

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, May 9, 2022**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, May 9, 2022, at 7:38 p.m., remotely via Zoom or on site. The following members were present: Commissioner McKiernan, Chairman; Commissioners Stites, Davis, Townsend, and Burroughs. The following officials were also in attendance: Patrick Waters and Angie Lawson, Deputy Chief Counsels; Bridgette Cobbins, Assistant County Administrator; Juliann VanLiew, Director of Health; Amber Banner, Deputy Director of Public Health; Wendy Green, Assistant Counsel; Kathleen VonAchen, Chief Financial Officer; John Kelly, Director of Building & Logistics; Angel Obert, Director of Parks & Recreation; Sarah Shafer, Public Works CMIP Program Manager; Sarah White, Public Works Project Manager; Jud Knapp, Land Bank Manager; Gunnar Hand, Director of Planning and Urban Design; Greg Talkin, Neighborhood Resource Center Director; Monica Sparks, Acting UG Clerk; SueZanne Bishop, Assistant Counsel; Andrea Generaux, Program Coordinator for Livable Neighborhoods; Terri Kimble and Tifani Portley, UG Clerk's Office.

Chairman McKiernan said before I call this meeting to order, I want to announce that some committee members, staff, and 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. That also applies to people who are connecting by other electronic devices like computers. 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 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 comments by contacting the Clerk's Office by 5:00 p.m. the Thursday before the meeting. The public will also have an opportunity to provide brief comments either by telephone or via Zoom, from the fifth floor conference room of the Municipal Office building.

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

Approval of standing committee minutes from January 3, 2022. **On motion of Commissioner Burroughs, seconded by Commissioner Townsend, the minutes were approved.** Roll call was taken and there were five “Ayes,” Stites, Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said there were no actual revisions to this agenda after it was published. However, for the members of the committee, I do have a request from Mr. Gunner Hand that we change the order of items in this agenda. Items number 3 and 4 are items that Mr. Hand is bringing before us tonight. Unfortunately, we have him double-booked as the Planning Commission also has its meeting going on right now. He is in his office, and I guess I would ask the committee if we would consider bubbling these items to the top of our agenda so that Mr. Hand can deal with us and then move back to the Planning Commission meeting. Hearing nothing from the members of the committee, we will go ahead and move Items 3 and Item 4 to be the first items that we consider underneath the Neighborhood and Community Development Agenda.

Committee Agenda:

Item No. 3 – 211506...APPROVAL: MID-AMERICA REGIONAL COUNCIL PLANNING SUSTAINABLE PLACES GRANT REQUEST

Synopsis: Staff is seeking approval to pursue a MARC PSP Grant for a Traffic Management Plan, High Accident Intersection Study and Implementation Strategy for a Complete, Green Rainbow Boulevard Corridor between I-35 and Shawnee Mission Parkway in partnership with the cities of Westwood, Westwood Hills and Fairway, submitted by Gunnar Hand, AICP, Director of Planning and Urban Design.

Gunnar Hand, Director of Planning and Urban Design, said before you we have a request to pursue a grant. The Mid-America Regional Council just launched their call for projects for the Planning Sustainable Places Grant Program. It's a bi-annual grant program. If you recall, two years ago we were successful in three grant requests, all of which are currently wrapping up right now.

That is the goDotte Countywide Mobility Strategy, the Northeast Kansas City, Kansas Heritage Trail Planning Process, as well as the Merriam Connected Corridor.

This grant request is in partnership with the city of Westwood and Westwood Hills. We're looking to do a complete streets corridor analysis of Rainbow Boulevard from I-35 to Shawnee Mission Parkway. It's an inter-jurisdictional project. The PSP grant does focus on mainly transportation, but also land use integration and the environment. We believe we hit all three of those points. It'll be less focused than a more traditional corridor planning process because we've done so much current planning, long-range planning in the current timeline around our Rosedale community. So, instead, we're trying to do as far as we can to a design process. Unlike the Missouri side of the Mid-America Regional Council, the Kansas side KDOT does not allow design for the PSP grants.

Right now, we're looking at targeting what's called a Traffic Management Plan, really getting as far as we can from a technical standpoint, and setting up a potential complete street revamp of the entire Rainbow corridor with future STP grants. Again, we just missed those grant applications. So in two years' time, right when we wrap up this planning process, the STP grant projects will be out, so we hope to prepare for that process moving forward.

Actually, before I move on, that grant, we're estimating at about \$150,000 total and it would be split amongst the three municipalities. However, we have a verbal commitment from the Kansas Department of Transportation as well as potentially additional funds from private partners to supply all of the UG portion of that grant request. That is still to be worked out, and that is a critical part of the call for projects process. With any luck, this will cost us no money, but we will potentially be on the hook so we wanted to come before you and seek those funds. The deadline for submissions is June 17th, so we believe we can continue to work on this project assuming we have a favorable recommendation from this committee tonight.

Again, no need to fast-track it to the meeting this Thursday. We can wait until May 26th. The other PSP grant, which I was not able to submit any materials on, I only just heard from the Kansas City Area Transportation Authority. KCATA is looking to partner with the Unified Government and Kansas City, Missouri, on a potential PSP. They said that if that moves forward, they will also pay for all of that. Again, potentially partnering with other agencies, not 100% focused on or not necessarily 100% reliant on UG funds, but we did want to bring that forward as that conversation just started last Friday and is kind of working through the process right now.

These calls for projects tend to percolate in response. Officially, one and a half requests to move forward with PSPs. That is my presentation. Any questions?

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

Commissioner Townsend said I didn't want to do this, but I wanted to make sure I understood what that half was. I understand his presentation as it's shown on No.3, but what was that half? Did that have to do with the transportation portion he mentioned at the end? Explain that again to me, please.

Mr. Hand said yes. The materials that I provided for this agenda item only are a reference to the Rainbow Boulevard Complete Streets Corridor Project that we're pursuing. Just this past week, late last week, I was approached by the Kansas City Area Transportation Authority to see if we would be interested in another sort of transit focused connection, strengthening the transit connections between our two downtowns. That is evolving. Again, if we are able to move it forward out of committee today, I can bring more information about that or let you know that we ended up not pursuing it with the KCATA and Kansas City, Missouri, by the May 26 meeting.

Commissioner Townsend said okay. Well, transportation is a major issue and how people, particularly in my district, northeast end, can get to work. So, my question is, in the material provided of the Rainbow Corridor and the Shawnee Mission Parkway part of this, it says no matching funds are expected, I guess, from us. Would that still hold true then with the transportation part that you just referenced?

Mr. Hand said that is correct. Right now KCATA said if they moved forward, they would be able to supply all of the matching grant amounts for the Downtown Connectivity Study. **Commissioner Townsend** said okay, thank you.

Chairman McKiernan asked, does any other member of the committee have questions or comments for Mr. Hand? I don't see any from members of the committee. I would ask the Clerk if we had any requests for public comment regarding Item No. 3, the Mid-America Regional Council Planning Sustainable Places Grant request. **Ms. Kimble** said there were no requests.

Chairman McKiernan said we did not. What I do have is I have one attendee who would like to offer some public comments. If we could promote Erin Stryka so that she is able to speak, Ms. Stryka it looks like you are able to speak now, if you go ahead and just give your name and city residence for the record and then you'll have up to three minutes to make your comment.

Erin Stryka, resident of Kansas City, Kansas, and Director of Rosedale Development Association, said just wanted to say briefly that RDA totally supports this Planning Sustainable Places grant for Rainbow Boulevard. As I'm sure you're all aware, the Rainbow corridor is changing really, really quickly. In order for all the growth in our area to best serve our neighborhood, we badly need a thoughtful approach to Rainbow and a good way of making sure that it accommodates all users. We're really excited about this request and hope you'll support it.

Chairman McKiernan said thank you, Ms. Stryka, I appreciate that. I don't see any other requests for comment from the public or from the committee. I would say to the committee that a motion would be in order.

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.

Item No. 4 – 211507...APPROVAL: STATE HISTORIC PRESERVATION OFFICE (SHPO) HISTORIC PRESERVATION FUND (HPF) GRANT REQUEST

Synopsis: Staff requests authorization to pursue a Historic Preservation Fund Grant for the creation of a City-Wide Historic Preservation Plan, submitted by Gunnar Hand, AICP, Director of Planning and Urban Design. No matching funds are expected.

Gunnar Hand, Director of Planning & Urban Design, said the next agenda item is another grant request. This time for the annual State Historic Preservation Office Historic Preservation Fund Grant. Again, last year we were successful with this grant program and are currently working on a historic designation for a Downtown KCK Historic District as well as a multiple listing for Downtown KCK Historic Churches.

On the back of that success, we have sought to apply for a historic preservation plan. It would be a city-wide planning effort really just to help us prioritize and think through all the things that we need to do in partnership with our Landmarks Commission to continue to move historic preservation efforts in our community forward. We've had basically a lull over the last decade since we had our last historic preservationist on staff. We've been doing the best we can making progress, and we believe that this planning process will help us and the community both better understand our process, understand the benefits of historic preservation, and again, align our efforts in a very highly constrained resource environment.

This grant request was provided. I provided the materials to you. The grant request was actually due on March 31st. We did submit it. This is a retroactive request for the committee. Again, I apologize for coming to you after the fact. The State Historic Preservation Office has not made any decisions on this. Their tentative date of decision-making is later this summer. No major issues if this issue does not move forward through this committee and or the full Board of Commissioners.

That request is for, it's a 60/40 split, unlike MARC's PSPs which is maybe an 80/20 split. We're looking at a \$50,000 project for around \$21,000 local match. That would all come from the Planning and Urban Design long-range planning budget.

Chairman McKiernan said I just do want to clarify one thing, in the item listing in our agenda, the last sentence does say no matching funds are expected. So, is that not true?

Mr. Hand said that is incorrect. That will come all from the long-range planning budget. **Chairman McKiernan** said okay so, I guess no additional matching funds are expected outside of what your department already has budgeted.

Mr. Hand said that's correct. We will use our existing budgeted funds for 2022.

Chairman McKiernan said thank you so much. Does any member of the committee have comments or questions for Mr. Hand regarding this grant request? I don't see any hands here. I ask the Clerk if we got any public comment regarding this grant request. **Ms. Kimble** said no public comment.

Chairman McKiernan said we did not. I'd ask if there's anyone online or here present who'd like to offer public comment about this grant request. We do have one hand among the attendees. It looks like Edgar Galicia. If we could promote Mr. Galicia. It looks like you are able to speak at this point. If you give your name and city of residence and then you'll have up to three minutes.

Edgar Galicia, Central Avenue Betterment Association Director, said I reside in the sister city, Kansas City, Missouri. I am under the understanding that this petition is not necessary to pass and there is time to work with this, but I urge the city council and every member of the commission to move forward with this. Because this historic preservation is important not only for the central area or the county in general, but for the value of the property for all of our residents. We need to continue this work.

Chairman McKiernan said thank you, Mr. Galicia. Appreciate it. Any other member of the public wishes to offer public comment on this particular grant request. I don't see any additional hands. is there a motion?

Action: **Commissioner Stites 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 thank you so much, Mr. Hand. I'll let you return to your other meeting, and we will continue with this. Appreciate your efforts. That does take us now back to the beginning of our committee agenda item number one. I understand that the committee did not want to have all the fun without me last month and so we are going to consider this item again this evening.

Item No. 1 – 211346...ORDINANCES: ADOPTION OF PROPOSED BUILDING AND FIRE CODE UPDATES

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



April 4, 2022

Neighborhood and Community
Development Standing Committee

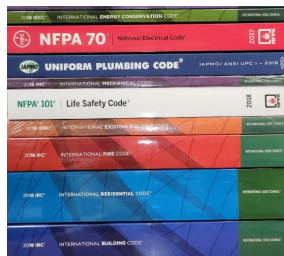
Building/Fire Code Adoption Request

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

Greg Talkin, Director of Neighborhood Resource Center, said thank you for having me back this evening. I'll give a little bit of a background history on this, but I don't plan on going into a lot of detail, but if there are questions, I have a number of the other slides from last month if we need to touch on those. I think we kind of started this journey back in January and I appreciate everybody's patience and help in guiding us through this.

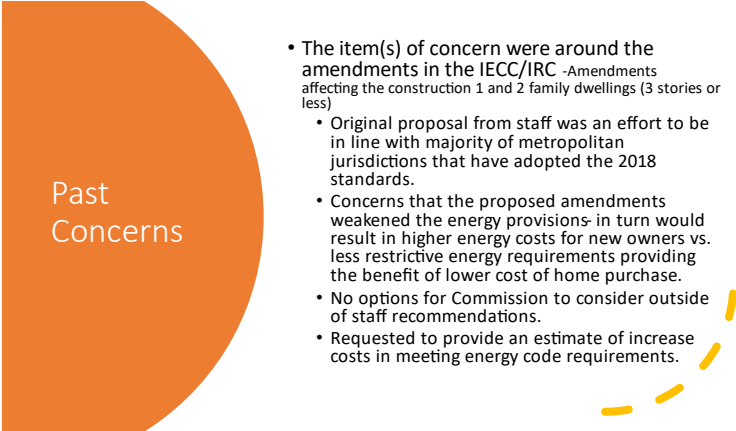
Codes being Proposed:

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



These are the codes that we're pursuing for adoption, NFPA. They're all the 2018 International Codes along with the 2018 Uniform Plumbing Code and 2017 National Electric Code. Working our way through all these, the only questions that really have come up and we've had to work through are the International Residential Code and just the energy provisions that are provided in that standard.

May 9, 2022



Past Concerns

- The item(s) of concern were around the amendments in the IECC/IRC -Amendments affecting the construction 1 and 2 family dwellings (3 stories or less)
 - Original proposal from staff was an effort to be in line with majority of metropolitan jurisdictions that have adopted the 2018 standards.
 - Concerns that the proposed amendments weakened the energy provisions- in turn would result in higher energy costs for new owners vs. less restrictive energy requirements providing the benefit of lower cost of home purchase.
 - No options for Commission to consider outside of staff recommendations.
 - Requested to provide an estimate of increase costs in meeting energy code requirements.

The past concerns that we were working through were, once again, around the amendments in the IECC or the IRC amendments affecting the construction of one-and two-family dwellings, three stories or less. Just a quick note here to avoid some confusion because I did get some questions outside this meeting. When we're talking about residential apartments, that falls under the Commercial Code, which there's been no amendments to that. Once again, we're just talking about either one single-family or two-family dwellings, duplex basically.

Original proposals from staff was an effort to be in line with the majority of the metropolitan jurisdictions that have adopted the 2018 Standard, and that's where staff still sits. Concerns that the proposed amendments weaken the energy provisions, in turn, would result in a higher energy cost for new owners versus less restrictive energy requirements providing the benefit of a lower cost of the home purchase itself. Then we also originally, we didn't provide any options for the Commission to consider outside of staff's recommendation. Then we also had a request from Commissioner Burroughs as far as what the cost would be and kind of some comparisons. We did reach out and receive some of that information provided last month. That's one of the items that I won't go too deep in tonight, other than I do have the slides if we need to. Again, I would be more than happy to.

Option A –
This is Staffs
Recommendation.

Option A Amendments Proposed:

- 1102.1.2 (R402.1.2)-Wood frame wall cavity insulation amended to R-13
- Section N1102.4.1.2 -Amended the building leakage rate to 5 air changes per hour and eliminated climate zones outside our area. Testing is required.
- Section N1102.4.4 Rooms Containing Fuel Burning Appliances -This section was deleted
- Section N1103.3.5 Building Cavities is amended to read as follows: Building framing cavities shall not be permitted to be used as supply ducts. Building framing cavities used as ducts or plenums shall be sealed to prevent leakage through the thermal envelope. These cavities are used as part of the return air system. These ducts shall be sealed per Sections M1601.4.1 joints, seams, and connections in association of Section N1103.3. These ducts are not located in exterior walls and therefore are within the thermal envelope.
- Table N1106.4 - This Table was amended to an ERI of 80.

For the options, we have Option A. This is, once again, staff's recommendation basically, amending the standards to an R-13 installation value in the walls, which would allow builders to continue to be able to use basically the 2x4 wall construction they've normally used for a number of years, not having to require to increase to 2x6, things along that line, and change the way they do wind bracing, and so forth.

Amendment, the building leakage rate to 5 air changes per hour and eliminated the climate zones outside of our area, and mentioned that testing is required. That's been a question along the lines through these presentations. Eliminating the room requirements for fuel burning appliances, allowing building cavities to be used. Building framing cavities are permitted to be used as supply ducts. The cavities used as ducts or plenums are required to be sealed to prevent leakage through the thermal envelope. These cavities are used as part of the return air system. The ducts are required to be sealed and joints, seams, and connections in association with that. These ducts are not located in exterior walls and therefore within the thermal envelope. So even if there was leakage, there's really no leakage to the exteriors, just within the inside where it's already being conditioned. Then the table in 1106.4, the table was amended to an energy rating index to 80.

I do want to note before going to Option B, that there are a lot of changes between the 2009 Standards that we are on and going to the 2018 I-Codes. These are only five of the numerous changes that have went on that we are asking to amend.

Option B

Option B Amendments Proposed :

- **Table 1102.1.2 (R402.1.2) -Wood frame wall cavity insulation amended to R-15**
- Section N1102.4.1.2 - Amended the building leakage rate to 5 air changes per hour and eliminated climate zones outside our area. Testing **is** required.
- Section N1102.4.4 Rooms Containing Fuel Burning Appliances - This section was deleted
- Section N1103.3.5 Building Cavities is amended to read as follows: Building framing cavities ~~shall not be~~ are permitted to be used as supply ducts. Building framing cavities used as ducts or plenums shall be sealed to prevent leakage through the thermal envelope. These cavities are used as part of the return air system. These ducts shall be sealed per Sections M1601.4.1 joints, seams, and connections in association of Section N1103.3. These ducts are not located in exterior walls and therefore are within the thermal envelope.
- **Table N1106.4 -This Table was amended to an ERI of 75.**

Option B is primarily Option A with the exception of a more stringent installation requirement in wood frame walls going to an R-15. This can still be done without changing construction methods and staying with the 2x4 wall. Then the only other notable change on this is changing the ERA index to 75 from 80 proposed in A. The lower you get in that index, the more efficient you are required.

Option C

Option C-2018 Energy and IRC (Energy section) code as written – no amendments

Option C is just going with the standard as it's written and no amendments.

Pros and Cons

• Lower Energy Efficiency Requirements=

- Lower Consumer Purchase Price
- Higher Utility Bills

• Higher Energy Efficiency Requirements=

- Higher Consumer Purchase Price
- Lower Utility Bills

I'll note one of Commissioner Davis' thoughts to kind of try to explain this in a very simple manner. Lower energy efficiency requirements equal lower consumer purchase price for the initial house cost, but higher utility bills. A higher energy efficiency requirement means a higher consumer purchase price for the home, but lower utility bills.

	Fenestration U-factor Footnote b	Skylight U-factor Footnote b	Glazed Fenestration SHGC Footnote b	Ceiling R-Value Footnote g	Wood Frame Wall R-value	Mass Wall R-value	Floor R-value	Basement Wall R-Value Footnote c	Slab R-Value & Depth	Crawl Space Wall R-value Footnote c	Energy Rating Index
	lower is better	lower is better	lower is better	higher is better	higher is better	higher is better	higher is better	higher is better	higher is better	higher is better	lower is better
2018 IRC/IECC	0.32	0.55	0.40	49	20 or 13+5	8/13	19	10/13	10, 2 ft	10/13	62
UG Current (2009)	.35	.60	NR	38	13	5/10	19	10/13	10, 2 ft	10/13	baseline
UG OptionA	.32	0.55	0.40	49	13	8/13	19	10/13	10, 2 ft	10/13	80
UG OptionB	.32	0.55	0.40	49	15	8/13	19	10/13	10, 2 ft	10/13	75
UG OptionC	0.32	0.55	0.40	49	20 or 13+5	8/13	19	10/13	10, 2 ft	10/13	62
Shawnee	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13	80
OverlandPark	0.34	0.55	0.31	49	13	8/13	30	10/11, 3 ft	10, 2 ft	10/13	68
PrairieVillage	0.32	0.55	0.40	49	15	8/13	19	10/13	10, 2 ft	10/13	68
Lenexa	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13	80
Leawood	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13	80
Olathe	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13	80
Gardner	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13	80
KansasCity, Missouri	0.32	0.55	0.40	49	13	8/13	19	10/13	10, 2 ft	10/13	75
JohnsOnCounty	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13	80
Gladston@2021	0.32	0.55	0.40	38	13	8/13	19	10/13	10, 2 ft	5/13	56

This chart, once again, I mentioned last month that this chart was actually borrowed from commissioner McKiernan. He had taken one of my slides and added a lot more verbiage on it to make it more understandable. This is just a reminder that our whole effort was primarily to try to stay as consistent and across the board with the majority of the metro area jurisdictions. That's what Option A is. Option B, we'll tell you that, if you see some of the blue items that Commissioner McKiernan highlighted here, that's where Option B kind of come from. Picking some of those higher, more efficient values from the other jurisdictions and increasing the efficiency some.

Also, for Commissioner McKiernan who wasn't here last time, I will note because he had mentioned some of these items that are brown in color, especially mainly in the Overland Park line, they were really odd. I actually didn't understand them initially. I did seek and talk to Overland Park and found out that actually they allow the provisions that are in the building code, or this section itself, but they also offered an alternative. This is the alternative that they provided that would still allow an R13 wall but still, they made some other increases just primarily in floor insulation, made it higher than what is required by everybody else, but it still allowed the general construction to continue with the 2x4 walls. So, that was interesting. I didn't realize that when we first started this journey.

