of things that we do that are baseline and is the day in, day out stuff but there's also things out there that we think we'll see that we can not only put out there and put out there better, but actually get some transparency behind it so people know what we're doing.

There's a training piece as well on this. We're going to implement a training program. Luke and I were just talking about this earlier. It's one of our goals to get that out there. I think what we'll do obviously is vet this thing. We're going to test this thing and get into production fairly quickly. I think the first que is what we're looking to still go for. We'll put something in front of the county administrators and get this thing out there so everybody can see what it looks like before we get to the street. Once we do that, we'll try to break this thing every way we can by using it with our own staff and get all the bugs that we haven't seen probably in the first quarter of testing out there and then open it up to the public. It's going to be open on the portal side to the public immediately. I think once we start to look Joe to train staff internally, we will examine who the heavy players are for ours.

Public Works is a great example. I come from there obviously. They're a big organization. They do very well, but we do a lot for them. They do a hell of a lot for us. I would think that would be one of the places we'd look to target to try to get some clothes out on the backside when we start doing training.

Mr. Connor said this first goal really touches our customer service type focus to get folks' feedback. Not only can they register a complaint or a question, but actually a feedback of when it's done.

Mr. Connor said the second one, during the reporting model, is going to help us with our transparency and also our innovation and effectiveness measures. Then, of course, the training program. We want to target the most affected departments first. We want to roll it out to

everyone eventually, but we want to hit the folks that are going to be using it the most and the ones we have the most interaction with first so it will be a targeted training rollout in 2016.

Mr. Deichler said definitely. We need to empower the system for full utilization, both internally and externally. That's a very powerful thing when you do that. There's a lot of good data there.

Chairman Walker asked what does that mean. **Mr. Deichler** said I think, Commissioner, once we get to the point of training the right staff and we get this out here, we can close tickets quicker. We can actually measure the resources both financially and administratively and how that affects the Unified Government; how that outcome, actually not output but outcome effectuates in the community. What that does for you guys in your districts, as an example, if we say we're fixing potholes, what does that really look like at the street end and things like that. There are just a lot of things. There are a lot of moving parts in the Unified Government. Obviously we provide a lot of services. I think once we can measure those things effectively and report that back, we can actually digest that information and start to manage to the tasks. We wanted to look at effective outcomes and try to produce that type of result both internally, but we also want to be timely and make sure that we're utilizing resources and that we're trained properly and have the budget and the staff to do so.

Mr. Connor said, Commissioner, I would say that the new rollout, once it's fully operational, will have mapping capabilities with it so you can map where a pothole has been reported. It will have field reporting so they don't have to go back into the office to enter stuff; you can just enter it onsite. That will be done quicker. You just have a lot more real time information and a lot more ways to dissect the data and figure out if we're doing good or not.

Commissioner Townsend asked what is the targeted completion date or online date for the implementation of this upgraded system. **Mr. Deichler** said it's the first quarter here. We're getting very close, Commissioner, on finalizing the testing here. If nothing strange pops up in the network and we can get things out there, we're pretty confident the first Q is going to be a rollout and we'll be fully phased by then. They'll be some publications to follow too so everybody will know prior to.

Mr. Connor said, Commissioner, we're making a commitment for all three of these goals to be completed in 2016. It will all be done in phases, but we want all three of them done in this calendar year.

Chairman Walker asked what is the opportunity for—I'm going to call it a merger that will send shockwaves, but a cooperative effort between 311 and the Board of Public Utilities. **Mr. Deichler** said that's a very good question. We get that asked every single time. I'm glad you asked that. Opportunities there? It's one of those things that has to come from the top down; that's the easiest way to say it. I would have wanted to integrate this thing from the get-go. I tried to do that. Hopefully with this new system and some of the automated things they've done over there, I think we can finally get onboard because we get asked that question all the time. I just think it makes common sense for us to get our work orders out in front so they don't have to ask for the same thing again. We only want to touch it once, so do they. We just want to get the right information in their hand. We're disconnected at this point and I don't like that.

Commissioner Townsend said I had a follow-up question. With regard to the first item when Mr. Deichler talked about the ability to track calls, the results of the calls and the closeout data, I know those are things that I'm most interested in to be able to respond effectively to constituent's. Are we talking about that particular item first quarter of this year? **Mr. Deichler** said yes. Now let me separate that, Commissioner. The first quarter is going to see the new system put into place. It will go into production. At that point in time, we will have a new system both in 311 in the Call Center. We will also have a web portal that will allow our constituents to basically submit things via their telephone or device to us online, things of that nature. The reporting piece more on the backside and the tracking side—we'll have a lot of tracking already done. I think what you'll see as with any system as it matures, you will be able to glean that data and actually start to chronologically look and profile what's being done in the datasets themselves. That's where you'll be able to go back and say, look, tell me how many potholes were actually filled or what's been going on in my district as a whole and we can pull up everything in that jurisdiction, that boundary, and start to itemize it for you and report that back. That's very important.

