



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

Monday, April 3, 2023

**Immediately upon adjournment of earlier committee, or
5:00 p.m.**

Location: HYBRID

We invite you to view the meeting in person in the 5th Floor Conference Room, Suite 515, Municipal Office Building, 701 N 7th Street, Kansas City, KS, or virtually via Zoom webinar.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82447837649>

Or One tap mobile:

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Webinar ID: 824 4783 7649

International numbers available: <https://us02web.zoom.us/j/82447837649>

Name

Absent

Commissioner Brian McKiernan, Chair

☐

Commissioner Tom Burroughs

☐

Commissioner Gayle Townsend

☐

Commissioner Andrew Davis

☐

Commissioner Chuck Stites

☐

Commissioner Melissa Bynum

☐

- I. Call to Order/Roll Call**
- II. Revisions to April 3, 2023 Agenda**
- III. Approval of standing committee minutes from July 11, 2023.**

IV. Committee Agenda

Item No. 1 - LAND BANK OPTION APPLICATIONS

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

Please visit the new site to review the applications below.

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

A. Single Family Homes – 19 Homes

1. Jon Coverdale – 1 home
2917 S 27th St – 149692
2. Maria Hill – 2 homes
5409 Douglas Ave – 218112
5417 Douglas Ave – 218113
3. Dave Noordeloos – 8 homes
2936 N 18th St – 162600
3042 N 18th St – 162410
3054 N 18th St – 162408
3056 N 18th St – 162407
3058 N 18th St – 162506
3084 N 18th St – 162403
3090 N 18th St – 162402
3037 N 18th St – 293031
4. Dulce Dominguez & Fernando Sepulveda – 1 home
3111 S 33rd St – 150317
5. James Michael – 1 home
643 N 54th St – 051619
5310 Muncie Dr – 051618
6. Premier Developments LLC – 5 homes
3047 N 31st St – 099260
3051 N 31st St – 099261
3059 N 31st St – 099262
3063 N 31st St – 099263
3065 N 31st St - 099264
7. Jose Cortez – 1 home
3233 N 44th Ter – 172212
3237 N 44th Ter - 172211
3241 N 44th Ter - 172210
3245 N 44th Ter - 172209
3301 N 44th Ter - 172208

C. Commercial – 1

1. Jessica Christman – Mixed-use development
1902 N 7th St – 095211
1904 N 7th St - 095212

1906 N 7th St - 095213
1908 N 7th St - 095214
1912 N 7th St - 095215
1914 N 7th St - 095216
1916 N 7th St – 095217

Tracking #: 212337

Item No. 2 - LAND BANK PROPERTY TRANSFERS

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

Please visit the new site to review the applications below.

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

PT – Property Transfers

1. Cintli Soto
812 Lafayette Ave - 111593
2. Family Health Care, Inc – Donation
2034 S 51st St - 050807

Tracking #: 212338

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, July 11, 2022**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, July 11, 2022, at 7:43 p.m., remotely via Zoom as well as on-site. The following members were present: McKiernan, Chairman; Commissioners Burroughs, Townsend, Davis, Stites. The following officials were also in attendance: Jeff Conway and Wendy Green, Assistant Counsel; Alan Howze, Assistant County Administrator; Jud Knapp, Land Bank Manager; Monica Sparks, Acting UG Clerk; and Brittanie McDonald, UG Clerk's Office.

Chairman McKiernan said before I call this meeting of the Neighborhood and Community Development Standing Committee to order, I want to announce that some committee members, staff, and the public are attending remotely via Zoom as well as those of us who are on-site.

All participants joining by phone or computer should mute their devices when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so the public who 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 comment 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, and from the fifth-floor conference room here in the Municipal Office building.

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

Chairman McKiernan said our first item of business here is approval of our standing committee minutes from two different meetings, the meeting of February 7 and the meeting of March 7, 2022. Is there a motion for action on those minutes? I'll ask Wendy, do we need two separate motions?

Wendy Green, Assistant Counsel, said if it's one item, you can do it by one vote. You can do it that way or you can separate them. **Chairman McKiernan** said unless there is a reason to separate them, let's consider them as one.

Action: **Commissioner Stites made a motion, seconded by Commissioner Burroughs, to approve both the February 7th and March 7th minutes.**

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

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

COMMITTEE AGENDA

Item No. 1 – 211794...RESOLUTION: ADOPTING PROCEDURES FOR REDISTRICTING COMMISSIONER DISTRICTS

Synopsis: Proposed resolution setting forth the procedures for redistricting commissioner districts pursuant to UG Code Section 2-53(b), submitted by Jeffrey Conway, Legal Department. It is requested that this item be fast-tracked to the July 14, 2022, full commission meeting.

Chairman McKiernan said I'll recognize Mr. Jeff Conway of the Legal Department.



Jeff Conway, Assistant Counsel, said I just wanted to give you a brief overview of where we're at right now in the process and then explain why we have this action item before you in this form of this resolution.

There's three interrelated pieces going on here. One is the legislature has a duty every 10 years to redistrict the congressional and legislative districts, and they have done that this legislative session. There is a local responsibility. The Election Commissioner has the task of redrawing the precinct lines within the county, and then that's submitted to the Secretary of State for approval and that would set the precinct maps. Once the precinct maps are set, then the commissioners can then redraw the districts within the county. As you can see, those are all three different levels of authority there, but they are interrelated in some way.

K.S.A. 25-26a02. Precinct boundaries; establishment or change; requirements; designation of municipal and township enclaves; legislative districts. Election precincts in all counties of the state shall be established or changed by county election officers in such a manner that:

- (a) Except as otherwise provided in this section, each election precinct shall be composed of contiguous and compact areas having clearly observable boundaries using visible ground features which meet the requirements of the federal bureau of the census and which coincide with census block boundaries as established by the federal bureau of the census and shall be wholly contained within any larger district from which any municipal, township or county officers are elected;
- (b) election precincts for election purposes shall be designated consecutively in the county by number or name, or a combination of name and number;
- (c) any municipal exclave or township enclave shall be a separate precinct and designated by a separate number or name, or combination of name and number, and shall not be identified with or as a part of any other municipal or township precinct;
- (d) from and after the time that the legislature has been redistricted in 1992, precincts shall be arranged so that no precinct lies in more than one legislative district;
- (e) a street or other roadway which has been platted but not graded is not a visible or observable feature for the purposes of this section; and
- (f) where a legislative district boundary coincides with a municipal boundary which is changed by reason of annexation, such legislative district boundary shall be maintained as a precinct boundary until the next legislative redistricting regardless of whether such a legislative district boundary uses a visible ground feature or coincides with a census block boundary.