Clarification on Adoptions Locally:

City/County	Considering 2021 I- Codes?	Current I- Code Versions Adopted	City/County	Considering 2021 I- Codes?	Current I- Code Versions Adopted
KCK-current	2018	2012	PrairieVillage	IECCOnly?	2018
Bonner Spring	No	2015	Leawood	No	2018
Edwardsville	2018	2012	Olathe	No	2018
Fairway	No	2012	SpringHill	No	2006
DeSoto	No	2018	Gardner	No	2018
MissioHills	No	2018	Johnson County	No	2018
Edgerton	No	2006	Douglas County	2018	2012
Shawnee	No	2018	LeeSummit Mo	No	2018
Lenexa	No	2018	KansasCity Mo	IECCOnly?	2018
Overland Park	No	2018	GladstonMo	Adopted	2021

In clarification, again, on the 2021 Code that's been referenced several times, it's my understanding now Prairie Village is referenced up here is possibly looking at the 21 IECC. It's my understanding now they are waiting for the 24 standards. Gladstone, Missouri, once again, they did adopt the 2021 but they amended the energy provisions back similar to the 2009 Code, so the '21 really doesn't apply on the residential for Gladstone. Kansas City, Missouri Metropolitan Energy did provide some information as well as some other people to me. Kansas City, Missouri, is moving forward to bringing a possible ordinance before their governing body, one of their committees to start the review process of possibly adopting the '21 IECC but staying with the remaining 2018 Standards just to change the IECC only.

Wrap up Comments:

- All options provide additional efficiencies over what we currently have adopted
- Cost Estimates requested by Commissioner Burrows
 - Reached out to both KCHBA and Metro Energy
- Options provided to Standing Committee/Governing Body

	Skylight U-factor Footnote a	Glazed Fenestration SHGC Footnote b	Ceiling Fenestration R-Value Footnote c	Wood Frame Wall R-Value Footnote d	Mass Wall R-Value Footnote e	Basement Wall R-Value Footnote f	Slab R-Value & Depth Footnote g	Crawl Space Wall R-Value Footnote h	Energy Rating Index
	lower is better	lower is better	higher is better	higher is better	higher is better	higher is better	higher is better	higher is better	lower is better
UG Current (2009)	.35	.60	NR	13	5/10	19	10/13	10, 2 ft	10/13
UG Option A	.32	0.55	0.40	49	13	8/13	19	10/13	10, 2 ft
UG Option B	.32	0.55	0.40	49	15	8/13	19	10/13	10, 2 ft
UG Option C	0.32	0.55	0.40	49	20 or 13+5	8/13	19	10/13	10, 2 ft

Once again, I do have those costs, and I'm willing to go over those, but I'll go over this first and then I'll open it up for any questions that might be for me. Wrap-up comments here. All of the options that have been provided, they all provide additional efficiencies over what we currently have adopted. Once again, we're only throwing five amendments out of a number of changes that have been made between the 2009 and 2018 Energy Codes.

The cost estimates that were requested by Commissioner Burroughs were provided last month. We received those costs, or we obtained those costs by reaching out both to the Kansas City Home Builders Association and Metropolitan Energy for information that was provided last month. Basically, between the values we received from both organizations, the cost of that falls somewhere they're in-between. Options A, B, and C provided standing community and the governing body, giving the governing body and the standing committee the option to look and hopefully be able to make a better decision of what they feel like we need to do.

Last month a reference was brought up from Columbia, Missouri, and then there was some other information that just recently been provided, St. Louis and some of the areas in there.

Once again, our whole goal was trying to be consistent similar to the metropolitan area, not Columbia, Missouri, which is miles away from us. I really didn't look into that a whole lot. Once again, it wasn't the direction we were trying to pursue.

The other concern I'm going to bring up that I've never really mentioned, staffing and ability to implement and enforce major energy provision changes is kind of concerning. We're three staff members down and even then it's already a very busy environment for our Building Inspection Office. We'll do what we need to do and whatever the direction the Commission wants us to go. I do have that concern of our ability to continue to train staff of all the changes and getting contractors up to speed on what changes we have in place, then managing the enforcement of it with the big changes. Like I said, we're offering some smaller changes—is a little bit concerning to me.

Down below in the chart is where we're at currently. It shows Option A. That definitely has some efficiency improvements. Option B has a little bit more. Option C is going with a full-blown standard. I'm going to stop there and answer any questions. I do have the information on the cost that I can also jump into if you wish.

Chairman McKiernan said thank you, Mr. Talkin. Appreciate that presentation. Since I was not here for last month's meeting, I will just share briefly with the committee my perspective on this. Certainly, I think that our whole intent here is to try to strike that balance between maximizing or minimizing utility costs while at the same time minimizing investments that need to be made upfront in the construction or renovation of a home. I personally favor Option B on this because my understanding, Mr. Talkin, is that this then puts us at equal to the most stringent standard on

each individual item for all of the municipalities in our metro that have adopted an amended 2018 code. Would that be correct?

Mr. Talkin said I think you have some communities that have adopted an ERI index that I believe is 68, which is more efficient; but otherwise, yes, on the insulation that would be a correct assumption. We're not that far off from the 68.

Chairman McKiernan said thank you, Mr. Talkin. Well, as I said I do favor Option B as trying to split the middle between upfront costs and maximizing savings; minimizing upfront costs, and maximizing energy savings. In the long run, I would say that as communities around us begin to move from the amended 2018 Standard to '21 or '24, whatever it might be, even as they might change their amendments, we, as a Unified Government, can be quicker and more nimble to follow suit and keep pace so that we are keeping up with the rest of the communities in the metro. But for me, personally, I do favor Option B. I saw a hand that was up a moment ago it has disappeared so, Commissioner Townsend.

Commissioner Townsend said I think this was where I was when this issue last came before and about Option B. You mentioned something tonight, I'm not sure that I had considered before. What would selecting Option B as opposed to A do with regard to the impact on your employees in the department? You mentioned that your department is about three heads down. Would there be a significant difference in terms of actually applying and monitoring of these options that pass between A and B?

Mr. Talkin said, Commissioner, that's a very good question. Thank you. The impact of Option B is the R-15. My concern with the R-15 is the availability of the product for the consumer to use and the contractors. I'm seeing more and more of it on the market. It's kind of a new product that we've started to see. That one is not an issue for us to be able to enforce. We can get that information out and catch that at plan review; very simple. The energy rating index is usually done by a third-party reviewer. So, that one won't put a lot of burden on staff. It's just the only burden I see with Option B is mainly getting the information out and making sure we're getting that information out to our contractors. And they don't start something thinking we're still under an old standard and doing it wrong and telling them that it's wrong. We will catch that in the plan

review. Contractors don't always look at our notes sometimes. But Option B would not be that much more difficult for us to bring up to speed and enforce than Option A.

Commissioner Stites asked, Mr. Talkin, would you mind, because I just don't remember, was Option B, or with R-15, is that still can be constructed with a 2x4 wall, is that correct, or does that require you to go to 2x6?

Mr. Talkin said no. The R-15, and that's the whole goal, is it still allows a 2x4 construction. **Commissioner Stites** said okay. Just me personally, I believe that I am in favor of Option B.

Commissioner Townsend said one of the other concerns I had, in terms of trying to sort this out, was which of these plans would put more of a burden or less of a burden on people who are looking to become homeowners. I recall some numbers mentioned by one of the speakers, I guess. Well, let's see, I think I can say January 3rd maybe of 2022, maybe this was the first time that this committee took this up.

One of the points made by Mr. Ruder was that for every \$1,000 added to the cost of a newly built home, 1,238 Kansas City area families are priced out of the market. So, I for one, want to see availability or encourage the availability of homeowners and people with the ability to get into homes. We've all talked about raising rooftop numbers here. Is there any way that you could quantify what the additional cost to a homeowner might be with Option B as opposed to A?

Additional Construction Costs Per Option
Information provided by KCHBA

	Option A	Option B	Option C
Table 1102.1.2			
Option A - (R402.1.2) Wood frame wall cavity insulation amended to R -13	No Additional Cost		
Option B - (R402.1.2) Wood frame wall cavity insulation amended to R -15		\$1,600.00	
Option C - (R402.1.2) Wood frame wall cavity insulation is R13 + 5 (Addition of R -5 Foam = \$4000 - \$6000)			\$5,000.00
Section N1102.4.1.2			
Option A - Amended the building leakage rate to 5 air changes per hour and eliminated climate zones outside our area. Testing is required. (Additional \$600.00 to perform testing + \$75.00 for ventilation fan)	\$675.00		
Option B - Same as option A		\$675.00	
Option C - No amendments -as wrote (\$600.00 for test + \$2500 for air exchanger			\$3,100.00
Section N1102.4.4 Rooms Containing Fuel Burning Appliances			
Options A -This section was deleted	No Additional Cost		
Option B - Same as Option A-section deleted		No Additional Cost	
Option C - No Amendment -as wrote			\$2,500.00

Mr. Talkin said yes. This information was provided by one of our local builders to the Home Builders Association. You can kind of see the additional—this first column here is Option A,

which is what we proposed originally with the five amendments. Option B is with the five amendments, but changing some of the indexes, so it does cost a little bit more. As far as the big change here is changing to R-15. You can see in this line item, it adds about \$1,600 to the price of the home according to one of our local builders. And then changing the error leakage rate because of the testing, adds about another \$675. Then for Option B, there is no additional cost because we're not requiring the construction of the room for fuel-burning appliances.

	Option A	Option B	Option C
Section N1103.3.5 Building Cavities.			
Options A - Amended this section-Section N1103.3.5 Building Cavities is amended to read as follows: Building framing cavities shall not be permitted to be used as supply ducts. Building framing cavities used as ducts or plenums shall be sealed to prevent leakage through the thermal envelope. These cavities are used as part of the return air system. These ducts shall be sealed per Sections M1601.4.1 joints, seams, and connections in association of Section N1103.3. These ducts are not located in exterior walls and therefore are within the thermal envelope.			
Option A - Same as Option A	No Additional Cost	No Additional Cost	
Option B - Same as Option A			\$750.00
Option C - No Amendment-as wrote			
Table N1106.4			
Option A - This Table was amended to an ERI of 80			
Option B - This Table was amended to an ERI of 75 (Furnace and Heat Pump-To get to the rating a 2 stage furnace and AC would be needed-96% furnace/16 SEER AC)		\$4,530.00	
Option C - No Amendments-as wrote- ERI of 62 (Furnace and Heat Pump-To get to the rating a 2 stage furnace and AC would be needed-96% furnace/16 SEER AC)			\$4,530.00
Real Estate Commission, Builder overhead and profit	\$225.00	\$3,795.00	\$4,120.00
TOTAL ADDITIONAL ESTIMATED COST TO CONSUMER TO MEET ENERGY CODE OPTION	\$900.00	\$9,000.00	\$20,000.00
Note: Info(\$16,000-\$20,000)			
Source: This information has been provided by the KCHBA and a local builder			

The cavity issue we haven't changed there so there's no additional cost for Option B. And then on Option B here, changing the ERA index to 75 from 80 is about an additional \$4,500 cost.

Commissioner Townsend said wow. So the total cost in terms of change between A and B is \$9,000? Am I reading that correctly?

Mr. Talkin said yeah, and the builder put in overhead and profit that would be charged for the cost of doing that additional work and that's where it came up with the \$9,000 additional.

Commissioner Townsend asked, could you repeat that last part? **Mr. Talkin** said yes. This one-line item here, you see that the builder has added some overhead and profit for doing that additional work and those additional materials. The total cost for going to Option B from what we currently adopted would be about \$9,000 according to the builder. Option A would be about an additional \$900 from what we're currently enforcing.

Commissioner Townsend said wow. So I would keep in mind what Mr. Ruder was quoted as saying in the earlier minutes. I guess, for me, the difference would be trying to get as many people who want to get into homes into them. If you believe Mr. Ruder's numbers, he's saying for every \$1,000, it's like 1.2 thousand people who are priced out of the market. So, if we're talking

about \$9,000, you may be talking about, I don't know, maybe 9,500 people priced out of the market.

Mr. Talkin said, Commissioner, if I can say, I did see Mr. Ruder, I believe, is in the audience again tonight. He can probably add some comment to that when we get to that point.

Commissioner Townsend said okay. I appreciate that. Thank you. I don't have any other questions at this point.

Chairman McKiernan said, Mr. Talkin, to make sure I understand this correctly, these are minimum standards, correct? Nothing in these standards would preclude someone from building to a higher standard on remodel or new construction if they so choose.

Mr. Talkin said you are absolutely correct, Commissioner. If you don't mind, I'd like to add that I know that as commissioners, you receive a lot of complaints about energy costs of homes. Granted, I would be interested in those complaints you received. How many of those homes have been built in the last 10 to 15 years where there's been energy standards already enforced. We know that 90% of our homes in our community probably have very little insulation because they are many, many years old. We have a number of houses that are 50 years old plus, that's probably about 75% of our stock. I would be interested if anybody has complained about energy costs if they have one of the newer homes. Granted, energy's not cheap, but understandably, I think our biggest population is living in older homes with very little, if any, energy efficiency, no insulation in the walls, no insulation in the attic.

Chairman McKiernan said certainly some of us have been brainstorming ways in which the Unified Government might be more proactive and more innovative in helping people who are in those older homes to make energy improvements, potentially with the use of grant monies, potentially with the use of very low interest or no interest loans, or any other innovative way that we might be able to reach out into the community and make a positive difference for people who are feeling that they are burdened by energy costs and that we can draw the line back to some construction improvements that could be made in their homes that might have a positive impact on their budgets.

Commissioner McKiernan asked, does any other member of the committee have comments or questions for Mr. Talkin? **Ms. Portley** said you have two hands raised. **Chairman McKiernan**

said I do, yes. I see that. Actually there's been a third hand that's been going up and down. I'll keep track of that.

Commissioner Davis said I first want to thank Mr. Talkin because you have gone above and beyond in really getting us the information, educating the public, the commissioners, and I'm sure yourself in this process. So, to you and your staff, kudos. Thank you for your efforts.

I do have a question. If I'm not mistaken, we are going to have this conversation in a few years. Can you just comment on how often we will be having this conversation about codes?

Mr. Talkin said yeah, that's a good question. So, the ICC, International Code Council, the codes that we adopt, they put out new codes every three years. There's a code cycle that goes every three years on this. All the jurisdictions in the metro area—for a while, Overland Park was very adamant. They did it every three years, but they've kind of settled in doing it every second cycle. Our next approach to this, unless directed by the governing body, of course, would be looking at the 2024 Codes. Once again, there are very few metropolitan jurisdictions that are looking at the '21. Kansas City, Missouri, is the only one that appears to be moving forward maybe with the 2021 Energy Code only. And then, of course, I think there's that other one city over in Missouri that had adopted the 21. I'm not aware of anybody else that's going to move on the '21. Once again, codes change out every three years, but we look at every second cycle which puts us in the 2024 code, which will come out late in 2024 generally. So, you would probably see us back mid-2025 if we're staying in consistency with the community. To let you know that, we try to work with all the jurisdictions up front. We did it this time, but we didn't come out of the shoot as efficient as we should have. We met with all the jurisdictions in the metro area and discussed the changes in an effort to be consistent and we'll do that again.

Chairman McKiernan said thank you, Commissioner Davis. I do appreciate that. Mr. Talkin, you just pointed out that we have the capacity and we have the desire to be more nimble and more proactive as we move forward. I would now open it up for public comment. First I'll ask the Clerk if we got any communication from anyone in the public who'd like to offer comment on this item.

Ms. Sparks said, Commissioners, we received written comments from Maddie Johnston. Ms. Johnston's comments are about seven pages long. I'll just give you the highlight here. It says, "Thank you for the opportunity to testify on the city of Kansas City, Kansas, code adoption process

and the proposed update to the 2018 International Energy Conservation Code. The Midwest Energy Efficiency Alliance is a member-based collaborative non-profit organization that promotes cost-effective energy efficiency policies in order to reduce energy waste in the Midwest. We have worked with states and localities across the region on energy-coded options. MEEA commends the city for taking steps to improve the efficiency of new and existing buildings in its jurisdiction. Updating the city's building energy codes will provide numerous economic health and resilience benefits to residents and businesses living and working in the Kansas City area. However, the inclusion of the proposed amendments to the residential and commercial energy code will result in missed opportunities to capitalize on these benefits. Specific amendments like removing testing requirements for envelopes and ducts, and especially allowing building cavities to be used as ducts and plenums are cake-building practices that significantly reduce the energy efficiency of the building and increase operating costs while removing the benefits of improved indoor air quality.

MEEA recommends the adoption of the unamended 2018 IECC as a city-wide minimum energy code for residential and commercial buildings. There are multiple benefits to the unamended code which maximizes the cost-effective improvements to the efficiency and resilience of buildings reduces energy costs and encourages innovation and economic development. Amending an already outdated standard would only make it that much weaker and more ineffective. Moreover, if the region hopes to eventually adopt and implement the 2024 IECC, it would be beneficial to start moving towards that goal now rather than trying to make such a big potentially burdensome leap later.

Lastly, the Kansas City Regional Climate Action Plan recently laid out, strategizes to achieve net zero greenhouse gas emissions by 2050. Interim net zero goals focus on local government operations by 2030, energy generation by 2035, and home and buildings by 2040. This Climate Action Plan serves five counties in Kansas, including Wyandotte County. If Wyandotte County and Kansas City, Kansas, wish to effectively participate in and contribute to the goals of the regional climate action plan. the unamended 2018 IECC would undoubtedly be a step in the right direction. If you have any questions about this testimony, noted reports and references, attached fact sheets, or the general impact analysis to building energy codes, please don't hesitate to contact Allison Lindbergh, Senior Building Policy Manager.”

Chairman McKiernan said thank you so very much. Any other written comment received?

Ms. Sparks said none were received.

Commissioner Townsend said before we get too far away from that, it would help me if Mr. Talkin could clarify something for me with regard to the written comments we just heard. It sounds like the writer is saying the unamended version of this would be better than what you're proposing in A. Just help me out here. I'm trying to understand what they're proposing there, and what A or B or C, why that would be better?

Mr. Talkin said that testimony, I believe, was for Option C. That's an unamended code. The most efficient, which would provide lower utility bills but would increase the cost significantly of the initial cost of the home.

Commissioner Townsend said okay. So, going back to the chart that you showed that had the \$9,000, that was under plan B. So C, if left unamended, would be higher than that amount?

Mr. Talkin said yeah. The builder on that Option C come up with about \$20,000.

Chairman McKiernan said I'll now go to—we have several online attendees who would like to offer public comment. I'm going to remind everybody when I recognize you, to go ahead and give your name and your city of residence for the record. You'll have up to three minutes to make your comments. I do see a couple of familiar names in this list. I'll start at the top, Mary English.

Mary English, Building Performance Program Manager for Metropolitan Energy Center, said I live in Prairie Village, Kansas, but have worked and have personal connections throughout Wyandotte County. I'm here to comment on the 2018 IECC codes resolution being voted on by the committee today. To be clear, the unamended code, or Option C, is the only way to stand up for Wyandotte County residents for both groups, those that rent and those that buy. Upgrading the energy code from the outdated and antiquated 2009 requires an adoption of unamended code, again, Option C. To vote for one that is heavily amended is to support an entrenchment in old technology that impacts the quality of life of building occupants.

I'm going to start by commenting on two things that were said in this committee's meeting in April. First a building professional remarked that some of the new installation requirements in the unamended code would mean that the structure would have to be re-engineered. I want to

emphatically state that if the wall is being built correctly, this is an inaccurate statement. If you need documentation, I can provide that information to you in a follow-up.

Secondly, there was a statement in April that equated upgrading city energy codes to forcing car buyers to buying luxury attributes like leather seats. This is a false equivalency. A better analogy would be to the lawfully required seat belts and airbags. What if these were made optional and car manufacturers were able to sell cars without them? I say this because energy codes are as much about health and safety as they are about saving on utility bills. For decades, for example, Children's Mercy Hospital has been teaching about the elements of healthy housing for low-income neighborhoods. We have a plague of childhood asthma in this country and there are studies that are tracing the element back to leaky, under-insulated homes with leaky ductwork. Much of what makes an unhealthy house is related to energy efficiency. Any energy auditor can tell you that homes that are being built under current energy codes, what we've been talking about in comparison in the area, are susceptible to issues like mold growth and discomfort. We audit homes that are 10 and 15 years old and they still come up with this that are 13 Baht. **Ms. Portley** said you have one minute remaining.

Ms. English said residential codes aren't sufficient enough to ensure resilience shelters. Across the river, Kansas City, Missouri, has a resolution to adopt the IECC 2021 Codes as they are currently accepting public comment ahead of the vote. The development leads to several other cities that have pledged to take up the 2021 Energy Code. Up to this point, it has indeed been a round-robin of amending code and relegating our region to antiquated technology in our residential buildings. The argument that quote "just do what other cities are doing," has been a circular process where every city listens to this argument out of concern, that there will be a drop in construction business, and thus, city councils vote to amend the code based on this feared base myth, and it is a myth. Organizations that conduct research to see if there is a correlation between upgraded energy codes and a decrease in permit polls have so far not seen this claim to be true. St. Louis and Columbia, Missouri, two regional examples, have passed the unamended 2018 Code and saw increases in permit requests. Again, we have this information resourced. **Ms. Portley** said your time is up.

Chairman McKiernan said thank you, Ms. English, I have Emily Wolfe.

Emily Wolfe, Metropolitan Energy Center, said I am a lifelong resident of Wyandotte County currently living in the Third District. Thank you for the opportunity to speak on this and all everyone does for our community. I know it's been a long evening for you all. I want to share why the UG should adopt the set of building codes without amendments, Option C, which puts residents first. I want to say the building codes apply to major renovations and new builds. We also gave cost estimates as Greg Talkin mentioned.

But first, we constantly hear the term affordable housing, but what does that actually mean? According to the U.S. Department of Housing and Urban Development is defined as housing in which the occupant is paying no more than 30% gross income for housing costs, including utilities.

I did the math for the 640-square-foot home I rented in Rosedale from 2019 through earlier this year. In January of 2022, between my BPU bills and Kansas gas bills, I paid a total of \$275 in utility costs for the month of January. My rent, which was relatively cheap, was \$975.

Since it is a very small home, I looked at the median income for individuals living in Wyandotte County, which is slightly below \$27,000. For the month of January, individuals at that income level living in a 640-square-foot home would be spending 56% of their income on housing costs, well above the 30% defined as affordable housing. Also, I'd like to note those were not my highest utility bills while living there. Also, it was over 30% when I looked at my personal salary. So even though I'm above the median income, I was still spending over 30%.

Next, realtors are beginning to find that promoting energy efficiency in their listings can be valuable, especially among younger populations, which I will be the first to say I'm a lifelong resident. I've seen too many of my friends move to KCMO and JOCO. But, as residents, we're not well-versed in building science. As policymakers and industry experts, it is our job to ensure codes and standards—**Ms. Portley** said you have one minute remaining. **Ms. Wolfe** said the residents not only have affordable housing but safe, quality, and efficient options as well.