Those kind of marry together a little bit. The first one leans more on the functionality in the physical development piece whereas the second one there starts to talk about smart reporting and visualization.

Mr. Connor said sometime maybe toward the middle of the year when customers or consumers can go online and check their progress. **Mr. Deichler** said no, they'll be able to track their progress immediately. I hope I didn't miss that. If I was to go in and put in a ticket as an outside user or a constituent on the street and I make a request, you'll be able to track that from the first day. You'll be able to go in and it will have a tracking number and you should be able to pull it right up and it will tell you the status on it. It's either open or it's been forwarded to Public Works or whomever. They'll also receive an email on the email opt upon closure. That will be immediate.

Mr. Connor said we've got to marry the training piece with staff too so we know exactly how to use it as well.

Chairman Walker said I have a question. Maybe you attempted to answer it. If I call in a pothole and I can track it, that's great, but what makes that a priority then with the department? We'll pick on the Street Department because we're going to get a lot of Street Department complaints, curbs and sidewalks, etc. What makes that—they've got work assignments. They've got their daily agenda laid out for them, at least out where I live at the facility there. I call in a pothole report on my street that's bad. Who's going to make that a priority with the Street Department? I've not found that interdepartmental requests necessarily rise to the top of the heap with the department getting the request.

Mr. Deichler said, Mr. Walker, that's a good question. **Mr. Connor** said, Commissioner, I would say that when they start to do these reporting matrixes, if there's something that's out there too long and not closed, that needs to become a priority. I think the priority is going to be set with our practice and the way we're actually handling these calls and the complaints that come in.

Chairman Walker asked so you're going to establish a timeframe for completion. **Mr. Deichler** said escalation, yes. There's escalation built into the model which will allow us to go in the Call Center. Luke can take and run and say how many open pothole requests do we have

that are over a week old, two weeks old, a month, etc. We can even be automated and notified by flagging, things of that nature. I think this is a great example of interdepartmental training when you take the management and seniors at that level, we bring them in and we start to say, look, I mean obviously emergencies are emergencies but in their daily workflow and efficiencies, I think they would probably sit back and say, hey, we know we've got 12 of these things that we can do on Friday because they're all collectively fairly close even by contiguous nature, etc., etc. and try to handle those things in that way. There's also the department at that point in time is going to have to be trained to recognize the immediacy of certain things over others. A pothole versus a guardrail on a dangerous curb is probably two different things if the pothole is minuscule. If the pothole is gigantic, there's a plate missing somewhere in the street, obviously those are emergency situations. That goes back to the operational side and that's where I think we need to probably train and allow some of their employees at that point at the higher end to be able to segment before they dispatch those.

Chairman Walker said six months ago I brought up an issue about trees, shrubs, weeds growing in the catch basins of our bridges. I pointed out several in particular. The best I can tell, those are still there. Now we're using sand and salt, it gets washed into the drain basin. It doesn't drain. Guess what happens to the catch basin? It rusts out. The turnaround has got to be—the interconnect between what you're trying to do collecting the information and being able to mind it so we can see what is there, it means nothing if we don't have the ability within these departments to respond in a timely fashion. Bridges are expensive to replace. Catch basin and bridges are expensive to replace as well as inconvenient to the people who use those. That's an example of one where what we're doing now hasn't, at least in my case proven to be on my complaint, one that we have responded to. I guess it comes down to it's great to have this system, but if we don't have adequate personnel to address these issues in these departments, then we're looking at a bigger issue, that is, how many more people do we need to make this thing effective, not just at your end.

Chairman Walker said I guess I have another question. When I call City Hall sometimes and I don't have the number and I call—sometimes when I call the number, the mainline for a department, it flips over to 311. Why is that? **Mr. Deichler** said back in the day when we first started this thing, Doug and I sat down and talked about that. There was a push to get the departments to roll their phones to us so we could become that one stop shop. Some departments have chosen to do so, others haven't. I think it's a matter of whether those front desks are staffed or not in some cases where others aren't. I've had that complaint on many occasions and I think there needs to be a conversation still with us, Joe to define whether or not that's going to be a policy or not. I know that some of those just flat roll straight to us and that's the way they've left those front desks on the mainline, the 5700 number, per se.