Let's move to the first slide. As you can see, this is a state statute that essentially says after 1992, that the precincts shall be arranged so that no precinct lies in more than one legislative district. So, when the legislature redraws their districts, that could mess up our precincts so we have to change our precincts to adjust to the new legislative lines. This is the statute that sets that priority.

UG Code

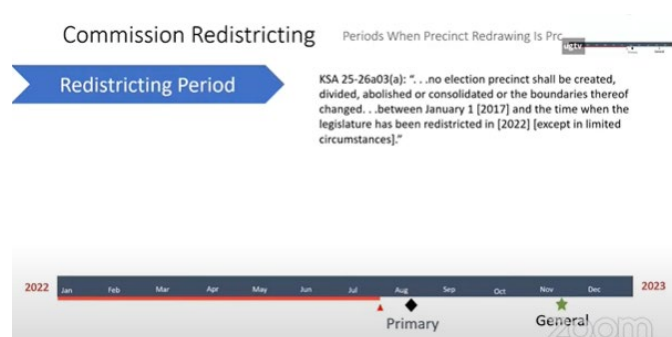
Sec. 2-53. - Commission districts; number; district boundaries; revision of boundary lines.

(b) In July of the year after completion of the decennial federal census, U.S. Decennial Census and every tenth year thereafter, the commission shall by resolution determine procedures to reestablish the district boundaries in accordance with the requirements of federal and state law so as to render each district as nearly equal in population as possible. The commission shall certify the boundaries to the election commissioner of Wyandotte County prior to December 31 of said year.

In the next section, you can see the UG Code in 2-53. I think, later on, we have one more crack at setting the precinct lines and that will be towards the end of the year. I think while we're doing that, we might want to rewrite this particular paragraph. But for now, it says in July of the year after completion of the decennial federal census, and then there's some surplus language. It basically says that you're to re-establish the district boundaries in accordance with requirements from federal, state law, etc. So, that's why we're here in July doing this now with this resolution because it says that there's a duty to put together the procedures.

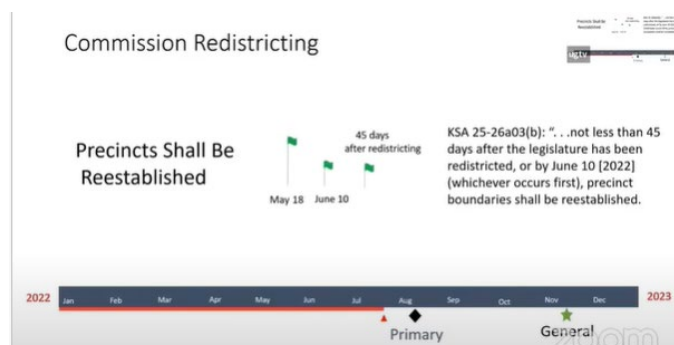
The second piece of that is that the Commission shall certify those boundaries by December 31st of the same year. You may say hey, this is kind of late. It's 2022. Why are we doing that? Well, this particular time, it happened to work out that the census was in 2020. It was a little bit late. It lapped over into 2021. Once that was done, then the legislature, by state law, can only take up the redistricting in years ending in 2 so that meant that got pushed into 2022. Then, therefore, we have to wait and see what the lines are so that the Election Commissioner can redo the precincts, and with the new precincts, then you can build your commissioner districts.

I hope I haven't lost anybody with all of that, but if that makes sense, that's how all those pieces fit together.



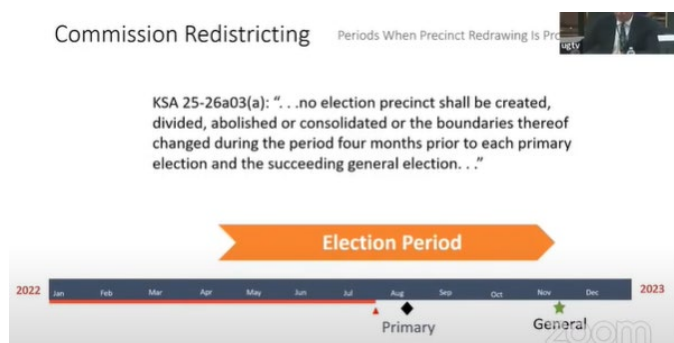
The next slide, I just kind of wanted to show you when you lay it out on a timeline what it looks like. First of all, the statutes have what I call just freezing periods. They have a period where you can't, except for very extraordinary circumstances, you cannot touch the precincts or redraw the precincts. We were in one of those at the beginning of the year. This particular one, it shows the language I cited, the period started in January of 2017. It actually says something like years ending in 7 or something like that. For our purposes, it was 2017, extending all the way to when the legislature finished redistricting in 2022, or the years ending in 2. So, we had to wait a long time.

Even if we wanted to come up with some new precincts, we couldn't during this period where it was frozen in place.



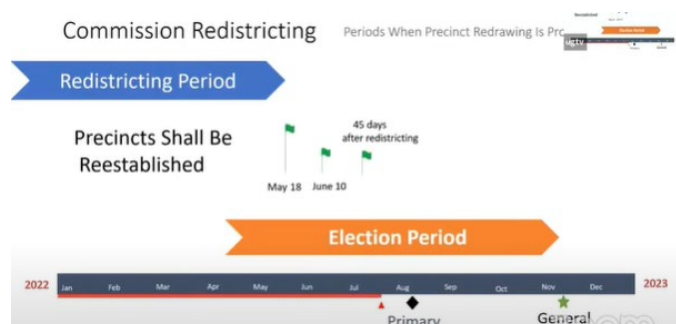
The next slide, there's also requirements going on here. We have a very short window in which to, we shall re-establish the precinct boundaries. This is an odd statute. It basically says that once in the years where there's redistricting going on, you have not less than 45 days after legislature has redistricting, or June 10th, whichever occurs first, the precinct boundaries shall be re-established.