I have some data to support what Mary said. St. Louis saw their construction costs from 2018, which was a little over \$7M, jump to \$1.3B in 2021.

Finally, as we know, I know Greg Talkin has done so much work and you guys are short-staff, so we really thank you. We're not just pushing for this and going to leave Oz this June, MEC's providing energy code training for local building officials at no cost for continuing education credits. The instructor for the two-day course is a local specialist with over five decades of experience in the industry. So, it won't be Mary teaching it. Mary's very experienced, but it

would be an outside person. Other organizations, such as Midwest Energy Efficiency Alliance, have a plethora of resources. The Department of Energy is in process of developing their resilient and efficient codes program, which is funded by the infrastructure law—**Ms. Portley** said your time is up.

Chairman McKiernan said it looks like next, we have Sharla Riead.

Sharla Riead, Energy Smart Institute, said I'm the said instructor for that course. I am an international code council preferred education provider and a certified residential energy inspector, plans examiner, and IECC/HERS compliance specialist. I live in Kansas City, Missouri, but I work in Wyandotte County. I train code officials all over the country.

I wanted to clarify, first of all, I looked at the attachments and Option B, and, well, all the option attachments look like they're striking a whole lot more than what was included in that summary. There's a lot more changes in there.

One of the things that's being struck that really concerns me is the duct leakage testing. Duct leakage testing looks like it's just completely been taken out. If you're allowing building cavities to be used as ducts, then the duct leakage really needs to be tested to ensure that those cavities are being sealed. It's extremely difficult to seal building cavities and make them actually hold the air and deliver the air to where it needs to be. Even if all the ducts are inside the envelope, they can be extremely leaky and cause infiltration causing air leakage through the envelope due to pressure changes in the building.

If that's a mistake and those weren't supposed to be struck, then I wanted to make sure that the testing would be required. I would recommend that you keep that part of the code that duct testing is required and keep the leakage rates because the original leakage rates that were published in earlier sessions are impossible just due to physics. You can't have more total leakage—**Ms. Portley** said you have one minute remaining. **Ms. Riead** said than you have total duct leakage. Once again, I would like to also push for one amendment. There's one amendment I'd love to see, which is that you allow a HERS rating index as well as the energy rating index to qualify because the energy rating index is going to be harder for the builders to achieve. I also wanted to say that \$4530 additional to go from an 80 to a 75 is way out of line. You can do that basically by putting in LED lighting if you allow a HERS index. So, you do not have to upgrade the equipment as

much as they were saying. There are many other ways; tight ducts, tight envelopes, and the increase in insulation will take care of that. That's five points for you right there without any other expense. That pricing is very high.

Chairman McKiernan said next we have Parker Hall.

Parker Hall said thank you for staying late. I know that building codes are not the most interesting subject for most people to talk about, but it is an important one. I am a mechanical engineer. I live in Roeland Park, Kansas. I deal with the International Energy Conservation Code every day at work. I design HVAC systems for various building types, so I have a lot of knowledge on this subject, and I'm always advocating for better energy codes to create more energy-efficient buildings.

I also found the \$4,500 increase for the HVAC system to be quite high. I found that as you increase the insulation values of houses, your size of an HVAC system that you need actually goes down. There's a cost saving there. I also agree that there are many other cheaper ways to achieve a more energy-efficient house. From all the energy models that I've put together, I found that the updates to the IECC return on investment for energy-efficient attributes is usually one to two years. I've never seen anything that has gone beyond that mark.

My last comment is that I'm also searching for a house right now. I can tell you that IECC requirements for any of these houses has nothing to do with how absurdly high the housing costs are right now. So, if these houses are high then people should at least get something that's worth buying and keeps them both comfortable and creates a healthier environment. Thank you very much.

Chairman McKiernan said looks like next we have Ashley Eusey. I apologize if I pronounce that incorrectly.

Ashley Eusey said I'm the head of sustainable services over at Hoefer Welker, an architecture firm that does work in the area. I am also a professional engineer myself. On top of that, I'm also a mother. One of the things I don't think anyone's really touched upon is bringing people into the area like the millennial generations and gen z's are looking for sustainable measures in their houses.

That's why my daughter and I have moved to Lenexa because we've heard the city made really strong sustainable commitments and that's why we're here. Many more in my generation and those after me are making the same commitments. So, maybe the concern might not be the cost of the houses, but people just not being interested in coming to the area at all if they know that the city hasn't made any strong sustainability commitments. It's not just as much about what we're doing here now, but it's about the future and our future generations. and also modeling that to those that come after us. That's a consideration as well.

Also, reiterating what Parker Hall said earlier, I've done similar calculations and especially on testing, air testing. That's less than a year because so much of your energy is lost through leaks in your house. It's one of the number one ways that you can rack up those energy bills. With housing prices as crazy as they are right now, the last thing anybody needs is ridiculous utility rates.

Then, as we've kind of already mentioned before, there is a level of comfort that can be lost with heat or cool coming in and out of your building. As with these extreme weather events they're only going to get worse with the way climate change is going—**Ms. Portley** said one minute remaining. **Ms. Eusey** said but we really need to start thinking about resilience houses. If they cannot only just handle the weather and things that are going on right now, but the weather and things that are going to be coming in the times to come. I think making a stand now and making resilient and smart and efficient communities will not only take care of the residents, but also bring residents to your municipality as well. Thank you for your time.

Chairman McKiernan said next we have Shawn Woods.

Shawn Woods, Ashlar Homes, said I've been building in KCK now for around 12 or 13 years. I understand what all the prior speakers are saying, but I don't think that any of them have evaluated how a home in Kansas City is built. I think they're pulling from examples of other parts of the country and we build a lot here with single-wall construction.

I'm the one that made the statement that the exterior walls would have to be re-engineered to get the continuous insulation and weatherproofing that we need to meet the new energy codes. One comment was just made about leaks in the home is one of the ways you lose energy now., In the last five to six years, we've had to begin sealing our ducts as part of codes. We've had to start

foaming and caulking our header packs and all of our walls in the house to where we are building houses too tight. So, to say that we're losing energy in a new home because of leaks in the home, we are not doing that. So many advancements have been made in technology and code advancements. From 2000 to 2012 to possibly 2018 are already taking care of many of these energy concerns.

Somebody made a comment that this was like taking the seat belts out of a car. I mean, these are not life-safety things. These are energy codes, which was said earlier, you're setting the minimum standard here. I think you have to step back and think, do you want to set a minimum standard that precludes people from being able to afford housing in your community because that's what's going to happen. You're driving the price higher than surrounding municipalities. This means that when somebody's out there looking for a home, they're always shopping on price, that's typically what they are shopping for. You're going to set that minimum standard higher than surrounding communities to where that house is no longer affordable for that family to come and live in your community. Yes, there are people out there that are looking for—**Ms. Portley** said one minute remaining. **Mr. Woods** said energy features in their house and they're more than welcome to select that.

We currently have more than 20 houses under construction in Kansas City, Kansas, and 1 of those 20 has made a selection to upgrade their furnace to a better, more energy-efficient furnace. Every client was given that opportunity and 1 out of 20 took that opportunity. I think you need to set the minimum standard while thinking about affordability of houses and how far houses have come in the last five to ten years and let builders make that their mark. If they want to build more energy efficiently, or a customer wants a more energy-efficient home, they can choose that all day long.

Chairman McKiernan said next we have Jeremy Knoll.

Jeremy Knoll said I'm a resident of Kansas City, Missouri, but please don't hold that against me. I'm an architect and associate principal at BNIM Architects. I've worked on both commercial and residential buildings all over the greater Kansas City area and across the U.S. including schools, single-family homes, apartments, labs, the Kansas City Zoo, parking garages, and a lot more.

Over 18 years, I've learned that code is really the biggest single driver to energy reduction, it's not voluntary measures. I've been trying to push voluntary measures on projects for all 18 years and the code is what drives.

The Department of Energy actually publishes a detailed cost-effectiveness analysis for each state, so, it's designed for the specific state and municipalities impacted. They use an evaluation methodology agreed upon with the National Association of Home Builders, who typically lobby against any changes whatsoever ever.

The cost-effectiveness report for the State of Kansas notes that updating a home's energy code from 2009 to 2018 has a positive consumer cash flow in under eight months and generates an annual positive cash flow of over \$300 per household after that eight months. Using a simple payback method, which basically just strikes, it assumes that energy costs aren't going to change and doesn't include mortgage or financing details, still yields only a 4.3-year payback, so it's not as enormous of an issue as is being made of it.

The 2018 Code uses slightly more stringent prescriptive insulation values for attics and wood frame walls, which contractors, I would at best say, will argue, but have been arguing, forces them to use 2x6 construction. The 2018 Energy Code, though, includes a 2x4 assembly option with the 13 plus 5 wall installation, that's not difficult or expensive to implement, as well as a performance pathway through the energy rating index, or as Sharla was mentioning, HERS.

The HERS rating index is an alternative which gives contractors a menu of choices—**Ms. Portley** said one minute remaining. **Mr. Knoll** said which gives contractors a menu of choices for making trade-offs to improvements to yield the exact same savings. This trade-off can include simple things like using LED lights, adding insulation jackets to water heaters, and using a slightly better air conditioning system; probably not the \$4,300 one.

In the previous committee meeting, there was a lot of discussion about providing energy cost relief to seniors and low-income families. I just want to say that updating the energy code is another way to support that exact same benefit and conversation, helping to protect families suffering from an increasingly heavy utility burden in Wyandotte County.

Finally, in extreme heat and cold events, a more efficient and resilient home can make the difference between a family being displaced and having to go to a hotel or a friend's couch or being able to shelter a storm comfortably at home. I think ultimately the question is, who are you serving.

Chairman McKiernan said next we have Will Ruder.

Will Ruder, Executive Vice President of the Home Builders Association of Greater Kansas City, said a 501 (C)(6) serving the broader Kansas City metro, supporting about 22,000 jobs in the metro, adding about \$1.8B in annual economic activity. I think what is important to note is a sense of proportion. There is an insinuation that a failure to go to an unamended code would essentially turn each home built in Wyandotte County and Kansas City, Kansas into a mini coal-fired power plant. I think that we need to look back and see just how big of a jump we are going to be making in Kansas City, Kansas relative to the change from 2009 to 2018.

The amendments that have been offered in Option A aren't going to amend the code back to the way that we built houses in the 1970s, of which, you know, the housing stock in major parts of Kansas, are even older than that. This is simply a way to harmonize the building codes to allow builders to satisfy the enormous amount of demand for housing in the Kansas City metro. The entire metro is going to require about 9,000 single-family homes in order just to meet current demographic demand. Last year there were 6,545 permits pulled across the Kansas City MSA. So, about a 2,500 home deficit. We're not building enough homes in the metro to meet demand. It is difficult to keep up with availability, and the pricing of materials certainly has a governing factor on the volume and velocity of construction. So, if there is an entity that does set itself apart as a more strict environment in which to build, there will be at least an environment in which people—**Ms. Portley** said one minute remaining. **Mr. Ruder** said may see other options in which to add this very necessary housing inventory.

As Commissioner Townsend mentioned, for every \$1,000 added to a new home, the new number is 951 families would be priced out of the market. So, with 670 some thousand households within Kansas City, only 230,000 of those households are currently able to purchase a median priced home across the metro.

When we're looking at what the decisions are between whether or not to go to the most energy-efficient construction possible as our baseline, the decision for many families, or the decision is sometimes made for them, and that they are able either able to get into a home or they stay put in one of those underperforming homes built decades ago using methods and materials that we no longer use. So, with that, I'll conclude, and I appreciate again the opportunity to visit with you.

Chairman McKiernan said next we have Ty Gorman.

Ty Gorman, Parkwood Boulevard, KCK, said I just wanted to ask the committee to pass the Option C to have an unamended 2018 IECC standard. We've been talking about these efficiencies like it's a cost for the person living there. But for every dollar you spend on energy efficiency, it saves \$6.00 for the person living there. It really is a huge health and utility bill add, especially low-income and vulnerable health-wise citizens. The energy burden around KCK and the KC metro area is very high, especially for black and Latino families that spend two to three times more on their energy bills, as a percentage of their income than our white neighbors here.

As a couple of folks have said, the added cost that's being claimed by the builders—the Builders Association is kind of famous around the country for pushing back on any kind of energy efficiency because they want the highest profit for their house that they're building. The margin between what they build it for and what the market prices it at, that's disingenuous claim there sure, that it prices everybody out of a home.

Affordable housing is a need in a community that needs to be addressed by policy, but not by gutting energy efficiency and hurting the health of our community and increasing energy bills for folks. I'll leave it at that. Sorry, I was prepared to talk a while back, but now I'm in a car. So, I'll leave it there, and thank you for taking my comment.

Chairman McKiernan said next we have Charles Pattison.

Charles Pattison, Prairie Village, said I work for Community Housing in Wyandotte County. As far as the pricing increases, it really affects what we do most. We're builders inside the 635, I-70 loop. While we don't do affordable housing, we try to make housing as affordable as possible for those living in that area.

I'm currently doing an Energy Star house under the older codes. We're experiencing about a \$7,000 increase over our normal pricing. For what we do, we are already up against the appraisal values of the area. Any extra increase in cost, while detrimental to the purchase price, I understand it also affects energy pricing and energy costs for the homeowner. It just really limits their ability to even get into a new home. The houses, for any of you that are familiar with what we do, there's not a lot of extras in there. While they have a lot of opportunities to upgrade, as well as add more

energy efficient items, most of our buyers are doing the best they can just to get into our lower-end homes. That \$7,000 price increase really makes it unattainable for a lot of the people that we deal with.

Chairman McKiernan said we have Courtney Reyes.

Courtney Reyes, Director of Government Affairs & Workforce Development at the Home Builders Association of Greater Kansas City, said I'm located in Kansas City, Missouri, but we do cover the region as was mentioned earlier. When I'm hearing this conversation, a lot of the advocates on the call they're talking about amendments to the IECC when we are actually looking at them amidst the IRC, the energy chapter. Just wanting to highlight the point of maybe some confusion that might be happening on this call in regard to what some of the individuals are speaking to, that's one.

Then also two, like when we're looking at your housing stock—and I want to remind you, you are making quite the jump from 2009 to 2018—when we're looking at the newer housing stock in the region, we're looking at mostly a 2012 Code. All of the jurisdictions in the surrounding area have really just moved to the 2018, which means that it's not really putting you guys really far behind as has been mentioned.

Another thing that I also want to address is we are the only top 50 housing markets in the nation that does not have a top 50 national builder, which means when you're looking at our margins, we have some of the smallest margins in the country trying to create housing at all of the various, basically price points that we need to hit to provide housing for everyone. I really want to hit home and remind you guys of that, and adding this cost is really going to be a detriment to your community in regards to adding home ownership and economic development.

I know that it's been spoken about a race to the bottom. But as we continue to add cost to housing, it sounds like that's exactly what you're trying to do, is be a race to the bottom of creating a housing market that is just not attainable for everybody. I just wanted to bring that to light to you guys. I hope that we can come to a good spot to where your residents are able to get into new housing and fill some of the gaps that we've had so that's really all I'd like to add to tonight.

Chairman McKiernan asked, is there anyone else who is online with us on Zoom who'd like to make public comment on this item? I don't see any additional hands up and so we'll close public comment. **Commissioner McKiernan** said Mr. Talkin, if you're still online, I did have one question for you. One of the callers or one of the speakers, rather, referenced the City of Lenexa. Now, if we adopted, for example Option B tonight, wouldn't we be on an equal on a par with the City of Lenexa when it comes to codes?

Mr. Talkin said the City of Lenexa adopted the 2018 I Codes, with the exception of the Energy Code. They adopted the 2012 standard, I believe. So, we will be ahead of Lenexa on the Energy Code.

Chairman McKiernan said interesting. One of the other comments that I just heard here was, that it's not like Option B represents no change for us. It does represent a change from our current code. Is that correct? **Mr. Talkin** said yes, that's correct. **Chairman McKiernan** said thank you so much, Mr. Talkin. **Commissioner McKiernan** said I'll ask if any of the members of the committee have additional comments or questions.

Commissioner Townsend said I would ask Mr. Talkin if he would put back up on the screen the exhibit that he showed. I can't identify it other than it's the one that showed the costs and all of that we talked about earlier. I'm not interested just only in the cost, but I wanted to see that one more time.

	Option A	Option B	Option C
Section N1103.3.5 Building Cavities.			
Options A - Amended this section-Section N1103.3.5 Building Cavities is amended to read as follows: Building framing cavities shall not be permitted to be used as supply ducts. Building framing cavities used as ducts or plenums shall be sealed to prevent leakage through the thermal envelope. These cavities are used as part of the return air system. These ducts shall be sealed per Sections M1601.4.1 joints, seams, and connections in association of Section N1103.3. These ducts are not located in exterior walls and therefore are within the thermal envelope.			
Option B- Same as Option A	No Additional Cost	No Additional Cost	
Option C- No Amendment-as wrote			\$750.00
Table N1106.4			
Option A- This Table was amended to an ERI of 80	No Additional Cost		
Option B- This Table was amended to an ERI of 75 (Furnace and Heat Pump- To get to the rating a 2 stage furnace and AC would be needed-96% furnace/16 SEER AC)		\$4,530.00	
Option C- No Amendments-as wrote- ERI of 62 (Furnace and Heat Pump- To get to the rating a 2 stage furnace and AC would be needed-96% furnace/16 SEER AC)			\$4,530.00
Real Estate Commission, Builder overhead and profit	\$225.00	\$3,795.00	\$4,120.00
TOTAL ADDITIONAL ESTIMATED COST TO CONSUMER TO MEET ENERGY CODE OPTION	\$900.00	\$9,000.00	\$20,000.00
Note: Info (\$16,000-\$20,000)			

Source: This information has been provided by the KCHBA and a local builder

Just to kind of summarize in my mind, Option A would carry amendments. **Mr. Talkin** said I'm sorry, Commissioner, what was that again? **Commissioner Townsend** said Option A that you're

offering would carry amendments. **Mr. Talkin** said yes, there are amendments that we went over that we are proposing here.

Commissioner Townsend said okay. What about B with regard to the amendments? More amendments or fewer amendments? **Mr. Talkin** said Option B is still basically the same amount of amendments when you look at the code we're adopting. However, instead of an R-13 requirement in the wall in Option A, we're requiring an R-15 in the wall. Then the energy rating index for A was 80 and for Option B would be 75. We're requiring them to do additional things to get those additional points for Option B. **Commissioner Townsend** said so more energy efficient. **Mr. Talkin** said yes, more energy efficient.

Commissioner Townsend okay, all right. Of course, Option C was no amendment. **Mr. Talkin** said Option C is no amendments. Let me just, as I believe I heard Courtney Reyes' comment from the HBA, just for a point of clarity, once again, we are not proposing any amendments to the actual IECC. We're adopting that as it's wrote, which is all your commercial, but includes your apartments. Anything less than single or more than single-family and two families. So, these amendments only apply to one and two-family dwellings, nothing to commercial.

Commissioner Townsend said so, essentially, and this is so not my area, but essentially the difference in B is the increase in efficiency. That's the proposal, the key difference between A and B right there. Is that correct? **Mr. Talkin** said correct. **Commissioner Townsend** said simply put. Thank you.

Chairman McKiernan said I will go back and just state this is my opinion and my opinion only, that I believe Option B represents a positive change for us. I think it hits a sweet spot if there is one. I know that no one on either side of this argument can see that it is a sweet spot between minimizing upfront costs and maximizing energy savings in the long run. I do think that cross-jurisdictional symmetry or being consistent across jurisdictional boundaries is really important for us, and since this does put us on a par with our metro area partners, I still am in favor of that option.

Commissioner Davis said I think it's important to know that the cost of housing is not solely dependent upon codes and that right now, housing is very, very difficult. If you look at the increase

in rent, if you look at the market, if you're trying to buy a home, it's already expensive. That's not to say that the cost of having an unamended code cannot be passed on and that it would make it more difficult, but it's already difficult right now.

We are left with a very difficult decision of saying where do we want the burdens to be. I am leaning towards an unamended code, and I know that that means that this conversation will graduate to our colleagues. But after listening to months of conversation on this, I think that it's tough for me to come to the conclusion that by continuing to amend the code, we are going to make housing affordable when housing is already not affordable, yet utility costs continue to rise.

I understand the argument for Option B. I want us to get somewhere, but at the very least, wanted to share my opinion of where I am at right now. Again, thank you, Mr. Talkin, and all of the folks that commented because you all have really educated us on a very important conversation.

Chairman McKiernan asked comments or questions from any other commissioner or is there a motion on this item? Seeing no hands, I will make a motion.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Burroughs, that we adopt Option B as put forward by the Neighborhood Resource Center.

Commissioner Burroughs said I will second the motion for the purpose of passing this on to our colleagues for further discussion, and I know there will be other discussion as we move along, but I'll support the motion for Option B at this time.

Commissioner Townsend said I had a similar thought that I think this deserves to be moved on whether or not B or A or C ultimately is it. I can only say, again, what I am considering after hearing all of this and certainly being a novice at this uniformity with regard to where this would put our area, our city, our county with regard to similar municipalities in the metro area. The code as proposed even A or I guess B, A is a baseline, so improvements beyond that could be made. My concern, again, is whether or not, as Commissioner Davis said, housing is expensive right now. Whether people can get or would be able to get into the homes at all. Those would be the things I'll still be considering. For purpose of this, I'll be voting to move this on whether ultimately B is adopted by the full Board or something else. I appreciate those comments.

Chairman McKiernan asked any other comments or questions from members of this committee? If not, there is a motion and a second to move Option B forward to the full commission for consideration. Roll call, please.

Roll call was taken and there were four “Ayes”, Stites, Townsend, Burroughs, McKiernan and one “no,” Davis.

Item No. 2 – 211483...RESOLUTION: BONNER SPRINGS/EDWARDSVILLE NBR

Synopsis: A resolution of support for Neighborhood Business Revitalization (NBR) Organizations in all of Wyandotte County, including Edwardsville and Bonner Springs, and authorization to review and develop additional policies pertaining to NBR organizations, submitted by Misty Brown, Chief Legal Counsel.

SueZanne Bishop, Assistant Counsel, said you have already been provided the synopsis on this. I’m happy to answer any questions that anyone may have. But, again, this is just a resolution in support of exploring the option of creating an NBR in the Edwardsville and Bonner Springs areas.