Chairman Walker asked how many people do you have answering the phones. **Mr. Deichler** said we have four people right now and they take a lot of calls. **Chairman Walker** said I don't doubt it because there are times when I call 311 where I don't even get an answer; I get Ben's recorded voice. I'm always treated well by the people when I call even when I was not on the Commission. They tried to be helpful. I think you have a lot of work ahead of you to make this thing what we—what certainly I thought when we rolled this thing out a number of years ago. People want to call and get an answer. It's like calling 911 and being put on wait. To them, we should be able to get an answer from a person in a timeframe. They should see a truck out there with patch; fixing that pothole within a reasonable time. What my idea of reasonable is and what we have resources to do maybe different but within a week a person should have either feedback or an indication this pothole will be fixed. We're talking potholes but as you well know, many other issues. Someone is going to have to be trained on this. Who is the problem? If I call 311 and I have a complaint against a police officer's performance, I need to be referred to the correct person within the Police Department system. Obviously it will take some discretion to know whether this is Internal Affairs or is just the Office of the Chief.

Mr. Deichler said absolutely. To that point, we have worked in the past. When we first started prior to the economic crisis in 2008, we had twice the staff and we were answering phone calls in 28 seconds, which was good. Then, obviously, we went into the economy and it hurt us as well. We downsized and tried to fight the fight. Our on-hold times are significant now. We have worked already with the County Administrator and testing what I call a decentralized

program which allows us to basically train other staff that are outside the Call Center. They can take what I consider level 1 calls which could be a basic information type of call and actually get a live body and then they can just help work with that in some of those overflow calls like that and try to diminish that. In the meantime, if there is a more prominent resource needed or a higher level of understanding, then it comes to Luke or me at that point in time from a decentralized staff member. I think we're going to work on that as part of our training model as well. Like you said, there's a myriad of things out there. There's also a myriad of things here too administratively that we need to address both to make it work and we're pushing toward that.

Mr. Connor said, Commissioner, I think I've got your questions that we need to include in our goal response as we bring this stuff back to you. The system rolls out in 2016.

Action: **For information only.**

Committee Agenda:

Item No. 1 – 15324...COMMUNICATION: LAND BANK APPLICATIONS

Synopsis: Request approval of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Board of Trustees has recommended approval.

Applications

1625 S. Early Dr. - Tyler Curry, future single-family construction

907 Ann Ave. - Mission House Network, Inc., single-family construction

Chris Slaughter, Land Bank Manager, said I have a little presentation on one of the applications. I will say an oversight on my behalf, the application for Mr. Curry should have been two last month. With the new system, I got the email. I thought it was a duplicate. Mr. Curry was at the meeting and he said he applied for two. As soon as I got back upstairs, I noticed that so that's why in case anybody thought why are we seeing this one again, it's just the one next door to the one that you guys approved last month.

Wyandotte County Land Bank

January 4, 2016

Neighborhood & Community Development
Standing Committee

Single Family Application - 907 Ann Ave



I do have a presentation on the 907 Ann. You may remember this property from a couple of months ago. This was originally in the Police Department's name. It was ceased through a drug seizure. You guys accepted it as a transfer to the Land Bank. What we're here today is to ask for permission to sell this property and eventually we will have a single family home constructed on it.

907 Ann Ave – Lot Dimensions



January 4, 2016

Some dimensions—a lot of this is the same presentation as last time.

Condition of House



Some conditions of the house. It was in pretty—well, it still is. It hasn't been demoed yet.

Condition of House



Overgrowth; steps are in bad shape.

January 4, 2016

Condition of House



Again, if you remember, I'm sure you all do, this was the way that the people got in and looked. The front door was boarded but one of the side windows wasn't.

Condition of House



January 4, 2016

Condition of House



Just further deterioration of the property.

Condition of House



Some interior pictures.

January 4, 2016

907 Ann Ave - History

- Currently Appraised at \$ 43,490.00
- Property was forfeited pursuant to a drug prosecution
- Condition of property showed signs of neglect
- Estimated repairs: \$ 66,000.00

It's currently still appraised at around \$44,000. Again, it was forfeited to a drug prosecution. Obviously seen pictures of the signs of neglect. Through Charles Brockman, in our Economic Development Office, he estimated repairs at about \$66,000 which were more than the current appraised value.

We were approached by Mission House Network about wanting to build a house on this property. They initially also requested that the UG demo the property and we'll buy it from you. I'm like well, that's really not going to work because we just don't have funds to just throw demo properties out. What we kind of talked about was if Land Bank goes ahead and gets this property and starts the process, would you be able to reimburse us and that's kind of where we ended our discussion.

Mission House Network, LLC

- Mission House was established in 2012 as a center for developing young leaders for Christian ministry.
- Long term goal of Mission House is to work with the people of the neighborhood to improve the quality of life in the neighborhood.
- Mission House is a (501c3) and is funded through contributions from:
 - Westside Family Church
 - United Methodist Church of the Resurrection
 - Colonial Presbyterian Church
 - Paseo Baptist Church
 - and other various organizations and individuals.