I put out the dates there. May 18th is when the Kansas Supreme Court essentially put the nail in the coffin as far as what was redistricting this year. The Secretary of State interprets, when they talk about legislative redistricting, they interpret that to mean legislative and congressional. So, the Kansas Supreme Court took both of those matters up at the same time and issued their opinion on the same day. That was May 18th. Because it was before June 10th, that meant that June 10th was the next piece. We didn't use that 45 days after redistricting, which pushed it into July sometime. So, June 10th became our key date there.



Then there's another statute on the next slide that shows you can't—this is another one of those frozen periods—you can't touch the precincts during the election period, which makes sense. They

define the election period as four months before the Primary all the way through the General Election.



I'm going to go to the next slide and that shows you what the problem is. You see there's a period up above we couldn't touch the precincts. There's a period during the election period we couldn't touch the precincts. There's a period where we had to change the precincts. If you see a little bit of overlap there, that's the problem.

The best we could do, and I've been trying to think about what's the easiest way to explain this. If you've ever—my hometown's on the Missouri River. It's between Nebraska and Iowa. As you know, over the years the river will bend and move and things like that. You're not creating any new land, it just is which side of the border is it going to be on. It's kind of the same thing with this. The legislature changed the legislative lines and so now it's out of whack with our precinct map. It didn't create anything new. It's now this precinct, or a portion of it, is now on the other side of the line and we have to correct that.

Because we had such a short window, the best we could do was, and I call them nooks and crannies, all those little odd places that were out of whack, the Election Commissioner just decided to create new precincts to account for those little nooks and crannies. So, they came up with about 33 or 34 new precincts that look almost like parcel precincts. That will get us through this election, through the Primary and General Election, this year to get us to that General Election date there. Then, their intention is to collapse it back down so it looks a little bit more like your typical precinct map right after that, which doesn't formally give us much time between say November 9th and when we have to nail it down on December 31st.

We probably need to look at how to redraw the new districts with informal maps between now and then. Once the General Election is over, then we could work with formal maps; but by that time, it might be all done.

That's where we're at and that leads us to the new resolution that's in front of you. I took the resolution from ten years ago, and so it's very, very similar because why reinvent the wheel? I also wanted to get the benefit of precedence. So, it looks very similar to the old one. It just kind of lays out the authority and then it lays out what the Commission wants to do. It sets it up as the staff would put together some options for the Commission. This is from ten years ago, September 1st. The problem is, the Election staff is fairly busy right now and they'd have to work hand in glove with our Mapping people and all that type of thing. They're saying that they may not be able to meet the September 1st date with some options to present to the Commission. So, we may have to push that out just a little bit, maybe into October or something.

The second piece is I wanted to reiterate, this is in the Code, that's the second page, and these are the standards by which we will draw the new maps for the precincts. That's been in the Code for quite some time. There is a 2%, plus or minus, that is fairly rigorous. I guess we've been able to meet it in the past and that's the goal to meet here too.

That's really what's going on. Here's the resolution. We're passing it in July. It will be fast-tracked to the full Commission meeting on Thursday. If anything goes wrong, we still have another chance to pass it in July, the second full Commission meeting, but our intent is to do it at the first one and get it done and get the process moving.

I think there's one other—I think I'll just—if there's any questions, I'd be happy to answer any questions you might have.

Chairman McKiernan said thank you, Mr. Conway. Questions from the committee?

Commissioner Burroughs said thank you, Mr. Conway. Thank you. I know it's a difficult task that we were mandated by the state to do this after legislature. Just to summarize if I may. Precincts that were drawn by the redistricting that occurred within the state, it will be the same precincts and everything that carry right on through to the General Election. Nothing's changing for the new legislators. Or I'm sorry, let me rephrase that. After the redistricting occurred on the state's side, those precincts that have been established are being taken care of by our local Election Commissioner as new little precincts, whether it be two blocks or a block and a half, whatever it may to address that land issue that you gave us an example.

After the General Election, then we, as a Commission, will determine the new precincts, with the Election Commissioner, to determine what we're doing the next election cycle for our elections as we move forward, or for the Commission elections moving forward.

Now, will they go off the 168,000 census numbers that the legislature went with? Will they be going off the same number?

Mr. Conway said the same number. In a way, the setting of the precincts is really a function of the Election Commissioner's Office and the Secretary of State. They do the map and they send it off. To that extent, the setting of the precincts won't involve the Commission very much at all. They'll set that up, but once the precincts are set in place, then the commissioners will use those precincts to start building the districts. The districts are basically you add the precincts together and cluster them, and that becomes your district.

Commissioner Burroughs said just for the committee's sake, having gone through this process just recently, that 2% variance is a very tight variance which is fortunate for the electors, but the census will be divided—the total will then be divided by 10. **Mr. Conway** said by 8. **Commissioner Burroughs** said by 8. Okay. I just didn't know if the at-large was going to be part of that and determined that it was going to be cut in half evenly. So, it's going to be done by 8, and then that 8 total will be divided by half for the at-large. **Mr. Conway** said correct. **Commissioner Burroughs** said thank you. That's all the questions I have.

Chairman McKiernan said thank you, Commissioner. Any other questions or comments from the committee? I think what Mr. Conway has presented is fairly straightforward.

Commissioner Burroughs said this is an action item. **Chairman McKiernan** said it is an action item.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Davis, to move forward with the approval of Mr. Conway's presentation.**

Chairman McKiernan said thank you. We have a motion and a second to approve this item as submitted.

Chairman McKiernan said I'll just ask the Clerk if there was any correspondence received related to this item. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said and I'll just ask if anyone here online or in the room would like to comment on this item regarding redistricting. I don't see any hands or anyone walking forward.