Chairman McKiernan said well, Ms. Bishop, I’ll start. I have a few questions of my own, as I will open this up to other members of this committee who have reviewed the ordinance. I’m sorry, it's the resolution draft. This resolution draft has five items to it. Item No., that the Unified Government wishes to support neighborhoods in all of Wyandotte County in a fair and fiscally responsible manner. I personally have absolutely no problem with that. As a matter of fact, I think, yes, that is a statement of truth. Number two is that the Unified Government wishes to utilize county funds to support and contract with an NBR organization that would service and identify the area in Edwardsville and Bonner Springs, Kansas. I’ll defer to Commissioner Stites for maybe some further insight on this. But I guess I’ll ask you, Ms. Bishop, can we use county funds for an organization that, at least, in Kansas City, Kansas, is supported by city funds?

Ms. Bishop said, Commissioner, we have been looking at that issue. The reason that it is specified as county funds is because the other NBRs that we have here in Wyandotte County are specific to Kansas City, Kansas, and their funding is city funding. Our office's opinion is that we would not be able to use Kansas City, Kansas, city funding to fund an NBR in another municipality,

which is why the funding would have to come from the county side. I don't know if that answers your question.

Chairman McKiernan said perfect. So, the Unified Government, then valuing the presence of NBRs in communities across the county, would choose to use whatever funding source is necessary to support whether it be in the Kansas City, Kansas, city limits or just in the limits of the county itself. So, we value the presence of an NBR, and we choose to use whatever monies are appropriate for that particular location. Would that be right?

Ms. Bishop said that is correct, sir.

Chairman McKiernan said perfect. Then No. 3 talks about that the Unified Government directs and authorizes additional review and development of policies surrounding NBR organizations to address the application process, term boundaries, performance reviews, community satisfaction, contractual requirements, and funding sources. It was my understanding that we had a good deal of this review already in place, and that there were already guidelines that guide the operation and the reporting of our NBR organizations. Does item number three contemplate additional guidelines?

Ms. Bishop said I don't know if Andrea Generaux is here. Actually, I do see her in the panelists' list. She may be able to provide a little bit better in-depth information about the review and the policies that already exist. But my understanding is that, yes, we do already have policies in place for many of these issues that are addressed in item number three. However, some of that may need to be tweaked a little bit as we go forward, especially if we are adding an NBR and specifically adding an NBR that is not in the city of Kansas City but is in another municipality in our county.

Andrea Generaux, Livable Neighborhoods, said we don't currently have a list of requirements that are to be met by the NBRs when they sign their contracts every year. They also report quarterly, and we review the contracts with the NBRs on an every few year basis. We actually had intended, before this came forward, to do a review of the contract over the course of the year.

Chairman McKiernan said, Ms. Generaux, then item number three here would suggest that we value periodic review and that it basically just says now is the time to engage in that across the board. Would that be right? **Ms. Generaux** said yes. **Commissioner McKiernan** asked who

would lead that review? Would that be Livable Neighborhoods? **Ms. Generaux** said yes, that would be me.

Chairman McKiernan asked, and then you would solicit participants from among what bodies? **Ms. Generaux** so I would engage all of the NBR directors to be part of that discussion as well as relevant staff. So, probably Legal and any other relevant staff that might need to be a part of that discussion.

Chairman McKiernan said beautiful. My suggestion, just mine alone, would be that you consider including one or two commissioners to provide just a different level of perspective on the review process. **Ms. Generaux** said okay. **Commissioner McKiernan** said and then I assume that any recommendations for change following that review, would come back, I guess to this standing committee and then to the full Commission. **Ms. Generaux** what I'm not 100% sure. If changes need to be made just to the contract, then I don't know if that would go to the full Commission. **Chairman McKiernan** said well, actually it will because Item No. 4 says that any development or change will come back here. **Ms. Generaux** okay, yes, it will.

Chairman McKiernan said and then I just had one question about Item No. 5 in this resolution says, that the Mayor, the County Administrator, and the Unified Government's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this resolution. I have to confess, I don't know what that means and maybe, Ms. Bishop, you're the one who can help me understand that because it sounds as if things could be executed without coming back through this committee.

Ms. Bishop said I think the intent of this resolution is to ensure that any of the major policy changes absolutely come back through this body and to the Commission for consideration. Bullet point No. 5, the way that I understand it and the way that I think we conceptualized it, is to allow staff, in particular, the opportunity to move forward in this exploration.

Chairman McKiernan said fantastic. Thank you, Ms. Bishop. To the committee, I apologize for monopolizing the conversation so far. I would ask if any other members of the committee have comments or questions regarding this item.

Commissioner Burroughs said I guess this would be for Andrea Generaux. Do we have any NBRs that aren't performing that may need some additional guidance or anything like that? I don't need to know who they are. I'm just curious if there's any NBRs that haven't been performing or representing their areas as they should.

Ms. Generaux said I've not received any feedback that would indicate that any of them are not and so far, they are all currently meeting the requirements of their contracts.

Commissioner Burroughs said the next thing I would ask, is the budget for the NBRs because we're going to add Bonner Springs and Edwardsville out of the county budget, I think it would behoove the Commission to know what we're spending on the NBRs out of the city budget, the collective eight. Give us some guidance on what we might do on the county side. **Ms. Generaux** said yes. The eight, and I'm sorry I don't have the exact number off the top of my head, but they each received \$27,500. **Commissioner Burroughs** said okay.

Commissioner Stites said I'm just curious as to why now. What sparked this that would, was there outreach from either Bonner or Edwardsville that they were not included, or what's driving this? Just curious.

Ms. Bishop said I will field that question. Our office received a request from the Mayor's Office to put together this resolution. **Commissioner Stites** asked, and when you say the Mayor's Office, was that the Kansas Unified Government Mayor or Bonner or Edwardsville Mayor? **Ms. Bishop** said I apologize, sir. It is from Mayor Garner.

Commissioner Stites said okay. So, I guess the other question would be, has there been communication with the other two mayors or city managers of either Bonner Springs or Edwardsville to gather their information, thoughts on this process? **Ms. Bishop** said, sir, I apologize. I don't have that information so I'm unable to answer that question.

Commissioner Stites asked, is there anybody else that may have any information regarding that question available on the panel? **Ms. Bishop** said I don't know if Andrea has any information about that or not. Again, our office received a request and so we began working with Ms. Generaux to put this together. Andrea, do you have any information about whether there is any interest in Bonner Springs and Edwardsville? **Ms. Generaux** said I have not received any requests from either city, the city of Bonner Springs or Edwardsville, or any organization within those areas that have shown interest in starting an NBR.

Commissioner Stites said okay. Chair, I personally would like to see us table this until those two cities were contacted and get their response back on this item. **Chairman McKiernan** said, Commissioner Stites, thank you very much for that observation. We'll park that for just a moment, and I have two other commissioners who wish to speak.

Commissioner Townsend said this is a question as we're talking about the possible addition of NBR organizations for Edwardsville and Bonner. There's a general question, counselor, are all the contracts the same for all NBRs, or do they vary based on circumstances that may be unique to the various neighborhoods or areas served?

Ms. Bishop said I can speak to this partially but, again, I think that Andrea Generaux is going to be able to give you a little bit more detailed answer. Generally, yes, the basic contract is the same. However, part of the contract is going to be the goals that each of the NBRs set in terms of meeting commission objectives. So, those portions of the contract will vary depending on the particular needs of the neighborhood and the way that that particular NBR chooses to try to address those. Again, Andrea, I don't know if you have anything that you can add to that to provide a little bit better detail.

Ms. Generaux said yes. So all of the contract requirements, like documentation and everything that they provide, is all the same. Then all of their goals have to fit within the commission goals. They have to meet one of the Commission goals, but then they're each individually able to identify goals and objectives, as Ms. Bishop had mentioned, that fit within their particular areas of the city.

Chairman McKiernan said I'll recognize Commissioner Ramirez who has joined us this evening.

Commissioner Ramirez said I wanted to make sure I went very last because I wanted the committee members to have a chance as this is their committee and I am just a guest tonight. The only comment I'd like to make concerning this, and it was mentioned by Andrea and Commissioner Townsend, you helped me lead into my statement. Just to remind colleagues, these are contracts and by our charter, we have no authority over contractual agreements. That is solely the County Administrator. With Section 3, and I know we deal with policy but I feel with the NBRs, there's a fine line we have to walk between what's in the contract and what's actual policy.

So, with Section 3 pertaining to the new review of policies and procedures, I think we need to engage with the Mayor's Office to see exactly what changes would like to be made to ensure that they're not contractual changes rather than policy changes. I just want to make sure we walk that fine line perfectly and carefully.

Chairman McKiernan said Commissioner Bynum has also joined us this evening. Commissioner.

Commissioner Bynum said just a question as I contemplate what changes could come. I appreciate Commissioner Stites desired a table for a conversation with leadership in Bonner and Edwardsville, but what I'm thinking about is, and Andrea Generaux will have to confirm, I believe that her office is provided financial support through Community Development Block Grant funds. Those, I think, are specific to the city of KCK. I just wonder what would we do, I suppose what we could do is look at some calculation, perhaps based on population, and provide some level of support to her office from county funding, in addition to the annual funding provided for an NBR for that area that would provide the support. I hope my question makes sense, but I think CDBG monies are dedicated to KCK.

Chairman McKiernan said I don't know if anyone has any follow-up to that or if it's necessarily needed at this time, but Ms. Generaux or Ms. Bishop, if either of you have any insight for Commissioner Bynum. **Ms. Generaux** said Livable Neighborhoods does receive Community Block Grant funding. Actually, the Livable Neighborhoods Task Force is who receives those funds, and the Task Force is within Kansas City, Kansas. I oversee the Task Force.

Chairman McKiernan asked, any other comments or questions from members of the committee? I don't see any other hands up. One thing I will just say briefly is that I'm blessed in my particular district to have three different rock star NBRs on Minnesota Avenue, on Central Avenue, and then in Armourdale. I certainly appreciate and value the positive contribution that NBRs can make to a community. Strengthening our NBR program certainly makes a lot of sense to me. I just think there are some questions that we need to answer as we move forward in that direction. I guess I'd ask the Clerk's Office if there was any comment received from the public regarding this item. **Ms. Kimble** said there were no comments received in the Clerk's Office.

Chairman McKiernan said I'd ask if there's anyone who is here in the room or who is present with us online if they'd like to make any public comment. I'll just ask when I recognize you that you give your name and city of residence for the record, and then you'll have three minutes to make your comment. I'll recognize Edgar Galicia.

Edgar Galicia, Central Avenue Betterment Association, Kansas City, Missouri, said the Central Avenue or the Central area NBR, we, as an organization, are very thankful for the partnership that we enjoy and have enjoyed for many years. We want to grow our services and definitely we want to grow and support our family of organizations that together serve the community. There are two situations that I want to call attention to before anything is decided or pushed through.

The first one is the fact that we have been talking about a contract and by a contract, there are two parties to each contract. I hope that there is opportunity for the NBRs to negotiate part of those contracts as it affects us both, the Unified Government and each of us NBRs. Not just determine what should we do and how should we do it, but also tender to the experience in the fields that we have generated through the times.

The second thing is that at some point, it has felt that the NBRs are being questioned for their performance and for their reason of existence. I hope that this is not becoming a political movement for the different positions—**Ms. Portley** said one minute remaining. **Mr. Galicia** said in which we all are congregated to stand in the generation, in the creation, in the delivery of betterment, and in our work for the greater good. Support us. Let us grow. Look at the fact that for the last 10 years, we have only gotten \$27,500 a year and how much of deliverance we have been able to generate. We work with you, we work for the community, and we ask for your support.

Chairman McKiernan said I'll recognize Erin Stryka.

Erin Stryka, KCK, said I just wanted to first of all, second everything Edgar just said. I've been very for—oh I'm sorry, I'm Director of Rosedale Development Association and I have been for about four years now. I want to say that the NBRs do just fantastic work throughout Kansas City, Kansas. Commissioner Stites, I definitely recommend one for Bonner and Edwardsville. We've

been able to really accomplish some great things in Rosedale and throughout the city. I think the NBR model is a really good solid one.

I also wanted to say, Commissioner McKiernan, thank you for your kind of questions and clarifications at the beginning. I've also had a lot of those questions and just been a little bit confused as to the goal of this policy review, particularly because as Andrea mentioned, we do review and renegotiate those contracts regularly. I haven't really been able to come up with a position on this because I haven't entirely been sure what the plan is with it. I appreciate knowing that the plan is for the NBRs to sit down with Andrea and the commissioners and staff and talk through things.

Edgar, I appreciate you adding that the amount of the contract should be under discussion too. It's been the same for a very long time and we do a whole lot of work within that \$27,500.

The only thing I wanted to add to that is the part of the contract that the NBRs generate is our annual goals, and if we're doing our jobs right, those goals are within the citizens' goals that they come from the community. They're the goals that each of our individual communities want and need us to be working on. I hope that the community can also be part of that process and that we can maintain that independence and variety among the NBRs.

Chairman McKiernan asked, any other comments from among our attendees either in person or on Zoom? I don't see any other hands raised. I will return to Commissioner Stites.

Commissioner Stites said I want to be clear also. I'm not opposed to the NBR extension out to Bonner and Edwardsville. My years of working at the Police Department and working directly with the NBRs, I think they do great work. I am in support of that negotiation being looked at as been stated by the last speaker there. I just think, my thoughts were, I would like to have that engagement with Bonner and Edwardsville so they can discuss that. I'm in full support of the NBRs. I think they do great work. I worked with Andrea for many years, and I'm in full support of them.

Commissioner Townsend said well, based on what Commissioner Stites has said, I was wondering if that's a motion. I'd be willing to second if that's his motion to delay this for another

month or whatever he thinks is appropriate to allow time for those discussions, particularly regarding Bonner and Edwardsville to take place.

Action: **Commissioner Stites said well, with that being said, I'll go ahead and make that motion to table it for next month. Commissioner Townsend said then I will second it.**

Chairman McKiernan said I want to make sure that we are tabling it to ask staff to reach out specifically to leadership in Bonner Springs and Edwardsville. Are there other things that we want to direct staff to specifically accomplish before bringing this back?

Commissioner Davis said this Section 5 is very concerning to me and dangerously vague. If staff could give us more information on just the reasoning. I know some of this is coming from the Mayor's Office as well. Maybe it'd be good to have a representative of the Mayor's Office come in and kind of engage with us on this conversation. We tabled this last month, if I'm not mistaken, in hopes that Bonner and Edwardsville would be engaged. They have not. In addition to that stipulation, this Section 5, if we can just get more information on the reasoning behind it, what scenarios would come into play where this would be necessary because I just for the life of me, I can't figure it out.

Chairman McKiernan said to Commissioners Stites and Townsend, it sounds as if we just want to make sure that the intent of sending this back is to specifically contact leadership of Bonner Springs and Edwardsville, but also to address commission questions that have been brought up here this evening. Is that correct?

Commissioner Stites said as the one that made the motion, I would say I concur. **Commissioner Townsend** said as the second, I would concur. **Chairman McKiernan** said thank you very much. There's a motion and a second to send this back to staff for further work. Any other comment or discussion among the committee?

Wendy Green, Legal Department, said I just want to clarify. So, this is technically a motion to defer it to the next standing committee with the understanding that staff will reach out and answer those questions. Correct? **Chairman McKiernan** said that is my understanding. Commissioner

Stites and Townsend, do you understand that as well? **Commissioners Stites and Townsend** said yes, I do.

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

Item No. 5 – 211552...LAND BANK OPTION APPLICATIONS

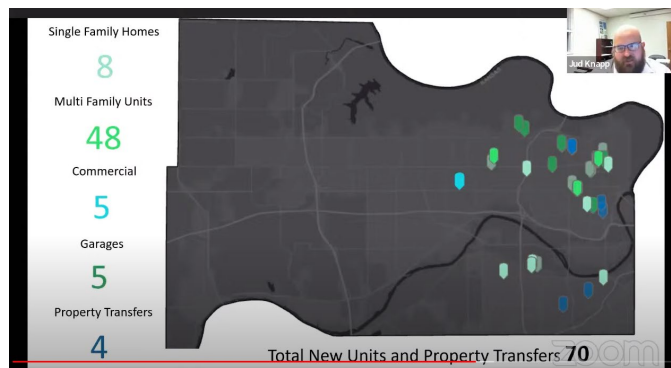
Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Land Bank Manager.

Chairman McKiernan said at this point, we're going to consider Land Bank Option Applications. I am going to turn the floor over to Mr. Jud Knapp, who is the Director of our Land Bank.



Neighborhood &
Community Development
Standing Committee

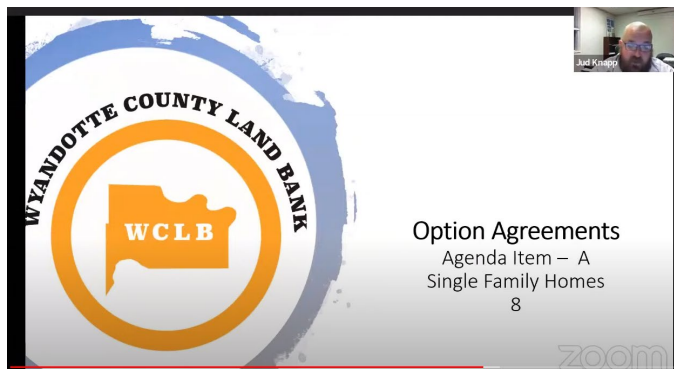
May 9th, 2022



Jud Knapp, Land Bank Manager, said on the agenda tonight we have 8 single-family homes, 48 multi-family units, 5 commercial, 5 garages, and 4 property transfers for a grand total of 70 tonight.



First, I'd like to share with you a win. In March, we had a ribbon cutting for a home built on a Land Bank lot. The address of that home is at 1268 Pennsylvania Avenue. To give you a little brief overview of where we've come at with the option process, we've completed 16 option agreements. This means that the applicants have completed a building permit. They've gotten Planning approval and they got to financing to cover their building estimate. Then we deed them the property once we're supplied that. We also have 137 active option agreements that are waiting for those to come with completed items.



A. New Construction - Single Family Homes - 10

1. Chris Solutions LLC – 2 Homes
 - 3815 Strong Ave. – 171504
 - 3813 H Strong Ave. – 171503
 - 1302 S. 38th St. – 170703
2. Chris Solutions LLC – 1 Home
 - 1536 S. 49th St. – 049690
3. Chris Solutions LLC – 1 Home
 - 741 Shawnee Rd. - 155009
4. Monique Smith – 1 Home
 - 4015 Coleman Ct. – 062912
5. Richard Dumas – 1 Home
 - 1047 Riverview Ave. – 093842

6. Communities Cares, LLC – 5 homes

4 homes built on 5 lots – 37.25 ft. frontage per home

1914 N. 6th St. – 140712

1920 N. 6th St. – 140711

1922 N. 6th St. – 140710

1926 N. 6th St. – 140709

1914 N. 6th St. – 140712

1 home built on 3 lots – 75 ft. frontage total

1927 N. 6th St. – 140635

1929 N. 6th St. – 140634

1931 N. 6th St. – 140633

We'll roll into Item A for the single-family homes of eight. Items A1-6 all meet zoning and master plans. There's no negative comments from staff, Land Bank Advisory Board, or neighborhood groups.



OPTION AGREEMENTS
CHRIS SOLUTIONS LLC



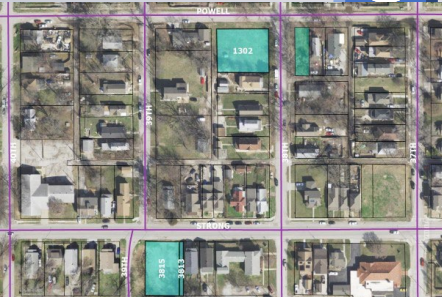
Requesting 3 Land Bank Lots
 3815 Strong Ave – 171504
 3813 H Strong Ave - 171503
 1302 S 38th St - 170703

New Construction
 2 Single Family Homes

Zoning
 R-1(B) Single Family District

Frontage
 3815 – 87ft
 1302 – 100ft





Our first application tonight is requesting three Land Bank lots for two single-family homes. The first home at 3815 Strong Avenue and 3813H Strong Avenue is at the bottom of the picture here. 3813H Strong Avenue is only 12 feet wide so we're including it with 3815 Strong Avenue. The second home will be built, at the top of the picture, at 1302. Both of these houses meet the zoning.



OPTION AGREEMENTS
CHRIS SOLUTIONS LLC



Building Details
 3 Beds / 2 Baths
 1,100 SqFt

Timeline
 Project Start – July 2022
 Project Completion – February 2023

Experience
 Just completed a single family home
 on a Land Bank Lot

Next steps

Comments
 Staff Advisory Committee
 Land Bank Advisory Board



There were no comments from staff or the Land Bank Advisory Board.



OPTION AGREEMENTS
CHRIS SOLUTIONS LLC



Requesting Land Bank Lot
1536 S49th ST - 049690
New Construction
Single Family Home
Zoning
R-1 Single Family District
Frontage
65Ft





Next one is at 1536 South 49th Street. A single-family home. It meets zoning. There were no comments from staff or the Land Bank Advisory Board.



OPTION AGREEMENTS
CHRIS SOLUTIONS LLC



Requesting Land Bank Lot
741 Shawnee Rd - 155009
New Construction
Single Family Home
Zoning
R-1 Single Family District
Frontage
100Ft





Next one is at 741 Shawnee Road. It's for a single-family home. This home meets the zoning.



OPTION AGREEMENTS
CHRIS SOLUTIONS LLC



Building Details
3 Beds / 2 Baths
1,100 SqFt
Timeline
Project Start— July 2022
Project Completion—February 2023
Experience
Just completed a single family home
on a Land Bank Lot
Next steps

Comments
Staff Advisory Committee
Land Bank Advisory Board



There were no comments from the staff or the Land Bank Advisory Board for this project.



OPTION AGREEMENTS
MONIQUE SMITH

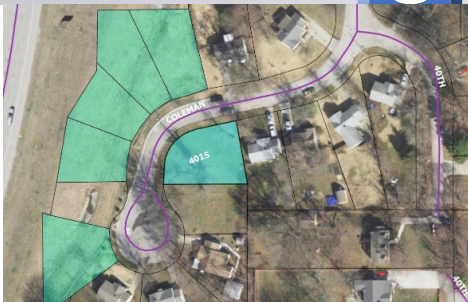


Requesting Land Bank Lot
4015 Coleman Ct - 062912

New Construction
Single Family Home

Zoning
R-1(B) Single Family District

Frontage
146ft





The next one is at 4015 Coleman Court. It's for a single-family home. It does meet the zoning. The applicant is planning to build this home to live in it.