Just a little bit of history about them. I don't believe Reverend Adams is here so I'll go ahead and speak on his behalf. The Mission House was established in 2012. They do have a property down

the street on 9th Street that they do use as a community housing for their ministry. Again, their goal is to work with the people in the neighborhood, improve the quality of live in the neighborhood. They're a 501c3. There are some of the contributors to the Mission House.

907 Ann Ave - Offer

- UG will demo property
- Mission House will reimburse Land Bank for demo costs; due upon award of property by BOT
- Donation amount to be forwarded to Police Department/DA assistance programs
- Construction will start with in 9 months of property transfer
- Construction should be completed with in 1 year of start

Again, this was the offer. We would demo the property and basically they would reimburse the Land Bank for the demo once the property is awarded. Now, we're already got the bid in for the disconnect, the sewer and waterline disconnect, and we've also received the bid for the actual demo. The demo hasn't taken place yet but they have, I believe, until, per the bid, February 3 to complete that. All indications is that it's moving forward.

They've also agreed to donate an amount to the Police. That was part of the conditions of us accepting it was they would donate some money to help further their programs. They've agreed that upon the transfer, within nine months they'll start the construction and then after a year after that, then they should have it completed and they've agreed to comply with all the Planning requirements and permits and everything.

That's really it. It's a little bit more than what we normally do when we ask for an application request but we wanted to give you all the information on it.

Commissioner Murguia asked who made the decision to donate the amount that we were going to collect on the demo reimbursement back to the DA Assistance Program. **Mr. Slaughter** said the sewer line disconnect and the actual demo costs are coming straight back to the Land Bank. There will be an additional amount on top of that that will then go to the DA. **Commissioner Murguia** asked but why—does the DA's budget fall under the Police Department. **Mr.**

Slaughter said when we started investigating this, we were told that it was kind of Police/DA. That was kind of their ask in getting this donated to the Land Bank. **Commissioner Murguia** asked who's that. **Mr. Slaughter** said the Police and the DA. **Commissioner Murguia** said so the Police and the DA think that it should go to the DA Assistance Program. **Mr. Slaughter** said a donation, not the amount for the demo. **Commissioner Murguia** asked how much is that donation. **Mr. Slaughter** said I believe the last we talked, it was going to be around \$1,000. **Commissioner Murguia** said I was just going to say out loud, if it was involved in the reimbursement and there was like a \$10,000—I just continue to look at our Police cars and think...**Mr. Slaughter** asked should I re-engage. **Commissioner Murguia** said yes, you might want to rethink how we're spending that money, but its \$1,000. It's up to them. I didn't know if it was significant or not. **Mr. Slaughter** said it was brought at the beginning of the conversations that this was going to be something that we would ask for and they've been opened and very encouraging to do it.

Chairman Walker asked have you examined the financials of Mission House. Have they submitted their annual 990 to you. **Mr. Slaughter** said I have not received that, but I have not also asked for that.

Commissioner Murguia asked what do they do. **Mr. Slaughter** said, again, they have a house that's right down the street. I don't want to call it a halfway house. **Commissioner McKiernan** said it's not. Basically, they are a not-for-profit that seeks to do neighborhood stabilization like a lot of other not-for-profits do. They have a house where young men and young women who want to do some community work have a house that they can live in while they're working in the community. They then go out from that house.

This group, I've had many conversations with them. I really do find that they are very committed to this downtown area. They do a lot in terms of neighborhood cleanups. They do a lot in terms of engaging and helping folks in the neighborhood.

They approached me about this house because its two doors away from their mission house, the center where their young men and women volunteer live while they're in their service period. This house has been vacant for ten years or more. It has been the source of a fire. It's been the source of vagrancy. They approached us and said we have both the means and the desire. I do believe in our packet there is a letter from Commerce Bank attesting to their

finances, at least with Commerce Bank. So they said we have the means and the desire to stabilize at least this corner of the neighborhood. Can we do it? I'm all in favor of people who say we have the means and the desire.

Chairman Walker said based on what you said, I would accept that. I think that in the future when we're dealing with a non-profit, I would like to have the, I'm calling it the 990, but it is a form that they are required to file on an annual basis that would give us a great deal more information than a letter from Commerce Bank, which by no means is binding if they're going to get a loan or anything else. **Mr. Slaughter** asked is that information you'd like to see in the packet. **Chairman Walker** said I'd like to know who I'm dealing with. Calling it a name is one thing, but I don't know any of the people connected with the network. I think it should be universally applied.

Mr. Slaughter said I will say that since I've been in discussions with Reverend Adams, he is a pastor at Westside Family Church. If there was someone that was probably in the lead on this, it's probably them. **Commissioner Murguia** asked is that church in Kansas City, KS. **Mr. Slaughter** said no, I believe it's out in Shawnee, K-7. **Commissioner Murguia** asked are any of those churches in Kansas City, KS, because I don't think so. **Mr. Slaughter** said I'm not sure.