So, if you would call the roll, please.

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

Chairman McKiernan said thank you, Mr. Conway, not only for what you've done so far, but for what we're about to do.

Item No. 2 – 211790... LAND BANK OPTION APPLICATIONS

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

Chairman McKiernan said we do have a very full agenda tonight. I know that the majority of these applications were received and were queued up two months ago before we put a temporary pause on considering these applications. We have brought all of those back for our agenda tonight. One of the reasons that the Mayor caused for a short pause was so that we could get our Land Bank review process up and running again.

I'm going to recognize Commissioner Davis, who is heading that review process and who can give us a little bit of insight into how it's going to evolve and then, hopefully, how we continue to do the work of the committee even as that goes forward.

Commissioner Davis said before I begin, I do want to make it very, very known that the removal of these items was an initiative from the Mayor's Office, was not necessarily in cooperation with the Board of Commissioners. So, we were not giving a yay or nay. There was not a vote. There's

not a public hearing on that. Commissioner Ramirez had brought it up in our last meeting. So, I just wanted everyone in the room and everyone that's listening to know that.

I have convened a group of commissioners that are interested in this particular conversation. I'm calling it the Land Bank policy review discussion group. I'll be chairing that. Commissioner Bynum, Commissioner Ramirez, Commissioner Markley will all be members of this group. Commissioner McKiernan has agreed to be the substitute in case one of us is unable to attend. He'll be kept aware. Because the Land Bank parcels are, in majority, the majority are in Districts 1 and 4, I am communicating with, and kind of sending updates as appropriate, to Commissioner Johnson and Commissioner Townsend while we get this process going.

The other thing is when we officially meet, we will have appropriate representation from staff, as necessary. Of course, Mr. Knapp; Katherine Carttar, Economic Development Director; LaVert Murray from the Mayor's Office; Wendy Green is here with us; and I'll also be looking for representatives from Planning and Public Works. I would love to get someone from BPU, as well, to serve.

Right now, the focus of this particular policy discussion review is really on our community how we are not meeting or convening right now. We really want to hear from you all first before we begin looking at areas of reform. All of the sessions that I'm about to name will be happening between 6:30 and 7:30 and more formal communication from the Unified Government is forthcoming.

On Tuesday, August 16th, at the Beatrice Lee Community Center, 6:30, we'll have a listening session. Tuesday, August 23rd, at Eisenhower Community Center, 6:30, will be our second. Tuesday, September 7th in Argentine, Joe Amayo Community Center, 6:30, will be our third. Then we'll have an online community listening session. I'll be leading all of them so, commissioners, don't worry about it. I have asked my colleagues if they are able to come and attend in some capacity that would be great.

Our goal is to really hear from the community before we start making these decisions. Again, I want to say everyone in our community, we want to hear from you. We really try to be

strategic about the geography of where these meetings are happening as well as the time and the date.

Once we hear back from the community, we kind of have a list of recommendations of what we should look into for change. We'll have our first meeting and that will probably be mid-September to October. Beyond that, I have nothing else to share.

Chairman McKiernan said thank you, Commissioner, for heading this up. The Land Bank has done great work up until this point in terms of returning Land Bank parcels to their highest and best use supporting the community. We hope to refine and even improve that good work through this review process. So, I really appreciate Commissioner Davis stepping up and taking a leadership role in this regard.

I'm going to turn the floor over to Mr. Jud Knapp, who is our Land Bank Manager, and he's going to lead us through these. Mr. Knapp, I'll take your recommendation, but it appears that these are dissimilar enough option applications. We may end up taking them as much as one by one. Is that correct?

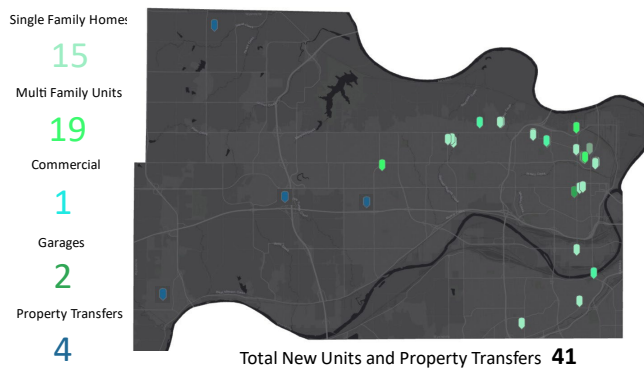
Jud Knapp, Land Bank Manager, said I would say Items A1-9 can be voted on as one. There's no—staff didn't have any comments. Land Bank Advisory Board didn't have any comments. They all meet zoning.

Chairman McKiernan said what we'll do is, Mr. Knapp will present A1-A9 and then we, as a committee, will decide whether or not we want to handle those all with one vote or if we want to split any of the applications out.

A. New Construction - Single Family Homes – 15 Homes

1. Aaron Lawrence – 1 Home
1716 Southwest Blvd. - 905524
2. Ashleigh Downs – 1 Home
3224 N. 44th Ter. – 172219
3224 R N. 44th Ter. – 914010 – Land locked unbuildable parcel
3. Mark Roth – 1 Home (3 Total)
2610 N. 57th St. – 036211
4. Mark Roth – 1 Home (3 Total)
5711 Yecker Ave. – 920418
5. Mark Roth – 1 Home (3 Total)
2725 N. 59th St. – 920416

6. 4036 Properties – Dewanna Williams – 3 homes
2922 N. 30th St. – 099308
2914 N. 30th St. – 099309
2910 N. 30th St. – 099310
7. Brian Sparks – 1 Home
3509 Lust Dr. – 079408
8. Norlito C. Castillo Jr. – 2 homes
840 Ann Ave. – 081349
925 Ann Ave. – 080652
9. James Michael – 1 Home
812 S. 10th St. – 072811



Mr. Knapp said for today, we've got 15 single-family homes, 19 multifamily units, 1 commercial, 2 garages, and 4 property transfers, for a grand total of 41.



Option Agreements
Agenda Item – A
Single Family Homes
15

We'll start with the single-family homes. We have 15 of them.