OPTION AGREEMENTS
MONIQUE SMITH



Building Details
2 Beds / 2 Baths
928 SqFt

Timeline
Project Start – October 2022
Project Completion – July 2023

Experience
????

Nextsteps



Comments
Staff Advisory Committee
Land Bank Advisory Board

There were no comments from the staff or the Land Bank Advisory Board for this project.



OPTION AGREEMENTS
RICHARD DUMAS



Requesting Land Bank Lot
1047 Riverview Ave - 093842

New Construction
Single Family Home

Zoning
R-1(B) Single Family District

Frontage
50ft





The next one is at 1047 Riverview Avenue. It's for a single-family home. The home meets the zoning. This applicant came forward at the last standing committee meeting. It was approved for a home to be built on a Land Bank property at 618 North 11th. The applicant would like to move their application to this new location.



OPTION AGREEMENTS
RICHARD DUMAS



Building Details
2 Beds / 2 Baths
1720 SqFt

Timeline
Project Start – July 2022
Project Completion – July 2023

Next steps

Comments
Staff Advisory Committee
Land Bank Advisory Board



Staff had one comment that said garage access from the alley. The Land Bank Advisory Board did not have a comment for this project.



OPTION AGREEMENTS
COMMUNITIES CARES, LLC



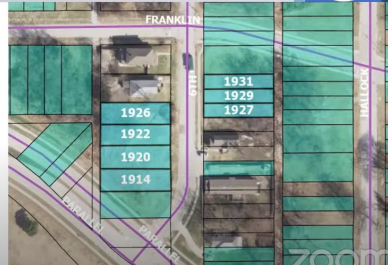
Requesting 7 Land Bank Lots

2 Homes –
150ft Total Frontage - 75ft per home
1914 N 6th St - 140712
1920 N 6th St - 140711
1922 N 6th St - 140710
1926 N 6th St - 140709

1 Home – 75ft total frontage
1927 N 6th St - 140635
1929 N 6th St - 140634
1931 N 6th St - 140633

New Construction
3 Single Family Homes

Zoning
RP-5 Planned Apartment District



Our last home application is requesting seven Land Bank lots. This is actually a change from what your agenda says. Your agenda says five homes. This is changing it to a total of three. The first two homes are going to be built on like 1914 and 1920 North 6th Street. That totals, if they combine those lots, 75 feet of frontage per home. The next one is at 1922 and 1926. The one home across the street from 1927 to 1931 is also combined. All three of those lots equal 75 feet of frontage. It is zoned RP-5. This is the Planned Apartment District, and it does meet the zoning for a single-family home.



OPTION AGREEMENTS
COMMUNITIES CARES, LLC









Here are some pictures of examples that I was provided that the homes could look like.



OPTION AGREEMENTS
COMMUNITIES CARES, LLC



Michael Davenport Construction

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



2431 Forest Ave
Kansas City, Mo



2549 Tracy Ave
Kansas City, Mo



2542 Tracy Ave
Kansas City, Mo



2547 Tracy Ave
Kansas City, Mo

Next is the experience of the builder. They have 45 years of experience. They've built single-family homes, condos, and shopping strip centers. They built 30 homes for Habitat For Humanity. They did provide some addresses where they've actually built homes.



OPTION AGREEMENTS
COMMUNITIES CARES, LLC



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

Timeline
Project Start – July 2022
Project Completion – July 2023

Next steps

Comments
Staff Advisory Committee

Land Bank Advisory Board



Staff and the Land Bank Advisory Board didn't have any comments for this one. That completes Item A.



OPTION AGREEMENTS
COMMUNITIES CARES, LLC



Northeast Area Master Plan

LOWER-MEDIUM DENSITY RESIDENTIAL

Allowed Building Types
Single Family Homes, Townhomes, Duplexes

MEDIUM-HIGHER DENSITY RESIDENTIAL

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



Neighborhood Mixed Use

Gateway/Neighborhood Commercial Hub

Commercial

Highway Commercial

Business Park/Light Industrial

Industrial

Historic and Institutional

Medium-Higher Density Residential

Lower-Medium Density Residential

Single Family

Parks and Open Space

Chairman McKiernan said we have 5A 1-6. Mr. Knapp has presented all of the locations and the proposed builds on those spots. I would ask if any members of the committee have comments or questions from Mr. Knapp?

Commissioner Stites said I'm excited to see new rooftops. The potential in this area that's in dire need of it, and this is exactly what the Land Bank and what I believe we want to see go in there. In full support. With that being said, I make a motion to approve.

Action: **Commissioner Stites made a motion to approve Item 5A 1-6.**

Chairman McKiernan said thank you, Commissioner. We'll put that motion on hold for just one moment. I'll recognize Commissioner Townsend.

Commissioner Townsend said I do have some questions about Item 6. These are the Communities Cares Homes. To make sure I understand, Mr. Knapp, there are a total of you're saying three homes that would be built on one, two, three, four, five, six, seven lots. **Mr. Knapp** said that is correct, Commissioner. When they combine all of those lots together, they all equal 75 feet of frontage.

Commissioner Townsend said okay. Just a couple of questions because I know some of these may be answered later if it gets that far in Planning and Zoning. However, this committee, back in August of 2021, looked at a proposal for some homes near these locations. It was off of, let's say, 5th and Parallel heading west, about Hallock. The plan was to build about 15 three to four-bedroom homes. For the record, I'll mention one of the ladies who proposed it was Ms. Demetra Monk. My question deals with whether what's proposed here by Communities Cares will be similar in style and price point to those proposed by Ms. Monk's application because they are very close in proximity. I'd love to see development there, but I don't want it to look like a mismatch.

Again, that may be for later discussion, but what can you tell me about, from what you know the compatibility and the type of homes and price point, and also if a representative of the Communities Cares is present. They present some nice depictions, but which one of these are we

talking about specifically for the three homes that they're coming forward for these Land Bank lots?

Mr. Knapp said, Commissioner, this (inaudible) amongst applications is for Hallock right here. It's these lots highlighted right here to build 15 homes in that whole block. Those homes are slated for 3 or 4-bedroom homes and the homes here are 3 to 4-beds also. I have to say that Planning will make these a requirement of the Northeast Area Master Plan as these homes go through a narrow lot review. So, Planning will review the plans for both of these projects.

Commissioner Townsend said I'm sorry, just a minute. You said what kind of review? **Mr. Knapp** said a narrow lot review because these lots are under 50 feet, so they all have to go under that narrow lot review for the Northeast Area Master Plan. I don't have the price point information for you. **Commissioner Townsend** said okay.

Chairman McKiernan said, Mr. Knapp, what I'd ask is if either of the two gentlemen in this room with me are part of Communities Cares? They are not. I would ask if there is a representative of Communities Cares who is with us on Zoom this evening who can address Commissioner Townsend's questions. If you are, I'd ask that you go ahead and raise your hand so that we can identify you and give you the opportunity to add to the discussion. I don't see any hands going up among the attendees. Commissioner, I'm going to assume that we do not have a representative of Communities Cares with us this evening.

Commissioner Townsend said okay. I, too, am very excited when I see people who want to come forward and build in District One. I do want to be cautious about how this is going to look, particularly within so close of proximity to some other developments that have come. I would appreciate if we could, just in this case for Item 1-6 (ref. 5A-6), hold for one month so I might get those questions clarified. I know all of them won't be. There'll be another process from which they would go through, but I would appreciate having the answers to those kind of high-level questions before a vote. So, that would be my motion with regard only to the items on 1-6 (ref. 5A-6).

Action: **Commissioner Townsend made a motion to hold Item 5A-6 for one month to get answers regarding whether what's proposed here by Communities Cares**

will be similar in style and price point to those proposed by Ms. Monk's application.

Chairman McKiernan said Commissioner Stites has made a motion to approve Item 5A 1-6. I'd ask Commissioner Stites if he is willing to modify that motion to be Item 5A 1-5. **Commissioner Stites** said I do. That is fine.

Action: **Commissioner Stites amended his original motion to now approve Item 5A 1-5. Commissioner Townsend seconded the motion.**

Chairman McKiernan asked, is there any comment on Item 5A 1-5? I'll ask the Clerk's Office if we received any public comment regarding any of these applications. **Ms. Kimble** said the Clerk's Office has received no comments.

Chairman McKiernan asked if there's anyone present online who'd like to make public comment regarding any of these five groups of applications. I do not see any hands. This motion is to approve Item 5A 1-5. Roll call, please.

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

Chairman McKiernan said, Commissioner Townsend, I think we would be open to a motion on Item 5A-6.

Action: **Commissioner Townsend made a motion with respect to Items 5A-6, the Communities Cares proposed homes, that we'll take that item up next month pending additional or clarification on some of the questions that I've already placed on the record tonight. Commissioner Stites seconded the motion.**

Chairman McKiernan said there is a motion and a second to take Item 5A-6 and hold it for a period of one month and bring it back to our next committee meeting. Roll call, please.

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

Chairman McKiernan said that takes us to item 5B. Mr. Knapp.



Option Agreements
Agenda Item – B
Multi Family
48 Units

5B-1. New Construction – Multi Family – 48 Units Total

Travis Wilson – 9 or 10 unit Townhomes

1305 Ann Ave. – 081041

1307 Ann Ave. – 081042

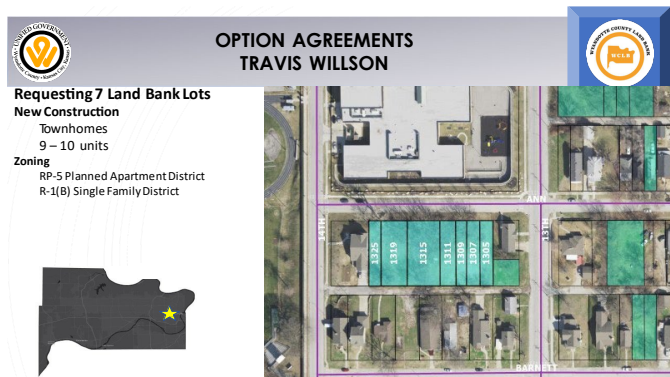
1309 H Ann Ave. – 081043

1311 Ann Ave. – 081044

1315 Ann Ave. – 081045

1319 Ann Ave. – 081046

1325 Ann Ave. – 081048



Mr. Knapp said the first one is requesting seven Land Bank lots for new construction for townhomes, 9-10 units. The zoning is RP-5. A very little bit of it's RP-5, but most of it's R-1 for a single-family district. This would require a change of zone which requires a public meeting.



OPTION AGREEMENTS
TRAVIS WILLSON



Townhomes

1305 Ann Ave - 081041
 1307 Ann Ave - 081042
 1309 H Ann Ave - 081043
 1311 Ann Ave - 081044
 1315 Ann Ave - 081045
 1319 Ann Ave - 081046
 1325 Ann Ave - 081048



Here's a list of the addresses with the parcel numbers.



OPTION AGREEMENTS
TRAVIS WILLSON



Building Details
 3 bed / 3 baths
 1500 SqFt each unit

Timeline
 Project Start - 10/6/22
 Project Completion 7/7/23

Next steps

Comments
 Staff Advisory Committee
 Land Bank Advisory Board



Each unit is going to be 3-beds, 3-baths, and 1,500 square feet. The next step is there's a change of zone so this would require another public meeting. Staff comments are the applicant is currently working with Planning to come up with the design that will work for the lot selected. This will more likely be the garages moving from the front to the back. That concludes this B-1. I can keep going to B-2.

Chairman McKiernan said, Mr. Knapp, I'll bow to your expertise here. It almost seems as I look at these that we might be better served to consider B-1, B-2, and B-3 as three separate items. **Mr. Knapp** said I would agree, Commissioner.

Chairman McKiernan said in that case, we'll pause momentarily. We have Item 5B-1 under consideration.

Commissioner Townsend said I didn't have any particular questions necessarily about this. Just out of curiosity, if I missed it, the price point on these.

Chairman McKiernan said once again, I'll ask if either of the people sitting in the room with us represent, and if you wouldn't mind, if you could come up to the podium here in the middle of the room, make sure that the button is pushed and the little green ring is lit at the bottom of the microphone.

As you're doing that, I can say that some of us in this room remember when there used to be houses on these lots. I hope that doesn't date me. If you wouldn't mind, as you're gathering your materials there, we would ask you to give your name, your city of residence for a record, and then if you wouldn't mind addressing Commissioner Townsend's question about proposed price points.

Travis Wilson, Owner/Architect at Veritas Architecture and Design, located on 6th Street. If it were still daylight outside, you could probably see my office. I also represent the owner of this development company. I'll be developing these sites as well.

In response to your question, we are not yet sure if these will be for sale or for rent units. They are going to be designed under IRC townhome requirements, which will allow us to individually plat them so that they could be made available for sale. But given the current housing market, we may retain them for rent at some point. Our goal in constructing these is to create family-friendly 3-bedroom homes at an affordable price point given the location. That's kind of where we are. I provided some initial pricing to Jud and, of course, even though I've been here for about five hours, I don't have that up in front of me. Maybe I should have been a little better prepared.

Chairman McKiernan said I think, Commissioner Townsend, I can tell you that I am well aware of this site. McKinley Elementary School is just across the street to the north. So, it is very well located for families.

Commissioner Townsend said well ,thank you for your endurance for tonight. I appreciate that. thank you chair. **Mr. Wilson** said well, you all are here too.

Chairman McKiernan asked, do we have any other comments or questions regarding item 5B-1? I'll ask the Clerk did we receive any correspondence regarding 5B-1. **Ms. Kimble** said no. **Chairman McKiernan** asked, is there anyone present with us here in this room or with us online

who'd like to make public comment regarding the new construction on the 1300 block of Ann Avenue? Seeing no hands raised, I'd ask the committee if there is a motion.

Action: Commissioner Burroughs made a motion, seconded by Commissioner Davis, to approve Item 5B-1.

Chairman McKiernan said thank you there's a motion and a second to approve 5B-1. Roll call, please.

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

Chairman McKiernan said these units will have the most spectacular front window views imaginable. Thank you for your pending investment. That takes us to 5B-2. Mr. Knapp.

5B-2. Wall-Ties & Forms Inc. – 15 units

Townhomes

835 Parallel Ave. - 095058

831 Parallel Ave. – 095057

827 Parallel Ave. – 095056

825 Parallel Ave. - 095055

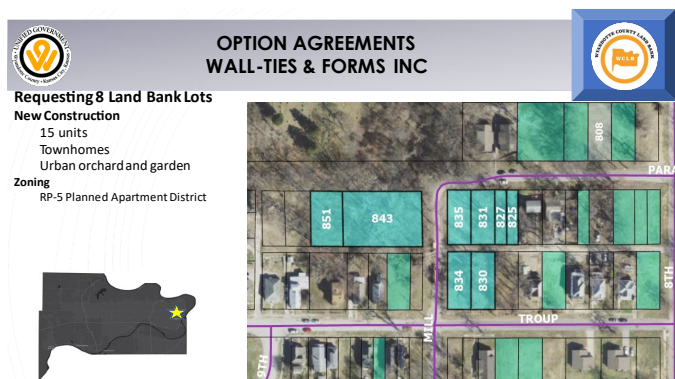
834 Troup Ave. - 095059

830 Troup Ave. - 095060

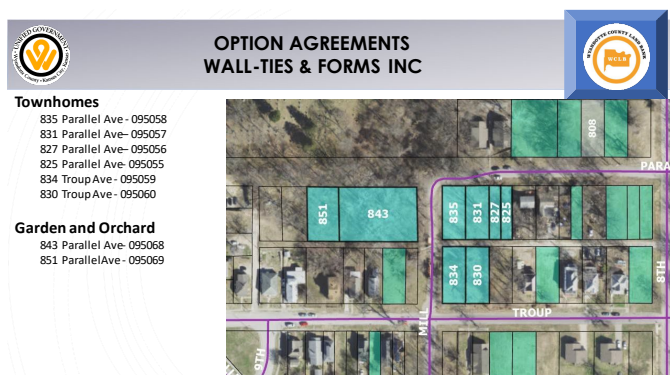
Garden and Orchard

843 Parallel Ave. - 095068

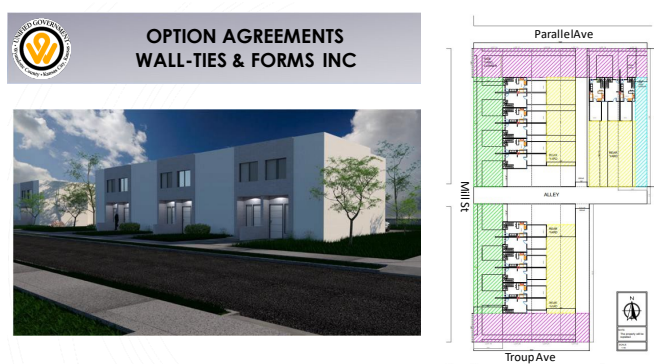
851 Parallel Ave. – 095069



Mr. Knapp said for this project, they're requesting eight Land Bank lots for 15-unit townhomes and an urban orchard and garden. It is zoned RP-5 and that is in line with what is proposed here.



The townhomes are going to go in these lots here and these lots are the garden and orchard. That is in the Northeast Area Master Plan as parks and open space. The applicant wants to build a garden orchard there.



Here is a little rendering of what these homes plan to look like. They did provide us how they will lay out on the property. You see that there's six units here, there's six units here, and then there's three units on this back lot.



They all face the street and the garages come from the back of the property, so you won't see the garages from the road.



OPTION AGREEMENTS
WALL-TIES & FORMS INC



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

Timeline
 18 Months

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

Comments
 Staff Advisory Committee
 Narrow lot review doesn't allow for flat roofs
 Land Bank Advisory Board



Each unit will be 2-beds, 1.5 baths, and 895 square feet. They will need a narrow lot review. The narrow lot review doesn't allow for flat roofs. If the applicant doesn't meet these requirements, it will need to have a variance.



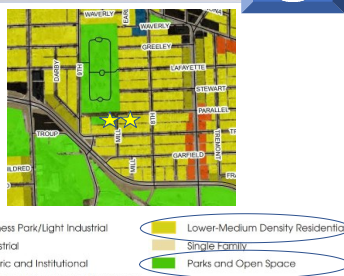
OPTION AGREEMENTS
WALL-TIES & FORMS INC



Northeast Area Master Plan

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

Allowed Building Types
 Single Family Homes, Townhomes, Duplexes



Here is the Northeast Area Master Plan as lower-medium density residential where the townhomes are planned and townhomes are allowed building type. I did highlight the parks and open space. That concludes my presentation. Wait, I got a little bit more.

The Land Bank Advisory Board, from a previous meeting like a month ago, Groundworks NRG is not supporting the project. The reason given was the project needs appropriate vetting; needs support from the neighborhood groups or surrounding neighbors. The applicant did create their own presentation, but I've been told that they're having connection issues and are not available. Commissioner, that completes my presentation on this one.

Chairman McKiernan said I'll recognize Commissioner Townsend.

Commissioner Townsend said, Mr. Knapp, you said the representatives of this proposed development and Land Bank application are available with us now or are not? **Mr. Knapp** said I have an email that says that they are having connection issues and cannot get into the meeting.

Commissioner Townsend said out of fairness to them and also out of concern for the advisory staff comments, which I did not see in the material provided and I was looking for it, I would like to have this particular item, this would be 5B-2, rolled to the following month's meeting of this committee to give the applicant/developer full opportunity to be able to participate. Also, to talk to them and see who they may have talked to in the neighborhood to relay concerns about that. I would also want to hear about the price point. It will also give me some opportunity to see some of the other homes that they've built in the greater Kansas City community.

I think you mentioned that there were some others that were constructed out of this, these concrete homes. I do have some concerns that what I'm seeing here is so vastly different than what is in that area. I think it would be wise for that developer/applicant to have some conversations with the areas in that neighborhood. However, I am happy to see, again, people looking at District One for this type of development. So that would be my motion.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Stites, to table this item until the next monthly meeting of this standing committee.**

Chairman McKiernan said there's a motion and a second to hold Item 5B-2 over until the next meeting. Roll call, please.

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

Chairman McKiernan said that takes us to 5B-3. Mr. Knapp.

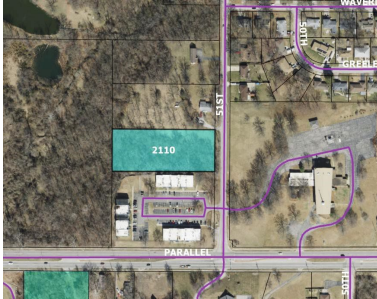
5B-3. Raj Bhatia – 24 units
2110 N. 51st St. – 917814



OPTION AGREEMENTS
RAJ BHATIA



Requesting Land Bank Lot
2110 N 51st St - 917814
New Construction
 2 Story Row Housing - 24 units
Zoning
 RP-5 Planned Apartment District
Frontage
 176ft





Mr. Knapp said this is requesting a Land Bank lot at 2110 North 51st Street. It's for a two-story row housing totaling 24 units. It's zoned RP-5 Apartment District, but this is a split-zoned parcel. That means there's two zoning categories within this parcel. The zoning will need to change to RP-3. Also, they need to comply with the multi-family design guidelines. Any deviation from these guidelines will need a request asking for the said deviation from Planning Commission during their entitlement at a public hearing.



OPTION AGREEMENTS
RAJ BHATIA



Experience

- Raj Bhatia is President of Vastu Capital LLC, a Kansas Corporation
- Vastu Capital is requesting the option to develop the land(s) mentioned here.
- Raj is a Certified Professional Project Manager for 20+ years
- A Real Estate Agent
- Owner/manager rental properties
- Supported by team of Architect, Engineer, Builder
 - RB Architecture Engineering Construction
 - Build SMART
 - Tim Wronosky - Class A General Contractor, Certified Passive House Builder

Upper Level
3 Bedrooms

Upper Level
2 Bedrooms

Main Level



Their experience. This is their first like actual build, but they are supported by an experienced team with an architect, engineer, and a builder with experience in multi-family construction. They currently own six rental properties in Overland Park and in Kansas City, Missouri.