Commissioner Murguia said I know the Church of the Resurrection is not. Colonial Presbyterian is not. Paseo, I'm assuming, is off of Paseo which would be in Missouri.

Chairman Walker said I just think—I don't know if anybody else cares, I care. I want to know who I'm dealing with and who is the people—the people in the church, they may be involved, they may not be involved, they may be just doing charitable work by giving money to this organization. I want to know any non-profit. It doesn't have to be denominational or church related or so forth, but who are the pimple that we're dealing with. If we're going to give away property, I think not only we need to know, but the public has a right to know as well.

Commissioner Murguia asked, Commissioner McKiernan, since this is your district, do you know if they're affiliated with a local church here in KCK. I was just curious. **Commissioner McKiernan** said I do not know 100%. I do not know. I know that they're affiliated with these

churches and these churches have chosen to reach out and invest in the community, but I don't know if they have a specific affiliation with a local church.

Chairman Walker said I'd also make just a general observation. If we're giving away property or someone has an interest in getting something from us, I will say it irritates me that they don't care enough to show up to be here to answer questions that could easily be answered for me right now. If they're too busy, then we're too busy to address it. That's kind of my petty childish response. On something like this where there is an agreement and a deal and they've got a year but it doesn't say that they're going to start anytime soon; is it really going to be one year from now or is it two years, three years? Obviously it's been there for quite a few years vacant and I'm glad somebody is going to do something with it. I've always thought that stairway was an interesting stairway going up to the property and it should be lived in. I'm happy about that. You might advise them that at least one commissioner is not going to be very happy if they don't care enough to show up to be here to answer questions about why they want the property. I'm sure they've got other things going on.

Mr. Slaughter said in our last correspondence, it was his indication that I thought he was going to be here. Again, I can't speak for him. **Chairman Walker** said that's fine. **Mr. Slaughter** said we have increased the urgency in some of these situations that their presence is requested.

Commissioner McKiernan said these have gone through the Land Bank Advisory Board. **Mr. Slaughter** said yes. The normal procedure is to email them. Generally we meet once a month. We didn't meet this past month because of the holidays and all that. Initially, everybody pretty much was all in favor of this. This afternoon I did get an email about some concerns about some of the applications that we bring forward to you guys. My position has always been it's my job to present them to you, give you their recommendation, give you if they don't recommend, but ultimately it's up to you guys to make their decision.

Commissioner Murguia asked what was the concern. **Mr. Slaughter** said it's some of the stuff we've been talking about here in the last couple of months about something for development or something that may be a little bit vague; should these be brought forward. Again, the way I feel, if I have all the information I need, I'm going to present that to you and I figure if

questions come up that affect your decision, then that's the direction that you guys will take.

Commissioner Townsend said I just have one question based on your last statement. Does the Trustee for—I'm calling it the right thing—receive the same information about these applications, transfers that are in our packet. **Mr. Slaughter** asked do you mean the Advisory Board. **Commissioner Townsend** said the Advisory Board, thank you. **Mr. Slaughter** said I do not send them the application only because there's personal information on there: phone numbers, emails, I don't feel its relevant to why someone may want a side lot but I do pass all the information on as to who the applicant is, what property they own, what property they're seeking, information about the property, maybe some dimensions of it, whose commission district it falls in. I think there is a request to try to have everything. I just don't know how much of that is warranted at this point. I think a discussion is going to be coming down the line between staff and the Advisory Board and we'll listen to their concerns. I'm sure it's going to make the whole process better in the long run and we're all for that. I think there's just some misconnect right now.

Commissioner Townsend said I have received some calls about the information or not that the Advisory Board receives. I just wanted to know if that Board sees what we see. The other thing is, if they don't at this point what's in our packet, is that not public information anyway at this point? **Mr. Slaughter** said I believe once its published in the packet, its public information. It's just kind of how I've operated. They receive the same information since I've pretty much been in this position. It's just the decision that I've made to not feel that I need to send them all the information.

On a personal note, when I first took over, there were multiple printings that had to be done. Now with emails and stuff, it's easier to just maybe just copy some stuff from my spreadsheet that I put together and just forward that information. This is really the first that I've been hearing the request to get the whole application in front of them. Again, we can sit down and discuss it and see the merits of that or maybe it's just sticking with the status quo and move forward.

Commissioner Townsend asked so a discussion is going to ensue with regard to what's

given the Advisory Board. **Mr. Slaughter** said we promised them discussion after the first of the year and unfortunately, this has just been the first day back on the job since then so I didn't have a chance to...**Commissioner Townsend** said I do appreciate that first day back after a holiday.

Commissioner McKiernan said so I just want to make clear that some of the concerns are about the potential disposition of some of the properties that come across, and at least some members of the Advisory Board are concerned about the potential disposition of those properties. **Mr. Slaughter** said correct. Not necessarily any disagreement about these two specific applications.