**OPTION AGREEMENTS
AARON LAWRENCE**



Requesting Land Bank Lot
1716 Southwest Blvd- 905524

New Construction
Single Family Home

Zoning
R-1 Single Family District

Frontage
115ft





The first one is at 1716 Southwest Blvd. It does meet the zoning of R-1.



**OPTION AGREEMENTS
AARON LAWRENCE**



Building Details
1 Bed / 1 Bath
900 SqFt

Timeline
Project Start – Fall 2022
Project Completion – Winter 2022

Experience
Will hire a General Contractor to complete the work

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

Comments
Staff Advisory Committee
Land Bank Advisory Board



Staff and the Land Bank Advisory Board did not have any comments on this one.



**OPTION AGREEMENTS
ASHLEIGH DOWNS**



Requesting Land Bank Lot
3224 N 44th Ter – 172219
3224 R N 44th Ter - 914010

New Construction
Single Family Home

Zoning
R-1(B) Single Family District

Acre
2.76





The second one is at 3224 N. 44th Terr. and also 3224 R N. 44th Terr. The second one is an unbuildable lot that we could include with this deal. This does also meet the zoning.



OPTION AGREEMENTS ASHLEIGH DOWNS



Building Details
3 Beds / 2 Baths
2,300 SqFt

Timeline
Project Start – Summer 2023
Project Completion – Summer 2024

Experience
Will hire a General Contractor to complete the work

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

Comments
Staff Advisory Committee
Land Bank Advisory Board



They're going to build a 3 bed/2 bath house. There were no comments from staff or the Land Bank Advisory Board.



OPTION AGREEMENTS MARK ROTH



Requesting Land Bank Lot
2610 N 57th ST - 036211

New Construction
Single Family Home

Zoning
R-2 Two Family District

Frontage
90ft



The third one is at 2610 N. 57th St. for a single-family home. It does meet zoning. I do have to say Mark Roth has three applications. They're in the same general area. They're far enough on the map, I can't include them all.



OPTION AGREEMENTS MARK ROTH



Building Details
3 Beds / 2 Baths
1,500 SqFt

Timeline
Project Start – October 2022
Project Completion – Spring 2023

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

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

Comments
Staff Advisory Committee
Land Bank Advisory Board



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

Staff and the Land Bank Advisory Board didn't have a comment on this one.



OPTION AGREEMENTS
MARK ROTH



Requesting Land Bank Lot
5711 Yecker Ave- 920418

New Construction
Single Family Home

Zoning
R-1 Single Family District

Frontage
80ft





The next one is at 5711 Yecker Ave. It does meet zoning of R-1.



OPTION AGREEMENTS
MARK ROTH



Building Details
3 Beds / 2 Baths
1,500

Timeline
Project Start – Fall 2022
Project Completion – Summer 2023

Experience
Rehab Experience

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

Comments
Staff Advisory Committee
Land Bank Advisory Board



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

This is for a 3 bed/2 bath house. Staff and the Land Bank Advisory Board didn't have a comment on this one either.



OPTION AGREEMENTS
MARK ROTH



Requesting Land Bank Lot
2725 N 59th ST - 920416

New Construction
Single Family Home

Zoning
R-1 Single Family District

Acre
0.4





The third one from Mark Roth is 2725 N. 59th St.



OPTION AGREEMENTS
MARK ROTH



Building Details
3 Beds / 2 Baths
1,300

Timeline
Project Start – Fall 2022
Project Completion – Summer 2023

Experience
Rehab Experience

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

Comments
Staff Advisory Committee
Land Bank Advisory Board



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

Staff and the Land Bank Advisory Board had no comments on that one.



OPTION AGREEMENTS
4036 PROPERTIES – DEWANNA WILLIAMS



Requesting 3 Land Bank Lots
2922 N 30th St – 099308
2914 N 30th St – 099309
2910 N 30th St - 099310

New Construction
3 Single Family Homes

Zoning
R-1 Single Family District

Frontage
2922 – 50ft
2914 – 75ft
2910 – 50ft





The next one, they're requesting three Land Bank lots at 2922-2910 N. 30th St.



OPTION AGREEMENTS
4036 PROPERTIES – DEWANNA WILLIAMS



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

Timeline
Project Start – Spring 2023
Project Completion – Spring 2025

Experience
Will have a general contractor build the project

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

Comments
Staff Advisory Committee
Land Bank Advisory Board



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

Again, staff and the Land Bank Advisory Board didn't have a comment on these.



OPTION AGREEMENTS
4036 PROPERTIES – DEWANNA WILLIAMS



Northeast Area Master Plan

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

Allowed Building Types
Single Family Homes



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



OPTION AGREEMENTS
BRIAN SPARKS



Requesting Land Bank Lot
3509 Lust Dr- 079408
New Construction
Single Family Home
Zoning
R-1 Single Family District
Acre
1.2




The next one is at 3509 Lust Dr. It's zoned R-1 and it meets the zoning.



OPTION AGREEMENTS
BRIAN SPARKS



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

Timeline
Project Start – Fall 2022
Project Completion – June 2023

Experience
Will have a general contractor build the project

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

Comments
Staff Advisory Committee
Land Bank Advisory Board



Three Bedroom, 2-1/2 Bath Ranch Home



2000 to 2500 sq ft



OPTION AGREEMENTS
NORLITO C. CASTILLO JR



Requesting 2 Land Bank Lots
 840 Ann Ave- 081349
 925 Ann Ave- 080652

New Construction
 2 Single Family Homes

Zoning
 R-1(B) Single Family District

Acre
 840 – 40ft
 925 – 37.50ft




The next one is at 840 Ann Ave. and 925 Ann Ave. for two single-family homes on each of those lots.



OPTION AGREEMENTS
NORLITO C. CASTILLO JR



Building Details
 3 Beds / 3 Baths
 1,300

Timeline
 Project Start – Fall 2022
 Project Completion – Summer 2023

Experience
 Rehab Experience

Next steps

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

Comments
 Staff Advisory Committee
 Land Bank Advisory Board



These will need a narrow lot review because the lots are under 50 feet.