OPTION AGREEMENTS
RAJ BHATIA



Building Details
 24 units
 2 & 3 Bedrooms & 2.5 Baths
 1,110 Sq Ft per unit
 1 car garage

Timeline
 Project Start – May 2022
 Project Completion – December 2022

Next steps

- Change of zone (**Public Meeting**)
- Building permit
- Proof of funds

Comments
 Staff Advisory Committee
 Need to comply with the multi family design guidelines
 Land Bank Advisory Board



Project Goals

- Build quality, affordable, family friendly housing
- Create net zero energy efficient building with solar energy capture
- Create model community with modern building techniques

The building details are 24 units, 2 to 3-bedrooms each, 1,100 square feet. There will be a change of zone so that would require another public meeting.

The questions from the last standing committee because this was held over from the last, were about their experience and then their expected rent that they plan to get is \$1,400 in rent. Commissioner, that concludes my presentation on this item.

Chairman McKiernan asked, do any members of the committee have comments or questions regarding this item?

Commissioner Davis said this is in my district. I am very much intrigued, as I said last month by it. I do have a question for Mr. Knapp. I think the other question that we had was proof of funds. We answered the question on experience. Was there any update on that from last month?

Mr. Knapp said I did not get that one. I'm sorry, Commissioner, but we do require proof of funds to cover their building estimate before we will deed them the property. **Commissioner Davis** said okay. With that being said, Chair, I move to approve.

Action: **Commissioner Davis made a motion, seconded by Commissioner Townsend, to approve 5B-3.**

Chairman McKiernan said there's a motion and a second.

Chairman McKiernan said I'll ask the Clerk's Office if we received any communication regarding this particular application. **Ms. Kimble** said no. **Chairman McKiernan** said we did not. I do see that the applicant is with us online and has been promoted. Mr. Bhatia, and apologize if I pronounced that wrong, if you'd like to address the committee.

Raj Bhatia, Applicant, said no you didn't pronounce that wrong. Thank you very much for considering my request for option. I'm extremely sorry I couldn't stay till the end last month. I got called away let me just leave it at that. If there are any questions, I'm willing to answer. I had provided Mr. Knapp's the questions that were raised earlier. Thank you very much. There's nothing else I had to say.

Chairman McKiernan said thank you so much. We appreciate your application and your interest. Any other comment from those who have joined us online tonight? I don't see any other hands up among the attendees. There has been a motion and a second to approve as submitted. Roll call, please.

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

Chairman McKiernan said that takes us to item 5C which also has five items. Mr. Knapp, let's do 5C-1.



Option Agreements
Agenda Item – C
Commercial
5

5C. New Construction – Commercial – 5 Total
1. Chris Solutions LLC – Co-Working Office Space
 1604 Minnesota Ave. – 907522

OPTION AGREEMENTS
CHRIS SOLUTIONS LLC

Requesting Land Bank Lot
1604 Minnesota Ave - 907522

New Construction
Plex Pod (Co working space)
Office spaces

Zoning
C-3 Commercial District

Frontage
110ft

Mr. Knapp said this request from the Land Bank is for 1604 Minnesota Avenue. It's for a co-working space/office space. It is zoned C-3. It does meet zoning.



OPTION AGREEMENTS
CHRIS SOLUTIONS LLC



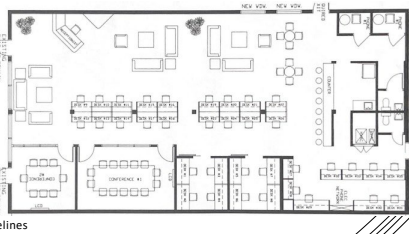
Building Details
2,400 SqFt

Timeline
Project Start— July 2022
Project Completion— July 2023

Experience
Just completed a single family home on a Land Bank Lot

Next steps
1. DRC
2. Building permit
3. Proof of funds

Comments
Staff Advisory Committee
Must follow the commercial design guidelines
Land Bank Advisory Board



It's planned to be 2,400 square feet to be a co-working space for people to come rent out the space and use it for their small business. Staff's comment was, must follow the commercial design guidelines. The Land Bank Advisory Board and the Downtown Shareholders did email me and said they like the idea of a co-working space. Commissioner, that completes this item.

Chairman McKiernan said that location is in my district. I have to say that I do believe that there would be a positive impact from a co-working space at that location.

Chairman McKiernan said I'd ask if any other members of the committee have comments or questions about this item. And Zoom just crashed again. Okay, I'm temporarily unable to see hands raised.

Commissioner Davis said if there are no other questions, I'll move to approve.

Action: **Commissioner Davis made a motion, seconded by Commissioner Townsend, to approve 5C-1.**

Chairman McKiernan said I'll ask the Clerk, was there any comment received about this particular application. **Ms. Kimble** said no. **Chairman McKiernan** said no, there was not. I don't see any hands raised among the attendees. There's been a motion and a second to approve as submitted. Roll call, please.

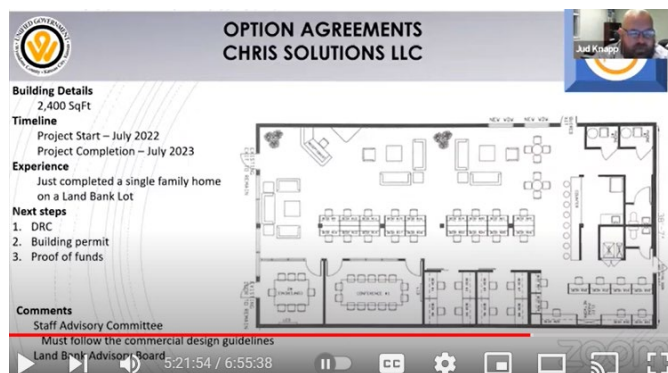
Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to 5C-2.

5C-2. Chris Solutions LLC - Co-Working Office Space
3510 Strong Ave. – 170670



Mr. Knapp said they're requesting a Land Bank lot at 3510 Strong Avenue. This is for the same co-working space, office spaces. It is zoned CP-1. It does meet the zoning for this building.



The staff advisory comment was, must follow the commercial design guidelines. I didn't have any comments from the Land Bank Advisory Board for this item. Commissioner, this completes my presentation on this item.

Chairman McKiernan asked, comments or questions from the committee?

Action: Commissioner Davis made a motion, seconded by Commissioner Townsend, to approve 5C-2.

Chairman McKiernan said there is a motion and a second. I'll ask if we received any communication regarding this application. **Ms. Kimble** said no. **Chairman McKiernan** said we

didn't. Is there anyone who is present with us who'd like to make public comment on this application? Seeing no hands, roll call, please.

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

Chairman McKiernan said 5C-3 please Mr. Knapp.

5C-3. Mohammad A. Chaudhry – Parking Lot
706 Quindaro Blvd. – 111910



OPTION AGREEMENTS
MOHAMMAD A CHAUDHRY



Requesting Land Bank Lot
706 Quindaro Blvd- 111910

Currently Owns
2310 N 7th St – 111912
704 Quindaro Blvd - 111911

New Construction
Parking lot

Zoning
C-3 Commercial District

Frontage
30FT





Mr. Knapp said a little summary of this request. The applicant wants to open a convenience and grocery store at 704 Quindaro Boulevard. They currently do not have enough parking to open the store. This request is for the adjoining Land Bank lot to their property to build a 20-space parking lot so they can open their store.



OPTION AGREEMENTS
MOHAMMAD A CHAUDHRY



Building Details
Need 20 parking spaces

Timeline
Project Start – June 2022
Project Completion – September 2023

Experience
????

Next steps

Comments
Staff Advisory Committee
Land Bank Advisory Board



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

I'm done, Commissioner.

Chairman McKiernan said you said 704, but it says 2310 there. Tell me where 704 is. **Mr. Knapp** said 704 should be right here. **Chairman McKiernan** said I see. It's a narrow lot. It's just about the same width as the 706. **Mr. Knapp** said there are two lots there. I have no idea why my map only shows one address, but the applicant does own the building that's on the corner and the 704 lot. **Chairman McKiernan** said okay.

Chairman McKiernan asked, any comments or questions from the committee regarding this application?

Commissioner Townsend asked, Mr. Knapp, the area encased in white right there at the corner of 7th and Quindaro, 2310, is all of the property encased in that outline owned by the applicant? **Mr. Knapp** said yes, Commissioner.

Commissioner Townsend said okay. I believe you said something about the need for the lot at 706 arises from his desire to open a convenience store. Do you know where that is in the process because without that, I mean, he wouldn't be asking for 706. This is the first I've heard of this project. It is smack dab in the middle of a major intersection in the northeast end. I don't know if the applicant is present tonight. I have some questions about that overall project and this area, the 2310.

Chairman McKiernan said, Commissioner Townsend, I do see that the applicant is on the attendee's list, Muhammad Chaudhry. So, if the applicant could address Commissioner Townsend's questions about the project. I apologize, if you would just give your name and city of residence for the record as you start your comments.

Mohammad Chaudhry, Overland Park, said my business is Wyandotte County. **Chairman McKiernan** said, Commissioner Townsend, if you would then direct any questions you have to the applicant, please.

Commissioner Townsend said good evening, Mr. Chaudhary. If you can see the display that's on and the block that's encased in white, is it your intention to put a convenience store there that would encompass all of that area?

Mr. Chaudhry said yes, ma'am, I'm going to put the convenience store in the building which is already existed. When I contacted the city, they said that I needed 19 car parking. I do have around 10-11 car parking in the back of the building, and that was the request I would like to take another lot next to my building so I could make a huge parking lot. So, obviously, I can make a bigger store there because that's the big, you know, demanding community and they don't have any store around here. I had a store on 32nd and Quindaro. It's a gas station. I was leasing this property from the owner. My property lease will be expiring soon. I would like to make another store. This area could have (inaudible) I could make my living. That's all.

Commissioner Townsend said, Mr. Chaudhary, it was hard for me to understand what you were saying, there seemed to be some kind of resonance there or something. No fault to yours; I don't know. Here's what I would like to do. That is a major intersection. I think I understand you to say that you're leasing or in business at a property off of what 13th and Quindaro?

Mr. Chaudhry said yes. I do have a gas station. That property I'm leasing from somebody. I'm renting that property. I have a gas station and convenience store. I would like to; I purchased that building at 704 Quindaro. I would like to make it a convenience store and grocery store, like a mini mart, which could provide the necessity items to the community. I need a parking lot next to my building.

Commissioner Townsend said what I would like to do, Mr. Chaudhary and members of the committee, this is a major intersection in my district. I have some questions about who's been contacted, where this project is with regard to a convenience store right there. It's always been kind of a commercial but a settled quiet type of commercial activity and without that, there would be no need for 706. What I would like to do is to have this tabled for two months. That would give Mr. Chaudhary, the neighborhood, and me some time to ferret some more information out about this. Have you contacted any neighborhood groups or residents about your plans for a convenience store on that corner?

Mr. Chaudhry said yes, ma'am. I did ask everyone and they were so happy. They come every day to me, when you are going to open the store because it was very much convenient for them, and they said we need a store in this area. I said that's what I'm trying to make a store over there. So, everybody was very happy. There was no problem with the people. They couldn't have any objection to that.

Commissioner Townsend said, again, it's hard for me to hear you. I will make the distinction, at least in my opinion, there's a big difference between a convenience store. Are you planning on putting a gas station there also? **Mr. Chaudhry** said no, ma'am. No gas station, just a store.

Commissioner Townsend said okay, big difference between a store and a convenience store that the neighborhood is looking for. On that corner, that is a major intersection there. It would be my recommendation and a motion here to just table this for at least two months and bring this back so I can have more opportunity to talk to Mr. Chaudhry. I also have concerns about the way that area, that corner especially, that would be the northwest corner, was kept. How long ago did you purchase this property that's encased in the white outline?

Mr. Chaudhry said I purchased this property in 2018. **Commissioner Townsend** asked, since 2018?

Mr. Chaudhry said yeah, 2018. I have done a lot of work in the building, and I really make a very nice store inside. Whatever I've been making from this business, I've been spending over there. Thank God it's almost done. It's completed already. Everything is installed, so there is no problem. I just need your recommendation if I could have a parking lot. Then I think the city is not going to have any problem letting me open the store. Their requirement is like a 19-car parking must be there.

Commissioner Townsend said I do have some questions about how, as I said, some of this property that's within the boundaries outlined here have been kept and what that might mean with respect to how any future business would be kept there on a major corner. I would ask the committee, it would be my motion to at least table this and bring it back within the next, what is this, May, bring it back in July. I also want to talk to Planning and Zoning to see exactly where this is in the process because without that, there'd be no need for 706. Not saying no, but this is a major corner. I have some concerns about who in the neighborhood has been contacted. That would be my motion.

Action: **Commissioner Townsend made a motion to table 5C-3 to July for reasons stated above.**

Chairman McKiernan said I will recognize legal counsel Wendy Green.

Wendy Green, Assistant Counsel, said unfortunately, that motion is against our rules of procedure. The most an item can be deferred is four weeks or to the next meeting.

Commissioner Townsend said thank you, Counsel. Well, I'll amend my motion to be within the boundaries of the law, so to speak. It would be appropriate, this is May, then to the June meeting.

Action: **Commissioner Townsend amended her motion to table 5C-3 to the June meeting.** Commissioner Stites seconded the motion.

Chairman McKiernan said there is a motion and a second. I would ask if the Clerk's Office received any communication regarding this project. **Ms. Kimble** said no. **Chairman McKiernan** said did not. I do have one attendee who would like to make a public comment on this. Ms. Jefferson, if you could just give us your name and city of residence for the record, and then share your public comment.

Eleanor Thomas Jefferson, Kansas City, Kansas, said Commissioner Townsend has addressed the concerns that I have. So, I really do not have anything else to add. I'm the neighborhood president of that neighborhood group, and she has addressed everything that I would have said.

Chairman McKiernan said we have a motion and a second to table until next month's meeting. Roll call, please.

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

Chairman McKiernan said that takes us to 5C-4. Mr. Knapp.

5C-4. Chantelle L. Sims - Affordable small eat and boutique center
6116 State Ave. – 004421



OPTION AGREEMENTS
CHANTELLE L SIMS



Requesting Land Bank Lot
6116 State Ave - 004421

New Construction
Small Restaurant and Boutique

Zoning
C-1 Limited Business District

Acres
0.78





Mr. Knapp said this one's at 6116 State Avenue. A little summary about this one. The request is to build a small restaurant and boutique out of containers. The applicant's plan is to provide a location for affordable small eating and boutique center that the owners will be able to rent out and build their business. This project does meet the zoning of C-1.



OPTION AGREEMENTS
CHANTELLE L SIMS



Building Details
Containers
2800 SqFt

Timeline
Project Start – September 2022
Project Completion – 2023

Experience
Will be hiring builders

Next steps

Comments
Staff Advisory Committee
Follow commercial design guidelines, right of way permit,
might be better for access off of 62nd st
Land Bank Advisory Board



I know a lot of great small business that I have supported that are only able to afford to work from their home or their car. I want to build an affordable small eat and boutique center where owners are able to rent out build & their business and bring more to the community



Staff comments on this, must follow the commercial design guidelines. Will need a right-of-way permit because of such a large right-of-way off of State Avenue. It might be easier to access the property not from State but from 62nd Street. Commissioner, that concludes my presentation on this project.

Chairman McKiernan asked, is that statement in the upper right-hand corner of the slide that we're looking at, a statement from the applicant? **Mr. Knapp** said yes. **Chairman McKiernan** said so this appears to be along the lines of a co-working space for businesses, like an incubator space. **Mr. Knapp** said I believe it would be more of like incubator space for like a small restaurant or like a small boutique shop that sells like crafts and things like that. **Chairman McKiernan** asked, would this need to go through the entire Planning and Zoning process. I guess, let me amend that. What sort of Planning and Zoning process would this need to go through? **Mr.**

Knapp said I do know it probably needs to go to the DRC Committee. **Chairman McKiernan** said so at the very least, Development Review Committee. **Mr. Knapp** said yeah, but it definitely meets the zoning of this lot. When I met with Planning, they did not tell me that it would need another public meeting. **Chairman McKiernan** said okay.

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

Commissioner Davis said this is in my district. I am intrigued by the design and where this can go. I know that there's a process in which this would be vetted, but I do want to push my support just for innovation here in Wyandotte County, especially in the 8th District.

Chairman McKiernan said I do see that it appears that the applicant is online with us, so if anyone on the committee has questions for the applicant, I believe she is here.

Commissioner Burroughs said I'm assuming these are containers if I'm looking at it properly. Will this be on a concrete pad? How will they be anchored collectively together on piers? Looks like the one in the back is taller. I'm just kind of curious to ensure that if it's going to be a pad, that they'll fit properly on the pad to be utilized properly.

Chairman McKiernan said, Ms. Sims, if you wouldn't mind giving your name and city of residence for the record, and then just sharing some of your thoughts as you make this application with the committee.

Chantelle Sims said I was born and raised in Wyandotte County. I'm currently living in the Northland. I'm a realtor, a notary public in both states, as well as a life insurance agent. My plan for this is just simply, I was mocking the Iron District. I don't know if anyone has ever been to the Iron District where they have containers with small businesses. It's more like sit and eat as well as boutiques. It is mounted on concrete. Most of the planning will be left up to the builder. This is just simply my idea and then I'll just leave all the others to build.

Commissioner Townsend said thank you for hanging in there with us as long as you have. It's no secret that in the past I've not been a fan of containers, but because of where this is, it's not so much located in a residential area as had been in some past proposals. I'm curious. Are you saying, I was reading your statement, are you looking to remain as the owner of this and just rent this space out? Are you limiting it only to eateries and some other types of boutiques? I'm not quite sure what that entails. So, could you share with me a little bit more about the vision of what this is actually supposed to be and to house and who will own the space?

Ms. Sims said yes, I plan to tend to stick to being the owner. It's just for small businesses. Even if you own a lash check, esthetician, someone who has a little restaurant, a boutique, a cosmetologist, someone who does hair. It is just simply for things of that nature. I know here in Wyandotte County; I tend to always have to go to Overland Park or deep down in Zona Rosa even though I stay in this area. I'm more likely to be in the Wyandotte County area. I just can never find a centralized station where I can get something to eat, my hair done, a lash tag, or just somewhere to simply just hang out and have fun. So, it's just simply for people, black businesses, or any business that wants to find something more affordable.

Sometimes I'm likely—I have a lot of friends who have boutiques and I'm meeting them at Snack Pack or I'm meeting them at the Speedway. I don't really like to meet people in different places.

Everyone has a goal to owning their own building one day, but leasing a building can be somewhat expensive. It's just the cost of the construction or coming up with the money to get an expensive stove to go in a big restaurant. It's just a lot of expenses with that. I feel like this is somewhere that they can start.

I don't know if anyone ever been to like Kind Food. It's like a vegan place. They started their business from like the container homes because it was more affordable. Now they're leasing out a building over on 47th, over there in the KU area. This is basically just where they started from, something more affordable. They gathered people to the area. They had games like Connect Four. They sometimes have music going. It was just a dope environment, and I just like the atmosphere. So, this is why I came up with the idea.

Commissioner Townsend said I couldn't hear some of what you said. You mentioned a building or something similar over near KU. **Ms. Sims** said Kind Foods. I'm a vegan. It's like a vegan place I started with. I used to go to the container, the Iron District, and that's where they

started their vegan food. They leased it there for a reasonable price and then once they came up with the money to lease out a bigger building, that's what they did. They're able to bring in more revenue. They were able to open up to a bigger menu option and things of that nature. It's just the fact that they started here and then they were able to move to something bigger. I'm sorry, I wasn't prepared for this. I'm a little shy.

Commissioner Townsend said that's all right. I guess what I was really wondering about is if you're telling me that this business over near KU is a similar design, is it a cargo? Did it start as a cargo container development? That's what I was looking to see.

Ms. Sims said yes, that's where they started. So, now they're actually in an actual building. They started in a container in the Iron District and they were able to build enough revenue to where they can afford to lease out a building. The containers is just where they started because it was more affordable, and then they were able to lease out a building.

Commissioner Townsend asked, do you happen to know the address of that place that you're talking about? I'm all for businesses moving onward and upward. Since we're really talking about this particular type of design, I'm just curious as to where I might go to see something that's already been established, is what you're proposing, similar to what you're proposing.

Ms. Sims said yes, I have an address for their new building. It's 2820 West 47th Avenue, Kansas City, Kansas. **Commissioner Townsend** asked, is that the container that they moved from? Did they move from a container type of building similar to what you're proposing? **Ms. Sims** said the container district is at 1599 Iron Street, North Kansas City, Missouri. **Commissioner Townsend** said thank you.

Chairman McKiernan asked, Ms. Townsend, any other comments or questions? **Commissioner Townsend** said not at this time.

Commissioner Davis said I think this project is innovative and, again, it's in my district. I know this would be something that if Ms. Sims can pull this off, would be huge for small businesses. With that being said, I will move to approve.

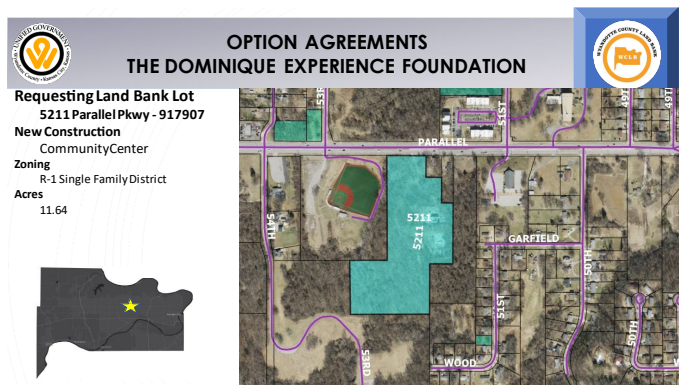
Action: Commissioner Davis made a motion, seconded by Commissioner Stites, to approve 5C-4.

Chairman McKiernan said there's a motion and a second to approve as submitted. Clerk's Office, did we receive any comments regarding this application? **Chairman McKiernan** said none. Anyone else in attendance who'd like to make public comment regarding this application? Seeing no hands, roll call, please.

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

Chairman McKiernan said, Mr. Knapp, 5C-5.