Commissioner McKiernan said I can hold the rest of my questions for the time when we can really engage with the Advisory Board and kind of take this discussion a little bit further.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Townsend to approve the two applications. Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

Transfers to Land Bank

6214 Troup Ave. - Unified Government WyCo/KCK
 7648 Roswell Ave. - Unified Government WyCo/KCK
 7651 Webster Ave. - Unified Government WyCo/KCK
 4112 Oakland Ave. - Unified Government WyCo/KCK
 4117 Oakland Ave. - Unified Government WyCo/KCK
 1731 N. 42nd St. - Unified Government WyCo/KCK
 1721 N. 42nd St. - Unified Government WyCo/KCK
 1713 N. 42nd St. - Unified Government WyCo/KCK
 1707 N. 42nd St. - Unified Government WyCo/KCK
 1701 N. 42nd St. - Unified Government WyCo/KCK
 4110 Victory Dr. - Unified Government WyCo/KCK
 1770 N. 41st Ter. - Unified Government WyCo/KCK
 1746 N. 41st Ter. - Unified Government WyCo/KCK
 1606 N. 41st St. - Unified Government WyCo/KCK
 4016 Coleman Ct. - Unified Government WyCo/KCK
 4020 Coleman Ct. - Unified Government WyCo/KCK
 4024 Coleman Ct. - Unified Government WyCo/KCK
 4028 Coleman Ct. - Unified Government WyCo/KCK
 4038 Coleman Ct. - Unified Government WyCo/KCK
 6236 Freeman Ave. - city of Kansas City, KS

820 N. 78th St. - city of Kansas City, KS
 900 N. 78th St. - city of Kansas City, KS
 2510 N. 55th St. - city of Kansas City, KS
 1312 N. 47th St. - city of Kansas City, KS
 1925 N. 47th St. - city of Kansas City, KS

Per the December 2014 Neighborhood & Community Development Standing Committee presentation, property controlled by the Unified Government (UG, city of KCK and Board of County Commissioners) that are delinquent will be transferred to the Land Bank to have delinquent property taxes abated.

Mr. Slaughter said the next batch is UG/City of KCK properties, delinquent properties that are being requested to be transferred to the Land Bank.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Townsend to approve the transfers to the Land Bank. Roll call was taken and there were five “Ayes,” Walters, Murguia, Townsend, McKiernan, Walker.

Transfers from Land Bank

1100 Grandview Blvd. - CHWC, construction of single-family house
 3023 S. 23rd Cir. - KCKCC, property to help their Tech Center program/students

Mr. Slaughter said next we have some transfers from the Land Bank to others. We have 1100 Grandview Blvd. to CHWC and 3023 S. 23rd Cir. To the Kansas City, KS Community College Tec Center. I do have a presentation for that.

Wyandotte County
Land Bank
January 4, 2016 -
Neighborhood & Community Development
Standing Committee
Donation of 3023 S 23rd Cir to KCKCC TEC Center



Mr. Slaughter said this, again, was another property that was donated through Wells Fargo's program. I believe we just had it last month.

3023 S 23rd Cir – Area Map



Again, just a basic map of the property. The house is right there. There's Merriam Lane and this is S. 23rd Cir.

January 4, 2016

Condition of House



Condition of House



Some pictures of the property.

January 4, 2016

Condition of House



There is some mold present.

Condition of House



January 4, 2016

Condition of House



Condition of House



January 4, 2016

3023 S 23rd Cir - History

- Currently Appraised at \$ 68,500.00
- Property was donated as part of the Wells Fargo REO Community Development program
- Condition of property showed signs of neglect
- Estimated repairs: \$27,000.00

Currently it's appraised at \$68,500, again, through the Wells Fargo donation program. You've seen the neglect. Again, through the help of Charles Brockman in our office, the estimated repairs were about \$27,000.

While this was going on and we were inspecting it, we were engaged through the Kansas City, KS Tec Center about some of their programs they were trying to do. Literally a light bulb went off that just said, you guys are probably just building walls in your shop and then teaching them how to insulate it and then maybe come back on the other side and say, alright, fix the wiring or address the plumbing leak or something. What benefit would there be to actually have a house? I think initially when we started talking about this, or I started thinking about this was maybe a property that was on the demo list that we eventually could have them use it and then we'd go through the demo process. Well, low and behold, our good buddies at Wells Fargo came along and had this property. So we had some discussions with them.

KCKCC TEC Center

- TEC Center offers over 20 programs to students
- Day & night programs for students that also work
- Currently serve over 700 students that reside in Wyandotte & Leavenworth County(s)

Real quick about the Center—and also, Rich Piper is here from the Tec Center to answer any questions for you. They currently offer over 20 programs to their students. They have both day and night programs. Obviously some of their students are working too. They have over 700 students that reside both in Wyandotte and Leavenworth counties.