OPTION AGREEMENTS
JAMES MICHAEL



Requesting Land Bank Lot
 812 S 10th St - 072811

New Construction
 Single Family Home

Zoning
 R-2(B) Two Family District

Frontage
 50ft




The last one is at 812 S. 10th St. It does meet zoning of R-2.



OPTION AGREEMENTS
JAMES MICHAEL



Building Details
3 Beds / 2 Baths
1,200

Timeline
Project Start – October 2022
Project Completion – March 2023

Experience
40 years of Real Estate Investing

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

Comments
Staff Advisory Committee
Land Bank Advisory Board



Staff and Land Bank Advisory Board didn't have a comment on this one.

Commissioner, that completes A1-9.

Chairman McKiernan said thank you. For the members of the committee, we have A1-A9 that are up for consideration. Any comments or questions for Mr. Knapp on any of these items? I don't see any hands raised among members of the committee

Chairman McKiernan said so, what I'll do is I'll ask the Clerk if we received any correspondence related to any of these items, A1-A9. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said thank you. I'll ask if anyone who is attending this meeting online would like to make public comment regarding any of these applications, A1-A9. I don't see any hands going up among the attendees. I'll ask if anybody who is here in the 5th Floor Conference Room with us would like to make public comment on any of these applications, A1-A9, as Mr. Knapp just presented. I don't see anyone getting up here in the room to come to the podium.

I'll ask the committee if there is a motion for these items?

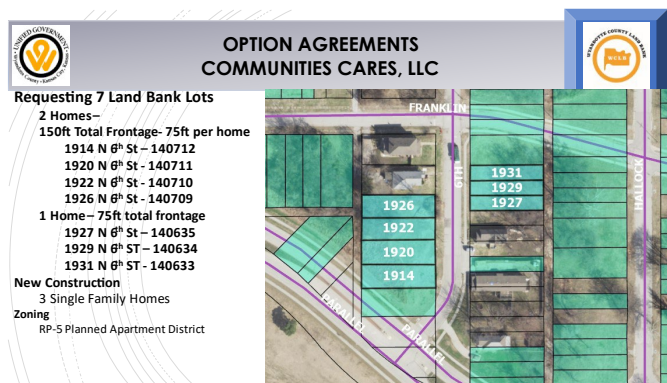
Action: **Commissioner Davis made a motion, seconded by Commissioner Burroughs, to approve Items A1-A9.**

Chairman McKiernan said thank you. There is a motion and a second to approve Items 2. A1-2. A9. Any further discussion? Seeing none, roll call, please.

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

Chairman McKiernan said thank you so much, committee. That takes us to Item A10. Mr. Knapp.

10. Communities Cares, LLC
 2 homes built on 4 lots – 75 ft. frontage per home
 1914 N. 6th St. – 140712
 1920 N. 6th St. – 140711
 1922 N. 6th St. – 140710
 1926 N. 6th St. – 140709
 1 home built on 3 lots – 75 ft. frontage total
 1927 N. 6th St. – 140635
 1929 N. 6th St. – 140634
 1931 N. 6th St. – 140633



Mr. Knapp said they're requesting seven Land Bank lots. Two homes will be built at 1914-1926 N. 6th St. That's a total of 150 feet of frontage there, so they're going to have a frontage of 75 feet per home. The third home is going to be built across the street at 1927-1931 N. 6th St.



Here's some renderings of what the house could possibly 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

Here's some examples of houses that they've already built in Kansas City, MO. The builder has 45 years of experience. They've built single-family homes, condominiums, shopping strip malls, and they've built 30 homes for Habitat for Humanity.



OPTION AGREEMENTS
COMMUNITIES CARES, LLC



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

Timeline
Project Start - July 2022
Project Completion - July 2023

Next steps

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

Comments
Staff Advisory Committee
Land Bank Advisory Board



The plan is to build 3-4 beds/2.5 baths, 2,000 square feet.



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

They will need a narrow lot review because these lots are in the Northeast Area Master Plan in that land use category. With the Northeast Area Master Plan, there are two land uses here. There is lower-medium density residential, which has single-family homes as approved building types, and

medium-higher density residential that also has single-family houses, so it meets the Northeast Area Master Plan.

That concludes this item, Commissioner.

Chairman McKiernan said thank you, Mr. Knapp. I do have one question. The narrow lot review, even though the applicant is proposing to combine parcels into lots that are not narrow, they would still need to go through the narrow lot review because of the location?

Mr. Knapp said yes, because of the Northeast Area Master Plan. I'm not sure which one it is, the lower-medium density or medium-higher density residential, but one of those triggers the narrow lot review. They have to do it. **Chairman McKiernan** said okay. But each of these homes, as presented, would have a 75 foot front. **Mr. Knapp** said yes. **Chairman McKiernan** said okay. Thank you so much.

Chairman McKiernan asked, committee, any comments or questions for Mr. Knapp on this application?

Commissioner Townsend said I had asked in the May meeting that these applications be held over. I don't know if the developer is present. I guess it's been two months now. Some of the questions and concerns I raised at the May meeting have been addressed. I would like to know, is the developer present? **Chairman McKiernan** said they are here. If you'd like, they can come forward to the microphone if you have questions you'd like to ask. **Commissioner Townsend** said yes. I have one or two.

Chairman McKiernan said, gentlemen, if you could come up to the microphone, press the button on the base of the microphone to make sure the little green ring is lit up, and if you would just take a moment to give us your name and city of residence just for the record, then we'll wait for Commissioner Townsend.

Clinton White, representing Communities Cares, said I'm a resident of Kansas City, MO. **Cal James** said I have Community Development Concepts and development company out of Kansas City, MO. We also have another associate, Roosevelt Williamson, from Kansas City, MO.

Chairman McKiernan said fantastic. Thank you so much for being here. Commissioner Townsend, we have three representatives here. If you have questions, you can direct them whenever you're ready.