5C-5. The Dominique Experience Foundation – Community Center
5211 Parallel Pkwy. – 917907



Mr. Knapp said this is at 5211 Parallel Parkway. This location is the old Wyandotte Swim Club. The parcel is 11 acres, and the applicant would like to build a community center on it.



The program would include an Olympic-sized swimming pool, lazy river, indoor courts, running tracks, cafes, and child care.



OPTION AGREEMENTS
THE DOMINIQUE EXPERIENCE FOUNDATION



Next Steps

1. Master plan amendment (Public Meeting)
2. Change of Zone C-1 (Public Meeting)
3. Special use permit for daycare
4. Building permit
5. Proof of funds

Comments

- Staff Advisory Committee
- DRC to entitlements
- Parking on the side or rear of building
- Build a sidewalk
- Land Bank Advisory Board

2023	2025	2027	2029	2030 and after	
Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Gymnasium/basketball courts w/ suites	Performance arts center	Arcade/game room	Baseball field	Go karts	Camp ground
Indoor outdoor water parks & pools	Football field with workout equipment	Rock wall/lean pit	Tennis court	Laser tag	Library
Fitness center with workout equipment					
Cafe/restaurant/cafeteria shop/gift store					
Conference rooms/party rooms	Clinic/exam rooms	Bowling alley	Small business suites		
Offices/breakroom					
Child care center		Skating rink			
Computer room/study hall					
Theatre room					

Staff comments on this one is the next steps would be they'd have to have a master plan amendment. That requires a public meeting. A change of zone to C-1 from their R-1 they have now. Special use permit for the daycare. The staff's comment on this was, they will have to avoid the creek on the property. Parking on the side or the rear of the building, and they would be required to build a sidewalk. Commissioner, that concludes my presentation on this item.

Chairman McKiernan asked, any comments or questions from the committee on this application.?

Commissioner Townsend said I'm going to ask if the proponent is with us tonight? **Mr. Knapp** said her name is Debbie Jennings. **Chairman McKiernan** said I do not see that name in our list of online attendees.

Commissioner Townsend said I will say I've spoken to the proponents; very ambitious. I kind of feel about this, it's just Commissioner Davis said with the proceeding project if they can pull it off, that will be huge. It reminds me of another project over in my district for a riding academy. Very ambitious, but that's what this option process is about. They're not asking for funding so that was one of the first things I said.

For those of you who have been around in Wyandotte County for a while, this is the site of the former, I think, it was the AU Private Swim Club that set on the south side of Parallel next to the 3 & 2 baseball stadium. If you go by looking for it, you may miss it. You don't see a lot from the street.

I would move to approve the application. That's what the purpose of these option agreements is. I see the Olympic-size swimming pool, that's great. You know how sensitive I am to what you need with that beautiful pool. I'm putting a bug in the ear to the proponents on that one.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve 5C-5.**

Commissioner Davis said I will say with this, either be me or in my district, I'm not sure. Parallel, especially, or kind of that midsection in my district, I think some of it goes to Commissioner Johnson's district, is in need of just more development period. I'm excited and it's go big or go home. I'm all about it.

Commissioner Townsend said well now this is in my district. I checked this one. If it doesn't (inaudible). I just think it's worthy of a shot. Watch that swimming pool, though.

Chairman McKiernan said we have a motion and a second to approve as submitted. I'll ask the Clerk's Office if there's any public comment received regarding this item. **Ms. Kimble** said no. **Chairman McKiernan** said there was not. I do see we have one hand among the attendees. Ms. Jefferson.

Ms. Jefferson said thank you, Commissioner McKiernan. It was a total error. As we were ending that, I had no intention of raising my hand, so I apologize. **Chairman McKiernan** said well no worries at all. We have a motion and a second to approve as submitted. Roll call, please.

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

Chairman McKiernan said, Mr. Knapp, we've graduated to 5D, new construction of garages. 5D-1, please.



Option Agreements
Agenda Item – D
Garages
5

D. New Construction – Garage – 5 Total

1. Juan Antonio Vividor Rosa
4200 Leavenworth Rd. – 167115
Currently owns 4100 Leavenworth Rd. – 167106

Mr. Knapp said we have five total garage applications. The staff comments for all these garage applications is that the lots would be better used for homes.



The first one is at 4200 Leavenworth Road. Currently owns the neighboring property at 4100 Leavenworth Road. They want to build a two-car garage.



OPTION AGREEMENTS
JUAN ANTONIO VIVIDOR ROSA



Timeline
Project Start – May 2022
Project Completion – August 2022

Experience
5 years of construction experience

Next steps



Comments
Staff Advisory Committee
Not recommending for approval

Applicant comments
Would like to build a garage for more space to store yard equipment, and additional yard for gardening

Land Bank Advisory Board

The staff is not recommending for approval. That concludes this item, or if you want me to go on and do all five?

Chairman McKiernan said hang on just one second, Mr. Knapp. I do see Commissioner Townsend has her hand up.

Commissioner Townsend said since that was a very brief presentation. I have gone by this place. I, too, agree that that property could be better used. It's definitely buildable. The owner owns adjacent property, but I think the house seems to face 41st Street there as opposed to Leavenworth Road. I just believe that this is not necessarily the right project for this location.

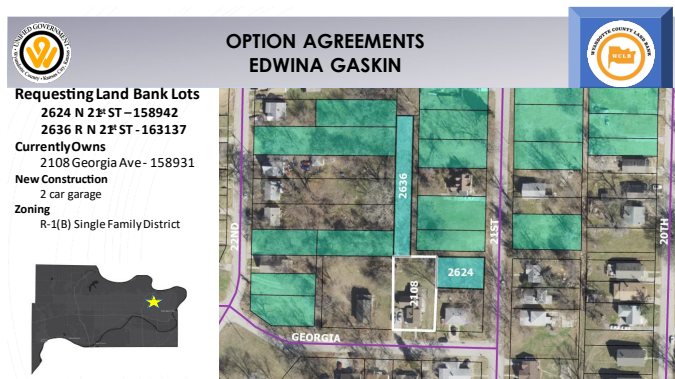
Chairman McKiernan said based on your comments, it would seem that the committee has many options, including a motion to deny or no motion to move forward. **Commissioner Townsend** said, Mr. Chair, I think as you just said, it can be resolved even with no motion to move forward. I just would not recommend it moving forward.

Chairman McKiernan said I will ask if any member of the committee has any comments or questions or a motion. I do not see any hands and do not hear any motion. I'll just ask one more time, just to make sure we're clear, if there's a motion on 5D-1. This item does not move forward for lack of a motion. 5D-2.

Action: **Item 5D-1 did not move forward for lack of a motion.**

5D-2. Edwina Gaskin

Garage – 2624 N. 21st St. – 158942
 Unbuildable lot – 2636 R N. 21st St.– 163137



Mr. Knapp said there are two requests with this one, one for a garage that's built on 2624 N. 21st Street and for the yard extension for this unbuildable lot at 2636. For the unbuildable lot part, there were staff conversations about how this lot was originally platted, how it got that way, how that parcel was shaped like it is. Through our research, the plat was filed in 1904. It did have writing on this lot that said 21st Place. This parcel was originally meant to be a future street that was never built. Staff did review to see if the parcels should be kept for right-of-way for any reason. The answer we received was no. In summary, this is an unbuildable parcel because it is landlocked.



For the garage, staff is not recommending for approval. Commissioner, that is my presentation on this item.

Chairman McKiernan asked, any comments or questions from the committee?

Commissioner Townsend said this, too, is in District One. Mr. Knapp, for clarification, the applicant is seeking two parcels, the 2636 parcel, which is landlocked, not a buildable lot. Could they even build a garage there, which I think is what they were seeking to do?

Mr. Knapp said they didn't request to build a lot there; to build a garage there. They wanted to build it on 2624. **Commissioner Townsend** said okay and 2624 is a buildable lot? **Mr. Knapp** said it is a buildable lot, yes. **Commissioner Townsend** asked does 2108, that fronts Georgia, correct? **Mr. Knapp** said yes, Commissioner. **Commissioner Townsend** said the 2624 would front 21st Street. **Mr. Knapp** said yes, Commissioner. **Commissioner Townsend** said okay. I would not recommend the awarding of the 2624. We've dealt with situations like this in the past. It is a buildable lot and that's a frontage problem. I would not recommend passage of this request with respect to the 2624.

Chairman McKiernan asked, any other comments or questions from the committee? I guess I would ask if we consider both of these lots as being the application for 5D-2. Is there a motion?

Commissioner Townsend said might I ask or separate this. I was going to confine my motion to 2624 and have staff go back and ask the applicant if there's any interest to the 2636. Would they be interested in pursuing the 2636 only? **Chairman McKiernan** said so are you asking that we table this for a period of one month to allow staff to clarify that? **Commissioner Townsend** said that would be a good motion as well.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to table 5D-2 to allow staff to inquire would they be interested in the 2636 alone.**

Chairman McKiernan said there's been a motion and a second to table pending further information. Roll call, please.

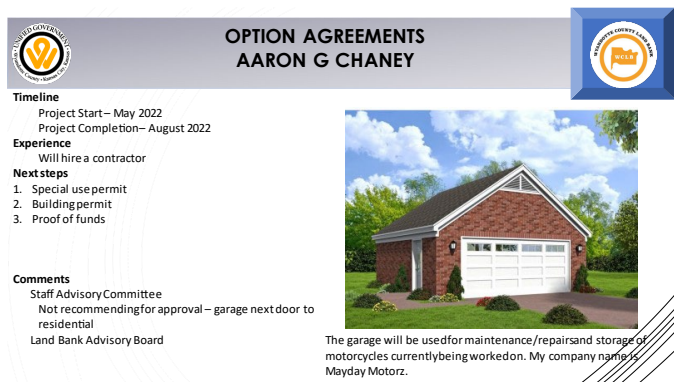
Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to 5D-3 Mr. Knapp.

5D-3. Aaron G. Chaney
 701 Parallel Ave. – 095021
 Currently owns 2010 N. 7th St. – 095302



Mr. Knapp said this is at 701 Parallel Avenue. They currently own 2010 North 7th Street. They're planning to build a two-car garage. It is owned C-3 Commercial District. A summary of this is they plan to use the garage for maintenance and repairs and storage of motorcycles currently being worked on. The current company name is Mayday Motors.



Staff's comments on this one was not recommending approval next door to a residential area. An SUP would be needed to expand their use. No comments from the Land Bank Advisory Board. That concludes my presentation on this item.

Chairman McKiernan asked, Mr. Knapp, remind me what's the zoning for this, the requested lot? **Mr. Knapp** said C-3. **Chairman McKiernan** said C-3, and the applicant owns 2010. What is on 2010, a building? **Mr. Knapp** said it is a building. I believe they currently use it as their garage for their motorcycle shop.

Commissioner Townsend said once again, in my district. I wholeheartedly support the recommendation and the view of the staff committee that did not recommend this sizable lot that fronts Parallel in a residential area for a garage. Sounds like they're also seeking to do business in there. The 2010 fronts Parallel and I believe it's the sign of a motorcycle club. This would not be the best use of 701. I would hope that maybe some developer would seek to put a house there, but not for the purpose of the presentation here for a garage.

Chairman McKiernan said we do have the applicant with us this evening. If you just give your name and city of residence for the record, and then you can address your comments to the committee.

Aaron Chaney, Junction City, Kansas, said about this area and this property, I have been managing this lot for over about 12 or 13 years. The city hasn't had to manage it. It's been open. It's been completely flat. I cut it. I maintain it. I do everything with that lot. The house to the left of it, that is a residential home. I actually have a good relationship with the guy that lives there. He helps me maintain things in my building. The church across the street, I actually support and have for a long time as far as Thanksgiving dinners, Christmas dinners, their fundraisers, and our fundraisers. I take care of everything that's in that area of that building, and I have done so for over a decade.

I'm asking for this property because that land, although it may be sizable, it fits right up against my building. The edge of that property line is the start of my building. Even if something was built there, it would literally be pushed up against my building because of that property line. I don't know how it was designed, but it lands right up against my building.

Again, I have maintained this area for over a decade. I've tried to purchase it before it went into this holding position that you guys have. I came to the meeting before this happened. The meeting that I came to is when there was a decision made that no one could buy the land in this area.

I'm really just trying to do whatever it takes to acquire the land that is attached to my building. If something else needs to be built there, then please let me know that, but it makes no sense for me to build a home there because I have no use for one there. I do have a use for a garage

in addition to that building. I would like to put maybe some paved parking to be able to pull vehicles into there. I maintain and work on motorcycles inside the building.

I don't get city complaints. I don't have problems in the area. I'm just looking to take or to take ownership or to have ownership over something that I have already been maintaining with no assistance for over a decade. There's not been anything there since I've been there, and I have been the only one that's taking care of it. If there's any questions, please let me know.

Chairman McKiernan asked, does anyone have questions for Mr. Chaney?

Commissioner Townsend said I can tell you're sincere about your request. However, as commissioner, I get the complaints about that property. I have driven by there and seen any number of times it's an unimproved surface. Anything from tractor-trailers to the big trucks and all that parked on that property which are clearly code violations. Any number of times during the summer there are big motorcycle rallies there. The police, and as commissioner for that district, are getting the complaints. That is just, in my opinion, not the place for that kind of business. I'm glad that you support the dinners and whatnot of the church, but it's bigger than just, in my opinion, the use that you need for what you say you want to use it for and would not be appropriate for that area which is being redeveloped.

There are projects that have been brought to this committee across the street and down the street on 7th Street. Those are the kinds of things more in line with what's already there and not something that may continue to create problems for that corner. I appreciate your sincerity. You did say that you do not live in the Kansas City, Kansas, area. Is that correct?

Mr. Chaney said I'm a United States Veteran. I'm actually in Junction City right now. This is where I'm working at, at Fort Riley on the military installation. So, no. Currently I am not living in Kansas City, Kansas. **Commissioner Townsend** said well let me say thank you for your service to our country, but I cannot support this application for the reason stated.

Mr. Chaney said that leaves me with a question. I managed, maintained, and taken care of this property for over a decade. When I went to go buy it, I was told oh we're changing how we do things. That is a lot of time, effort, and money that I have taken out of my pocket to manage it. Yes, this is an unimproved surface. When someone has told us there can't be something there, we

have moved it. The police do not come by. The most I've ever gotten is you need to turn your music down or something like that. But we don't have things going on as far as we don't have incidents, we don't have arrests there, we don't have and have not for over a decade.

I have been managing this location for over a decade is what I'm trying to get at. I understand better things may have been planned for the area, but I have been doing this myself with no assistance from the city, spending my money, my time, and my effort to maintain this lot. No one has had to do it besides me. I don't think that it's fair that something I've managed for over a decade. When I went to attempt to buy it—I actually came to the meeting there in Kansas City and stood in front of everyone, and the very first meeting that this was designed for the Lease-a-Lot Program. I think that's unfair to me. I've managed, maintained, and everything and when I try to buy this, I'm unable to. While I understand there's things that are being made down the street and across the street, the area I am in supports what I have there.

Commissioner Townsend said, Mr. Chaney, I don't know how you can manage property that's not owned by you. I'm perplexed about that. **Mr. Chaney** said it's basically right against my building. That's what I want you to understand. **Commissioner Townsend** said I know very well where it is, and I'm perplexed as to how you can say you're managing. **Mr. Chaney** said because your city has done nothing to that property. You have no one in this city has ever cut it in a decade. If I don't manage it, it'll be a 30-foot grass area right there. No one cuts it. No one manages it, comes out and does anything. **Commissioner Townsend** said no, there won't be. **Mr. Chaney** said I'm the only one who does it. If I don't do it, it does not happen. I've sat there and nothing happens.

Commissioner Townsend said, Mr. Chaney, I live in that area. I am by that quite often. There are no weeds and overgrown now or there. **Mr. Chaney** said I cut it. That's why it's not overgrown. **Commissioner Townsend** said well, Mr. Chaney, I appreciate what you think you've done. **Mr. Chaney** said it's not what I think I've done; I know what I've done. (inaudible) Words matter, ma'am (inaudible). **Commissioner Townsend** said I cannot support that. I tell you as a resident, full-time resident here, what I see there.

Mr. Chaney said I understand that completely. So let me first explain that words do matter. So, you say what I think I've done is incorrect. I know what I have done, and I know what happens if I don't do it. If I do not manage that, no one will come cut it. I have been there over a decade. I don't know how long you've been watching this area, but if I do nothing, that lot will

overgrow and no one will do nothing. I've done it just to see what will happen because, again, I have been there over a decade. No one manages it. So, you're telling me that for over a decade, it just happened circumstance that no one cuts it? I manage it.

Commissioner Townsend said I know that's what you're saying. I take issue with that. I am by their far often as a resident of KCK to see that that's not true to say nothing will happen. I appreciate that the code violations that had been there are not happening with the frequency that they were. That is my position on that property and the desired use.

Chairman McKiernan recognized Commissioner Davis.

Commissioner Davis said I'm newer to the Commission. I appreciate Commissioner Townsend's perspective and we've had a lot of conversations about this. However, my perspective is different. I do not necessarily think that given the magnitude of open lots that we have in the Land Bank, that all of them will be used for whatever said desired use. We change our master plan for different developments. We make changes even if they are the desire of a master plan or the desire of whatever said zoning requirement.

Mr. Chaney, your efforts echo a lot of the things that I've heard—this is just me speaking for myself—throughout my short time here in Wyandotte County where a lot of folks have seen the properties that we own, as a Unified Government, and we do not have the manpower nor the funding to maintain them. We cite our residents for code violations and things of that sort for things that we privately held and there was another government they would also cite the Unified Government for us not keeping our own properties up to par. This is one property I do not believe that giving this over to Mr. Chaney will completely destroy some of those efforts. I completely understand what Commissioner Townsend is saying. I understand she brings a wealth of wisdom. however, I disagree on this one. I am going to make a motion to approve and give Mr. Chaney this property.

Action: **Commissioner Davis made a motion to approve 5D-3.**

Chairman McKiernan said I'll recognize Commissioner Townsend.

Commissioner Townsend said well, again, as one who lives near there and goes by there very frequently, this is not the right project for that location. I appreciate that right now there aren't weeds and everything there because there are no longer vehicles illegally parked there. This is not appropriate for the residential area in which this property sits. I would say that just because the lot is vacant, doesn't mean we should jump at any offering for something there. This is not the right place for that type of business, which would support the club right there at 2010, it is not; in a residential community.

Chairman McKiernan asked, do any other members of the committee have comments or questions regarding this item? I'll ask the Clerk's Office if we received any public comment regarding this application. **Ms. Kimble** said no. **Chairman McKiernan** said no.

Chairman McKiernan said, Mr. Chaney, I'll get back with you in just a second. In the meantime, I do see that Mr. Galicia has raised his hand for the purpose of giving public comment on this application.

Edgar Galicia, Central Avenue Betterment Association, live in KCMO, said I've never repeated that so many times. Here's a thought that I hope sheds some light into this situation. The first point I want to make is that this lot is already commercial. That Parallel and 7th Street is surrounded and populated by commercial facilities all throughout. There is a building that this gentleman has already owned for such a long. He's expanding his business. He has invested in the community when no one has wanted to invest. But, even if any of that makes no sense, I would like to hear instead of negativity, nobody talk about a club. Nobody talked about the hard work that he's put in. But, instead of this negativity, why don't we give the neighbors, the people next door a chance to express their feelings and a chance to recognize this gentleman's character before we go against it? That's my point.

Chairman McKiernan said, Mr. Chaney, if you'd like to close with some comments.

Mr. Chaney said this is literally my closing on this, and I appreciate everyone that's made comments in a positive way. I have been invested. Ms. Townsend, you remind me that I do not

live in Kansas City, Kansas. I do understand that, but I have lived in Kansas, served this country and this state for over a decade. I have been in Kansas City, Kansas, every weekend, throughout the week, every week for over a decade managing my property. I take care of the area. You can say there's overgrown, but not on that lot. On that lot, there's not overgrown.

Then my question is, how can I get a code violation on something that's not mine? So, if I'm able to get a code violation on a property that I'm maintaining, how am I not able to own that property that I'm maintaining? But my thing is, I've invested in this community. I invest in the people that are around. I give work to the gentleman that lives right next to me. He comes and does repairs and maintenance or anything that I need.

Again, I volunteer over at the church across the street. We donate to their needs as well. We've had police officers come to our fundraisers for the church and tell us that they appreciate what we do. I've set up food tray tables on the corner of the street and just gave out free food to anyone who walked by. I am trying to make the area that I live in better. You may live in that area but I'm there a considerable amount of time making sure that area is better.

No one has invested in this property but me. I get what everyone is saying. I have personally been there taking care of that property for a decade. If I do not do it, nothing will happen with that property. That's the fact of me being there for a decade. No one can tell me that oh, there's so much interest in this property. It has sat vacant for a decade while I've maintained it. Now that I want to buy it, the person that's maintaining it, now we're saying there's so much more interest in it. I don't understand it.

Chairman McKiernan said thank you, Mr. Chaney, appreciate your comments.

Commissioner Townsend said, again, I appreciate your input into the city in terms of what you do to help the church and all that. That is not the issue before us tonight. With regard to your question about how you can get a code violation, it's a code violation to have vehicles on that unimproved surface, which is what 701 is. I've also seen, and the police have had to address, the over-the-road vehicles that are parked in front of the 2010 property. Just because the property is vacant, doesn't mean that someone else may not come along with a use that is more compatible with that neighborhood and the residential area there. It's not about somebody mentioned about

your character. It is not about that. I don't know where that came from, but this is not the right use of this property.

Mr. Chaney said that's a commercial zone. The only thing that's going to be put there will be commercial. I understand this is a residential neighborhood, but my building and that lot are commercial. I'm trying to put something on there to further a commercial use, which is what is on this property. Yes, there are over-the-road trucks that were parked on the street. There were over-the-road trucks that were parked a lot that we moved. But if I'm allowed to purchase this property, I can improve this unimproved surface. But I am not allowed to do anything to it. That's the problem. I can't improve a surface if I'm not allowed to buy the property that the surface needs to be improved on. I have submitted multiple plans over the years. I will do whatever it takes or whatever is requested of me with that lot. That's not the problem. Just allow me to buy it so I can do it.

Commissioner Townsend said but what you've come forward with is what I'm saying is not appropriate. I think we'll just foster more problems with noise and all that because of what goes on at 2010. That is not the appropriate, in my opinion, use of that lot, commercial or residential. Even if it's commercial, it is in the midst of a residential area. That is, again, as I say, not the appropriate use for that lot.