3023 S 23rd Cir – Next Steps

- Upon approval of BOT – Land Bank will transfer property to KCKCC
- TEC programs will partner with corporate & neighborhood groups to give students “hands-on” experience
- TEC will then market property and use proceeds for future programs

What we’re going to ask for is upon the Board’s approval, we will transfer this property to the Community College. Then the Tec Center, along with some of their partners, is going to give that hands-on experience to their students, then they will market the property and sell. Hopefully the proceeds will go to help them fund their future programs and stuff.

Commissioner Walters asked will this work be done by licensed contractors with the students.

Mr. Piper said this is something that we have done when AVTS/ATS and then when we merged with the college in July of 2008. We’re always looking for projects that allow our students actual

hands-on opportunities. When we build a home, someone might donate a property and then the only work that are contracted out is the foundation and the driveway. Our construction tech students, building & property maintenance students, HVAC students and electrical students get a chance to actually put together a home. It takes a while because there are mistakes that are made but it gives actual hands-on opportunity. We usually only do about one property a year tops because our goal is to have a great training opportunity but also not take away business from local contractors and local businesses that do this for a living.

Commissioner Walters asked who would be actually supervising. **Mr. Piper** said our instructors would be onsite. Our students are not there by themselves. The liability issues would be tremendous. One of our faculty is onsite with those students from those programs.

Chairman Walker said I guess, again, when you go to sell this house, if I were to buy it, somebody has to certify to me that the electrical, the plumbing, and so forth were done correctly. **Mr. Piper** said we go through the proper channels with Wyandotte County as far as inspections. Before we can sell that home, we've got to have that home inspected to make sure it's up to code. I think Chris shared with me the home was built in 1954 so there may be some asbestos issues. Our construction green up cohort, one of the programs in it is asbestos removal and they get certified in that. That would be a great opportunity to actually have hands-on in removing that asbestos from that property. That is a great question and concern, Commissioner Walker, that—and by the way, KCKCC is here so the answers could be—I just wanted to point that out. Very obvious. Anyway, we will be able to show certification from our local codes that we meet those standards in the house inspection.

Mr. Slaughter said I will add that in some of our initial meetings we had Greg Talkin from the Neighborhood Resource Center was there and he had some questions for him and seem very supportive. Again, the initial thing was to maybe try to find a property through the tax sale or through the demo thing. Now we're talking title issues or ready to fall down. Once we started getting inquiries through Wells Fargo, this really just seemed like this could be a good fit, not only for us, but for them. I envision maybe someday we're going to hear that some workers here in the county got their start at the KCK Tech House and Land Bank maybe played a small role in that. It should help and benefit the community going forward.

Chairman Walker said I like the program. I think putting a house back into livable shape for a family is worthwhile. I just want to make sure that somebody who is licensed and certified and trained properly signs off on the electrical and the plumbing. There would be liability if that is messed up.

Mr. Piper said, Commissioner Walker, this is not our first rodeo. This is something that we've done for decades. Our goal would be, we'd make a small profit, but we'd put a lot of love and sweat into that property and then sell it at a much more reasonable price than normal that would allow folks to—and maybe a family who may not be able to afford that home could now afford that home. We usually don't sell it at suppose would be the giving price. We just figure what we put into it and then try to recoup the materials and then from there, make a small profit off of that.

Chairman Walker said that's great. You've built houses then I take it from the foundation up. **Mr. Piper** said yes, sir. Our programs have done that for probably 40 years now. **Chairman Walker** said I'm familiar with several of those. They used to do that at least at my old high school, Turner, in case anybody doesn't know, Turner High School. It's a great experience. It was a great experience for those students and certainly I'd like to be helpful from year to year if we have a property that fits your needs.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Townsend to approve the two transfers from the Land Bank. Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

Donations to Land Bank
1301 N. 55th St. - Vaughn Stoner
5320 State Ave. - iDonate Real Property, LLC
226 N. Early St. - Robert Barnes

1301 N 55th St



5320 State Ave



January 4, 2016

226 N Early St



Mr. Slaughter said finally we just have three properties that are being requested to be donated to the Land Bank: 1301 N. 55th St., 5320 State Ave., and 226 N. Early St. I will say there is one of these donees/requestors in the audience but only if there's a question will I put them through that. **Chairman Walker** said I don't feel obligated to ask every time. When I do have a question, I certainly am grateful that they care enough to show up. Whoever that person is, thank you for taking time out of your day to be here.

Commissioner Townsend said and the person doesn't need to identify themselves, but do you have some short story behind the request for the conation to the Land Bank that you can share with us, only because we've asked this before when there have been donations sought to be returned to the Land Bank.