Commissioner Townsend said, gentlemen, thank you for your interest in crossing the line, crossing the river. Mr. White, Mr. James, Mr. Williamson, Mr. Roosevelt, I hope I got all those correct. Forgive me if I didn't. I understand that you all have history in development in Kansas City, MO. Mr. Knapp shared some of those with me. One of the questions we always get is these representations of how these homes will look. Did you have anymore to say about these representations for the proposal that you bring before us tonight? Also, give a ballpark of what the intended price points will be.

Mr. White said the representations are a more modern, contemporary look, bringing the middle class to a more modern state of look with the builds that we want to do. We don't just want to build these four. We plan to, hopefully, continue to partner with you and move forward with multiple lots. We don't want to put, if you will, a sore thumb right in the middle of nothing that's there right now. We want to try to continue to develop that area of bringing it to a more modern, contemporary look.

As you redevelop the area, we saw earlier today that you had a plan for an apartment building that's going to have a more modern, contemporary look. As you go through with that with the colors and things like that, we want to partner with you on that to make sure that it's meeting the standards and requirements that your community is needing. We've talked to some in the community and tried to meet with that, and also have directed you to areas where some of our other partners have developed. I don't know if you know of the Beacon Hill area. We have one of the builders that is possibly going to partner up with us that did some builds over in that area. So, that's what we're trying to bring on this side of the water.

Also, with the price point, right now with the way that inflation has gone over the last two years, we actually, if you will, entertained this about three years ago. We wanted the development to be in a partnership with the family of Mr. Parker, Charlie Parker. His family has some lots over here. We attempted to approach you guys about three years ago, before they lost the lots to you in that area, to try to partner up with them and make this development—kind of name it after his

name and give the family, if you will, something to look forward to in the future of that development with some parks and other things like that.

As we move forward, we're just trying to get our foot in the door. The price point will be somewhere around the \$250K area with the way the inflation goes and stuff like that, which now it's close to what will be considered affordable housing right now.

Chairman McKiernan said thank you so much. Commissioner Townsend, other questions or comments?

Commissioner Townsend said yes. Mr. White, Mr. James, and the other gentleman there, do you want to speak briefly to how long you have been doing this on the other side of the river, your length of time in this area, in this type of projects on the Missouri side?

Mr. James said I'd be considered a senior in the group. I come from a family where my father was one of the first black real estate agents in the state of California. From that, we got into development in the state of California and new houses in Fremont, CA. Community projects, including dealing with the watchtower area and community development. I've lived in Houston three times, all in development. The first African-American to ever obtain HUD lots in Houston, and also made history in different ways with the product that we produced. We produced single-family dwellings in Georgia in the Kirkwood area and an assortment of other things. All my life I've been in real estate and development.

Mr. Williamson said my contribution has been in getting financing for some of the jobs that we have done, and making sure that all the work is completed in a way that it will pass inspections and so forth and so on. I've been doing this for 15 years plus.

Commissioner Townsend said I didn't really mean to belabor, I was just really asking for the length of time that you've been in the Missouri area because people in this area can more easily go and see what you've already done. I am familiar with the Beacon Hill area and what's been done over there in the last, what, 10, 15 years. So, I do appreciate that.

Mr. White said, Commissioner Townsend, forgive the interruption, but we'd be happy to resubmit some data that Mr. Knapp has that has links to different properties that have been rehabilitated in the Missouri area where people can not only go see them, but you can look at them on Zillow. I would resubmit that to Mr. Knapp upon the conclusion of this meeting.

Commissioner Townsend said great. I appreciate, again, your interest. This process is really about trying to see if what you're proposing would work over the next year. I would move to approve these applications as submitted. What's affordable for one may not be for another, but that's yet to be determined. If you go forward with this, there may be changes, designs, and all of that, but at this juncture, it's about the yes or no of moving this forward. Thank you, gentlemen.

Action: Commissioner Townsend made a motion to approve these applications as submitted.

Commissioner Stites said first off I want to say, gentlemen, thank you for showing up and waiting. It's been a long night. I know I've seen you all sitting there for a while. This is exactly what this Land Bank was set up to do. You guys to come in and build three homes on lots that folks are going to be able to move into, on vacant lots, get it back on the tax rolls, and give folks nice, quality housing in downtown. I look forward to after these three are up and sold, that you guys would come back to us with—as long as they meet all the expectations that we, as a governing body, have that we can continue a relationship with you all and move forward with additional ones. With that being said, I'll make the motion to second.

Action: Commissioner Stites seconded Commissioner Townsend's motion.

Chairman McKiernan said thank you.

Commissioner Davis said I echo everything my colleague just said. Thank you all for being here, and thank you everyone for being here, the first standing committee meeting, but I really hope that you all come back. We want infill housing. We want to develop Wyandotte County in a way that it's yes, equitable, just, and fair, but we also need homes. We have a housing stock that is currently very limited. The opportunity is wide open. I hope to see you all at more meetings.

Chairman McKiernan said thank you, Commissioner. We do have a motion and a second.

Chairman McKiernan said before we get to a vote, I'll just ask the Clerk if we received any correspondence regarding this particular application. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if anyone attending with us online would like to offer any additional public comment regarding this application. I see no hands being raised. I'll ask if anyone else who is here with us in the room would like to offer public comment on this application. I see no one getting up to come to the podium.

So, with a motion and a second, roll call, please.

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

Chairman McKiernan said, gentlemen, thank you so much. That item is approved. That then moves us onto Item No. 2B, multi-family. Mr. Knapp.



Option Agreements

Agenda Item – B
Multi Family
19 units

- B. Multi-Family – 19 units total
 - 1. Shonda Gonzales – 4 units
1620 N. 75th Dr. – 928715



OPTION AGREEMENTS
SHONDA GONZALES



Requesting Land Bank Lot
1620 N 75th DR - 928715

New Construction
Multi-Family – 4 Units

Zoning
RP-5 Planned Apartment District

Acre
4.25





Mr. Knapp said this is 1620 N. 75th Dr. They plan to build four units. It is zoned RP-5 so it does meet zoning. This is a different-looking parcel. You can see that there's a creek running through it. It does have multi-family just to the east of it.



OPTION AGREEMENTS
SHONDA GONZALES



Building Details

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

Timeline

- Project Start – Fall 2022
- Project Completion – Summer 2023

Experience

- General contractor for commercial office building.