Chairman McKiernan said, Commissioner Townsend, if I might, and I apologize if I'm out of line. We have held several other things over for the period of a little bit more discovery or discussion. I wonder would this item benefit at all from a little bit of visioning in the neighborhood with Mr. Chaney. **Commissioner Townsend** said I would not be opposed to holding it over. I personally do not see that the arguments I've made here would be any different, but out of courtesy, I would not oppose that.

Chairman McKiernan said thank you, Commissioner. I believe we have a motion to approve submitted by Commissioner Davis. At this point, I would ask if there is a second to his motion. I see no hands. There is no second. Would there be any appetite for a motion to hold over for a period of one month for the purpose of additional discovery and discussion?

Commissioner Stites said I guess what I'm trying to figure out here is, who's going to conduct that information gathering? I understand Mr. Chaney he's here on the weekends. Is that something that we're asking him to do, or are we? I'm just trying to find out what type of fact gathering are we going to get in this holdover.

Chairman McKiernan said my thought was that this might give Commissioner Townsend and Mr. Chaney an opportunity to share visions for this, but I certainly do not want to task any member of this committee with additional work.

Mr. Chaney said, sir if I may, I can gather whatever signatures, notifications, notary, notarized signatures, whatever I need to do, sir. The area supports me regardless of what anyone believes. I have been doing good business for a long time. If I need to gather reports from the neighbors, I can do that with no problem.

Commissioner Stites asked, is it out of line to ask for staff to gather any complaints? We can put a timeframe on it over the last maybe two years or ...I'm not sure how long 2010 has been in operation there, but to ask if what police calls, code issues have been...tractor trailers calls, for service within our Police Department. **Chairman McKiernan** said thank you, Commissioner.

Commissioner Townsend said well, I started to say that some of that may or may not be available. We tell our constituents and citizens they can call in and be anonymous, but there still should be a record. Again, this is not the right use of this property. That's not to say Mr. Chaney may not come forward with something else. Inconsistency with what we have done tonight and in the past with these types of huge lots that are buildable, again, I just have to state that I do not believe that that is the appropriate use and what it will bring to that corner.

Chairman McKiernan said remind me. Did we have a motion to hold over? We did not. So, there is no motion on the table at this point for this application. I would ask members of the committee is there a motion on this application. I don't hear any. I don't see any hands among the panelists. I'll just ask one more time for clarity, is there a motion on this application? Hearing and seeing none, this application does not move forward for lack of a motion.

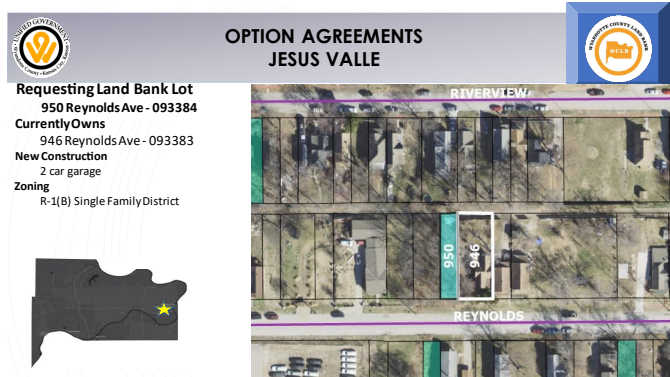
Action: **Item 5D-3 did not move forward for lack of a motion.**

Chairman McKiernan said, Mr. Knapp, Item 5D-4, please.

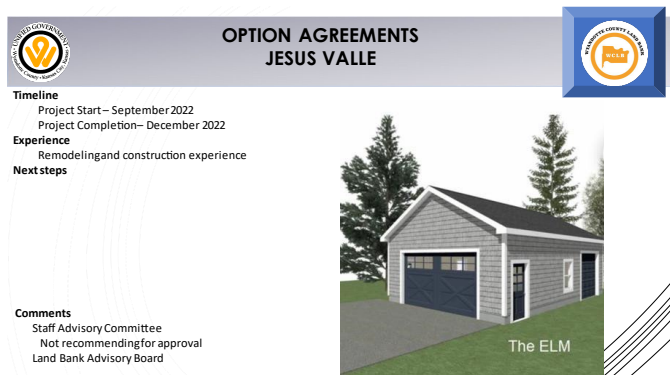
5D-4. Jesus Valle

950 Reynolds Ave. – 093384

Currently owns 946 Reynolds Ave. – 093383



Mr. Knapp said this request is for 950 Reynolds Avenue. The applicant currently owns 946 Reynolds Avenue. They plan to build a two-car garage.



Staff's comments on this one is not recommending for approval. Commissioner, that sums up my presentation on this item.

Chairman McKiernan asked, Mr. Knapp, what's the frontage of 950? Based on this picture, it appears that 946 is already double wide, if you will, for the way the other homes or lots appear to be sized in that neighborhood. **Mr. Knapp** said, Commissioner, it's a 25-foot lot.

Chairman McKiernan asked, what's 946? **Mr. Knapp** said I have to go somewhere else to find that information, but I can get it. **Chairman McKiernan** said okay. Well, one thing that I know about this is—is this the property, there's a stone retaining wall here, that appears to be wider than 950. **Mr. Knapp** said, Commissioner, 946 is 50 feet wide. **Chairman McKiernan**

said the applicant already has 50 feet and at least based on this ariel, it would appear that this is a house that was originally built on a 25-foot front. Is the land to the west of the existing structure, is that land vacant? **Mr. Knapp** said from this ariel yes. I did not drive by to confirm it, Commissioner.

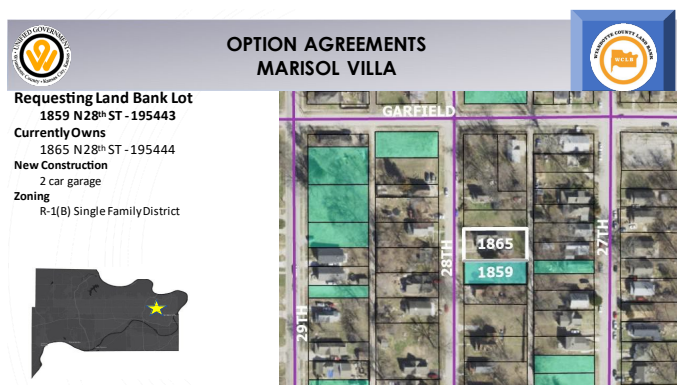
Chairman McKiernan said first of all, my question would be what kind of engineering marvel is going to be required to build a garage on this because there's probably a 10-foot elevation difference between the street and the level at which this house is built. Second of all, I would ask if the applicant already has 25 feet of clear space, why does the applicant need 25 more feet? Now I'll counter-argue that and ask who's going to take 950 and put a 25-foot structure on it, well, 17 by the time you get setbacks.

Chairman McKiernan asked, do any other members of the committee have any comments or questions regarding this application? Seeing no comments or questions, is the applicant with us tonight and that would be Jesus Valle? I do not see that person on our attendee's list, which is dwindling. Must be getting close to the end of the agenda, right? Seeing no comments or questions from the committee. I would just ask if there is a motion from the committee for this property. I see no hands; I hear no emotion. I'll just ask one more time for clarity if there is a motion for this application. Seeing no hands and hearing no motion, this application does not move forward for lack of a motion.

Action: Item 5D-4 did not move forward for lack of a motion.

Chairman McKiernan said, Mr. Knapp, 5D-5.

5D-5. Marisol Villa
1859 N. 28th St. – 195443



Mr. Knapp said all right, Commission, it's our last garage application. It's at 1859 North 28th Street. They currently own 1865. They want to build a two-car garage.



Staff's comment, again, is not recommended for approval. That concludes my presentation on this one, Commissioner.

Chairman McKiernan asked, does any member of the committee have comments or questions for Mr. Knapp on this application? Seeing no hands, the applicant, Marisol Villa, is with us. If you would just give your name and city of residence for the record. Then, if you could, please address the committee regarding your intent for this application.

Marisol Villa, Wyandotte County, said I have been taking care of this lot as well. I'm sorry, for over 13 years since the house was taken down. I wanted the lot of her yard extension for my kids, but I was told that it was not acceptable. I needed to do it like a two-car garage, so I just really want the lot. I don't know what else to tell you. I have two boys and they like to play soccer. I don't have space for anything else. I'm just asking to see if there's any way I can just—the two-car garage is okay with me if you guys approve it.

Chairman McKiernan said I will ask if any members of the committee have comments or questions regarding this application or for Ms. Villa. We are late in the game tonight, but I think that one of the things that is brought home to me, again, is that we, as a committee, need to re-energize the comprehensive review of Land Bank policies and procedures that we had begun to do work on last fall; then, for various reasons, that was shelved. I believe the time is right for us to bring that again and to resolve some of these questions so that some of these applications can get answers even before coming before us as a committee.

Hopefully he's okay with this. I'll reveal that I have asked Commissioner Davis if he would be willing to spearhead and energize such a comprehensive review committee. Bless our hearts, he said why yes he would. I think members of this committee, as well as other members of the Commission, can expect to begin getting information about re-energizing the comprehensive review of our policies and procedures. That being said, we have an application before us for 859 North 28th Street. I would ask if any members of the committee have any additional comments or questions.

Commissioner Burroughs said a while back I had asked staff about the garages that are coming forward for proposal. Some of them are on very narrow lots. Some of them are on a lot like this that's buildable for a home. But at the same breath, if we were able to connect the garage to the home via a breezeway, would it be considered a part of the residence which would address it? I don't know that we ever really got any guidance. It may be that in the study of those policies and priorities, that may be a point of discussion if we can continue a rook line across the property and to the garage with the livable area or a patio area that's covered as a breezeway, is what I would call it, but that connectivity would then make it part of the home versus just a garage and would address some of the concerns that we have with parking in front of a home with a garage versus the back of a home with a garage.

Chairman McKiernan said I do appreciate that that clarification needs to be brought to resolution as we go through this. I would ask the committee if there is a motion on this particular application. Seeing no hands and hearing no motion. I'll just ask one more time to clarify if there is a motion regarding this application. Again, seeing no hands, hearing nothing, this application does not move forward at this time due to lack of a motion.

Action: **Item 5D-5 did not move forward for lack of a motion.**

Chairman McKiernan said, Mr. Knapp, that takes us to Item No. 6, property transfers. We have item 6E-1.

Item No. 6 – 211553...LAND BANK PROPERTY TRANSFERS

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



Option Agreements
Agenda Item – E
Yard Extensions
1

6E. Yard extension – 1 Total

1. Robert Needham

2105 R McDowell Ln. – 905541

Currently owns 2105 McDowell Ln. – 905542

**YARD EXTENSION
ROBERT NEEDHAM**

Requesting Land Bank Lot
2105 R McDowell Ln - 905541

Currently Owns
2105 McDowell Ln - 905542

Zoning
R-1(B) Single Family District

Unbuildable
Land Locked

Jud Knapp, Land Bank Manager, said our current rules for yard extension is it has to be an unbuildable Land Bank lot and it has to be adjoining the applicant's primary residence. This request is missing the primary residence, but it really doesn't make sense for this lot to be joined

with these other two parcels here. This is an unbuildable lot, but it is missing the primary residence rule that we have.

Chairman McKiernan said, Mr. Knapp, I'll ask what access would anyone have to 2105 R without crossing 2105. **Mr. Knapp** said unless they came from the other two parcels, but that's it. There's no other access. **Chairman McKiernan** said I appreciate that. Does any member of the committee have comments or questions regarding this application?

Action: **Commissioner Stites made a motion, seconded by Commissioner Davis, to approve E-1.**

Chairman McKiernan said I'll ask the Clerk's Office if we received any correspondence regarding this application. **Ms. Kimble** said no. **Chairman McKiernan** said we did not. Is there anyone with us tonight who would like to make public comment regarding this item?

Commissioner Townsend said just for clarification, I'm looking at the handout, the 2105 that is in green. What is the yard extension area being requested? Is the 2105 in green what's being requested from the Land Bank or is it the other? **Chairman McKiernan** said, Mr. Knapp, if you would. My guess is that the 2105 in green is missing the R for rear and that is the property that's being requested. Is that correct, Mr. Knapp? **Mr. Knapp** said that is correct. **Commissioner Townsend** said thank you, Mr. Chair, for that.

Commissioner Townsend asked, Mr. Knapp, again, what did you say is the element that's missing here? What is the other surrounding 2105 then? **Mr. Knapp** said for yard extensions we require that for the Land Bank to grant a yard extension, that it has to be your primary residence, but 2105 doesn't have any improvements on it. So, it doesn't meet that primary residence requirement. **Commissioner Townsend** said okay, but it is owned by the applicant, correct? **Mr. Knapp** said yes, 2105 is owned by the applicant. **Commissioner Townsend** said okay, in the dark area, there's just no residence there. **Mr. Knapp** said yes. **Commissioner Townsend** said but everything that surrounds it, the 2105 R, I guess, as Commissioner McKiernan says, is surrounded by the

applicant's property. Is that correct? **Mr. Knapp** said well, minus the third. There's one side that's not touching but it's split between two properties.

Chairman McKiernan said but if you put 2105 R into 2105, that property line would be contiguous on the east. Correct? **Mr. Knapp** said that is correct, Commissioner. **Commissioner Townsend** said all right. Thank you.

Chairman McKiernan said in this case, given the fact, given the unique circumstances of this property, I have absolutely no problem with overlooking, for this application, the primary residence requirement given the unique circumstances of this property. I have to confess, I've lost track. Did we have a motion on this? We did and a second. Thank you so much. Roll call, please.

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

Chairman McKiernan said, Mr. Knapp, that's 6F-1.

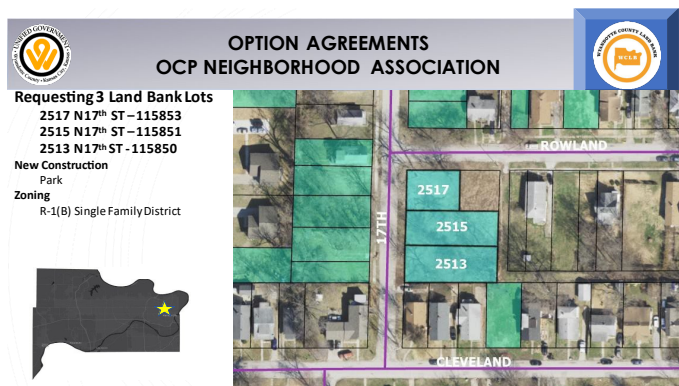
6F. Property Transfers – 2 Total

1. OCP Neighborhood Association – Park

2517 N. 17th St. – 115853

2515 N. 17th St. – 115851

2513 N. 17th St. – 115850



Mr. Knapp said for this application, the OCP Neighborhood Association is requesting three Land Bank lots to build a park on. The OCP Neighborhood Association and CHWC have received a grant to build a park. The long-term maintenance will be provided by CHWC plus OCP to do some volunteer-based maintenance, as well as hiring Groundworks NRG's green team for regular trash pickup and mowing. CHWC will also pay for the insurance for the lot. Staff and the Land

Bank Advisory Board did not have comments on this project. Commissioner, that concludes my presentation on this item.



Chairman McKiernan said, Commissioner Townsend.

Commissioner Townsend said this is in my district. The questions that I had about upkeep and who would take care of that and oversee it, what the actual plans were for not just acquiring the land but also getting the swings and the zip lines or play structures, whatever you would expect to see in the neighborhood park, have been addressed apparently by OCP in conjunction with several other well-known community organizations. I would move to approve the application.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve F-1.**

Chairman McKiernan said there's a motion and a second to approve as submitted. I'll just ask if we've received any correspondence on this application. **Ms. Kimble** said no. **Chairman McKiernan** said we have not. Anyone in attendance who'd like to make public comment on this application? Seeing no hands, roll call, please.

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

Chairman McKiernan said, Mr. Knapp, 6F-2, please.

6F-2. CABA – Pocket Park

727 Central Ave. – 120800



Mr. Knapp said for this application, 727 Central Avenue. It's for a pocket park. This is an unbuildable lot because the lot is under 2,000 square feet.



Picture example of what is planned to be built there. Staff and the Land Bank Advisory Board didn't have any comments for this, but I do have to say the property owner with the mural on their building did submit an application for a yard extension one week ago. But this application from Caba was already in and we already started the process.

Chairman McKiernan said clarify that timeline for me, please. **Mr. Knapp** said CABA submitted this maybe, it's been over a month ago. Then soon after, I got the application from CABA. Klemp Electric contacted me that wanted this lot, and I said all you have to do is fill out an application to get it. Not to get it, but to fill out an application to start the process. They just filled it out last week.

Chairman McKiernan asked, did they indicate for what purpose they wanted the extension? **Mr. Knapp** said I tried to get that information. I did not get an answer for what they wanted. Their application just said yard extension.

Action: Commissioner Stites made a motion, seconded by Commissioner Davis, to approve 6F-2 as submitted.

Chairman McKiernan said there's a motion and a second to approve the property transfer to Central Avenue Betterment Association as submitted. Any other comments or questions from the Commission? I'll ask the Clerk did we receive any correspondence regarding this. **Ms. Kimble** said no. **Chairman McKiernan** asked, is there anyone in attendance who'd like to make public comment regarding this application? I will recognize Edgar Galicia.

Edgar Galicia, Central Avenue Betterment Association, said I'm just making myself available for any questions that anyone would have on this property and the future use for the pocket park. **Chairman McKiernan** said thank you, sir. Very much appreciated.

Commissioner Burroughs said we heard about the other park being supported by the OCP. I would assume that CABA would accept all responsibilities for maintaining the park and trash and whatever else might be available from the pocket park. Who will be responsible for that? **Mr. Galicia** said absolutely. CABA would be responsible for all maintenance and care of the facility. **Commissioner Burroughs** said okay. Thank you, Mr. Galicia. I think that's important because as was stated, we had a prior commitment from another park. If the park turns out like it's designed here, it'll be a very nice addition to the corner of 7th and Central Avenue.

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

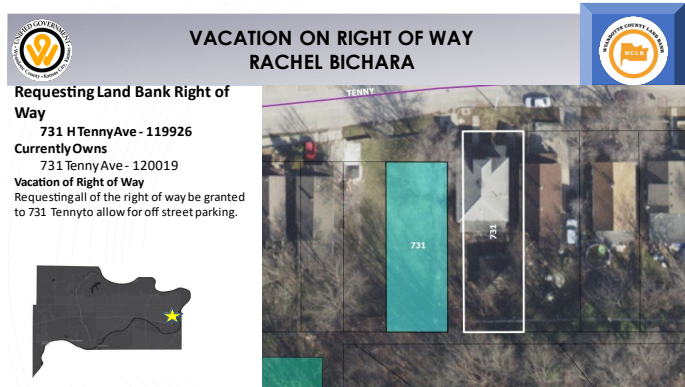
Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said, Mr. Knapp, Item 6G-1, please.

6G. Vacation of Right-of-Way

1. Rachel Bichara

731 H Tenny Ave. – 119926



Mr. Knapp said this is our last item. This one is a little different. I'm going to do my best to explain it. The home at 731 Tenny Avenue is in the process of being remodeled and the plan is for the home to be a rental. A zoning requirement for the home is to have off-street parking. To fulfill this requirement, the home will have to have a driveway built for the parking in the rear. There's public right-of-way here and they want to build a driveway here to get to the back to have parking. On the current lot, there's no room for a driveway. The request is for the home to take all of the right-of-way and not have it split between the neighboring Land Bank lot. The rule is when we vacate right-of-way, half of it goes to both property owners like on each side. Basically, the Land Bank is giving up its share of the right-of-way to allow for this neighboring home to have a driveway. If approved, the Land Bank lot will still be a buildable lot.

Chairman McKiernan said I just want to clarify on the drawing here. Both lots are labeled 731.

Mr. Knapp said the Land Bank lot is 731 H Tenny Avenue and the other lot is 731 Tenny Avenue.

Chairman McKiernan said the lot that's on the right in this picture, its property line would then be extended to be contiguous with the green rectangle. Is that correct? **Mr. Knapp** said that is correct. **Chairman McKiernan** said the space between them would disappear and we would still consider 731 buildable. **Mr. Knapp** said yes.

Chairman McKiernan asked, any comments or questions from the committee?

Action: Commissioner Stites made a motion, seconded by Commissioner Davis, to approve 6G-1.

Chairman McKiernan said I do see Commissioner Townsend has her hand up.

Commissioner Townsend said as Chairman/Commissioner indicated, the space between the resident on the right of this picture and the 731 with the vacation, that space would disappear. Is that correct? **Mr. Knapp** said that is correct. **Commissioner Townsend** asked, would it reduce the volume in all of the lot at 731? **Mr. Knapp** said it will not, Commissioner. **Commissioner Townsend** asked, so they're not really asking for any part of 731 or are they? **Mr. Knapp** said they are not. When they vacate a right-of-way, they split the right-of-way in half and split it between the two property owners. What this vote is, basically, is we're giving up the Land Bank's share of that right-of-way and giving it to that house so they can have a driveway. **Commissioner Townsend** said okay. You answered my follow-up question, the other owner being currently the Unified Government, correct, with parts in 731 H. **Mr. Knapp** said I think it's actually the Land Bank.

Chairman McKiernan said we have a motion and a second to approve as submitted. We do have the applicant with us. Ms. Bichara if I got that correctly. If you go ahead and just give us a little bit of perspective about your application, please.

Rachel Bichara, Applicant, said I mean he explained it correctly. I just wanted to be available if anybody had questions. It's exactly like he said. The driveway is currently partly the Land Bank. So, we've gone through the entire rezoning process with the property itself already, and this is just the last step for us to complete that.

Chairman McKiernan asked, any other comments or questions from the committee? Just ask for the record if we received any correspondence regarding this application. **Ms. Kimble** said no. **Chairman McKiernan** said we did not. There's been a motion and a second to approve as submitted. Roll call, please.

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

PUBLIC AGENDA

No items.

Chairman McKiernan said, committee, thank you very much for your work. We have one last question. Is there a motion to adjourn?

Action: **Commissioner Burroughs made a motion, second by Commissioner Stites, to adjourn. Motion carried unanimously.**

Chairman McKiernan said thank you very much for your work. Staff, thank you very much for your work. We are adjourned.

ADJOURN

Meeting was adjourned at 11:47 p.m.

BM