Mr. Slaughter said generally the requestor no longer desires to have the property or there's back taxes owed on it. The one on State we figured with all the activity that's been going along that corridor that this could be a good property to control. It kind of sits in a bluff between the old Hostess building, Butternut, but you never know what could happen down the road. Mr. Barnes, who I don't believe is here... **Commissioner McKiernan** said but that's one we've been through quite a bit. This just closes that out and we're done with that. **Mr. Slaughter** said yes. Then Mr. Stoner had a request in. It's an actual large tract of property. I apologize that the lines aren't very visible, but here's 55th St. It is literally all of this property here. This property here is

also delinquent. I foresee us trying to get that into a tax sale to make one large tract. I did talk to Mr. Stoner. These are no longer there so I believe this picture was probably taken some time last year. He indicated there are no garages, shacks, sheds, anything on the property.

Commissioner Townsend said but the reason for the requested return was what. **Mr. Slaughter** said generally it's just they no longer desire to have the property or they can't afford it anymore.

Commissioner Townsend asked do you know how long they had this property. **Mr. Slaughter** said 1961. You have the authority; I don't at this point.

Commissioner Murguia asked what did we decide on donations. I might have a different recollection when stuff is donated back to us. Is there a criteria that they have to meet or do we just decide? Why would we accept property back in the Land Bank? **Mr. Slaughter** asked are we talking about the N. Early property. **Commissioner Murguia** said I'm talking about all of them, but if you want to talk about N. Early...**Mr. Slaughter** said the N. Early property was originally purchased out of the Land Bank by Mr. Barnes. He's expressed to us numerous times that he no longer has a desire to own this property or take care of it. It think as one of the commissioners put it, it's probably eventually going to fall back into our hands anyway so we might as well just take control of it. These are just requests to have property donated to the Land Bank.

Commissioner Murguia asked can you pull up 226 N. Early for me.

226 N Early St



Mr. Slaughter said this is Tenny and there's N. Early. **Commissioner Murguia** asked and where's the 226. **Commissioner McKiernan** said the corner lot.

Commissioner Walters said you were going to explain some sort of criteria that we have or do we accept all requests for donation. **Mr. Slaughter** said we do some abstracting on it or I should say some abstracting is done. If there are things found in the abstract that would make it difficult for us to sell, then generally we will send them a correspondence saying that this is probably not going to be a good fit for us. If we pass that test, generally then it's to be brought to you guys for approval. Do we have a criteria that if it meets A, B, C and D, probably not.

Commissioner Walters asked are there substantial taxes due on these two other properties. **Mr. Slaughter** said sometimes there are, sometimes there's not. The first property owes over \$16,000. The one on State, just the current taxes are owed. **Commissioner Murguia** asked what about N. Early. **Mr. Slaughter** said it's the same with just the current taxes. Again, from previous meetings and appearances, Mr. Barnes has indicated his desire to no longer...**Commissioner McKiernan** said didn't he say he was moving out of the county. **Mr. Slaughter** said he has mentioned that. I don't know. We took 814R Tenny. He also owns 814 Tenny. He's expressed to me that he has a possible sale for that. If he can sell it and get what he wants for it, he's going to just go that route. I don't know if he'll get that.

Commissioner Murguia said so when he got these properties, Tenny is a long way from N. Early. Right? **Mr. Slaughter** said no. **Commissioner McKiernan** said no; it's there. **Mr. Slaughter** said, again, Tenny is here. This is N. Early. His home is up here. This is that property and then probably right about here where the red dot is, is 814 and then 814R is this large trunk basically in the middle of the alley.

Commissioner McKiernan said I don't know anything about either of the other two properties, but in this case, he's been current on his taxes. I think he's going to move out of the county and we're ultimately going to get this property back. I'm in favor of just doing what we need to do now to make sure that we do control it without having to go through a whole bunch of extra work to get it back. I don't know anything about these other two properties, nor do I know about what policy we have or should have on accepting properties that have substantial back taxes on them. Again, the argument is taxes aren't getting paid now anyway so should we just control the property.

Commissioner Townsend said I agree with what Commissioner McKiernan just said. I don't recollect that we had established specific criteria other than to ask on an ad hoc basis what the circumstances were for each of the desired donations. I would like to see that there is some type of methodology where we can keep track of donations made back to the Land Bank so that in the future, if these same individuals want to one day obtain—circumstances change, obtain properties from the Land Bank, that there's some extra scrutiny applied here. That would be the one thing that I would really like to see happen.

Action: Commissioner Townsend made a motion, seconded by Commissioner Townsend to approve the three transfers into the Land Bank.

Commissioner McKiernan said one would second that sentiment that we do keep records and try not to get fooled twice.

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

Adjourn

Chairman Walker adjourned the meeting at 6:05 p.m.

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