Next steps

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



Comments

Staff Advisory Committee

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

Land Bank Advisory Board

I'm going to go into the staff's comments of why this lot probably looks like that. Their building details is they're going to have four units. Each unit will be 2 beds/1 bath, 1,200 square feet. They estimate the rent to be \$950. The staff comments. The creek would require the state and federal permits to build. The sidewalks and trails master plan requires a 10-foot-wide trail built following the creek. They need to build it off of Oakland Ave. This lot could be very difficult to build and maybe unbuildable. I did share this with the applicant and they still want to try to build on the lot.

Commissioner, that completes my presentation on this item.

Chairman McKiernan said thank you, Mr. Knapp. I do, for the benefit of the committee, I do notice that the applicant is with us online so if we have questions or comments for the applicant, that is possible.

Any comments or questions from the committee regarding this application? I would just say in regards to Mr. Knapp's comments about some of the challenges that the applicant may encounter in trying to make this happen. That's really the whole purpose of the option is to give the applicant control of that property, although not ownership, enough control to allow them to move forward to determine whether or not they can actually make it happen as they envision.

Chairman McKiernan said I'll ask the Clerk if we received any correspondence regarding this application. **Ms. Sparks** said no comments were received. I'll ask if there's anyone who's attending with us online who'd like to make public comment regarding this application. Seeing no hands raised. I'll ask if there's anyone here present in the room who would like to make public comment regarding this application. I see no one coming forward to the podium.

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

Chairman McKiernan said thank you, Commissioner, for bailing me out. I have to go back in the memory bank. Did they already say a motion or not? Motion by Commissioner Stites, seconded by Commissioner Davis. Roll call, please.

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

Chairman McKiernan said thank you so much. The second time tonight that Commissioner Stites had to remind me to pay attention.

That takes us to Item B2. Mr. Knapp.

2. Stone & Bush Homes LLC – Parking lot
1001 Brown Ave. – 210009
Currently owns – 3061 Parkwood Blvd. – 210013



OPTION AGREEMENTS
STONE & BUSH HOMES, LLC



Requesting Land Bank Lot
1001 Brown Ave- 210009

Currently Owns
3061 Parkwood Blvd- 210013

New Construction
Parking lot

Zoning
R-1(B) Single Family District

Frontage
30FT



Mr. Knapp said this is at 101 (1001) Brown Ave. They currently own 3061 Parkwood Blvd. It's an apartment building. They're requesting to build a parking lot.



OPTION AGREEMENTS
STONE & BUSH HOMES, LLC



Timeline
Project Start – September 2022
Project Completion – September 2023

Next steps

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

Comments

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

Land Bank Advisory Board



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

The staff comments on this one was to vacate the KDOT right-of-way, replat it as one parcel, and then rezone it to R-5, and then they will need to build a sidewalk on Brown Ave.

Commissioner, that completes my presentation on this item.

Chairman McKiernan said okay. So, we're looking at 1001 Brown Ave., correct? **Mr. Knapp** said I can't read tonight. That's the second time. **Chairman McKiernan** said luckily, we all have Commissioner Stites here to have our backs just to keep us on the up and up. So, any comments or questions from members of the committee?

Commissioner Townsend said, Mr. Knapp, help me out. The 1001 is the requested parcel. 3061 is already owned by the requester. The staff comments say between 1001 and 3061, they recommend building a sidewalk that would get them to what, they want a driveway?

Mr. Knapp said they actually just want to vacate the right-of-way that's there and build a sidewalk connecting the—and make it one parcel and then build a sidewalk connecting the parking lot to the apartment buildings.

Commissioner Townsend said okay. I mean, that's what I was trying to get to. So the 1001 would be connected by a sidewalk and parking area to the 3061 property. **Mr. Knapp** said that is correct, Commissioner.

Action: **Commissioner Townsend made a motion to approve the application as submitted.**

Chairman McKiernan said thank you. There is a motion. I do see that the applicant has joined us and has her hand raised. If the applicant would just give us your name and city of residence for the record, then you can make any comments you'd like.

Tina Stone said I just wanted to let you guys know that I was here and available for any questions. That's all. **Chairman McKiernan** said thank you so much.

Chairman McKiernan said Commissioner Townsend has made a motion to approve this item as submitted.

Action: **Commissioner Stites seconded Commissioner Townsend's motion to approve.**

Chairman McKiernan said fantastic. There's a motion and a second to approve as submitted.

Chairman McKiernan said just to make sure that we allow for public comment, I'll ask the Clerk, did we receive any comment, any communication regarding this application? **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if there's anyone who's attending with us on Zoom who'd like to make public comment on this application. Seeing no other hands going up. I'll ask if there's anyone here in the room who'd like to make public comment regarding this application. I see no one moving forward.

There has been a motion and a second. Roll call, please.

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

Chairman McKiernan said thank you. Mr. Knapp.

3. Wall-Ties & Forms Inc. – 15 units

Townhomes

835 Parallel Ave. - 095058

831 Parallel Ave. – 095057

827 Parallel Ave. – 095056

825 Parallel Ave. - 095055

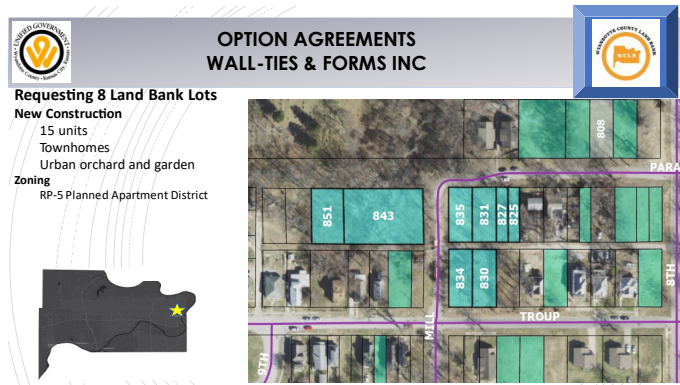
834 Troup Ave. - 095059

830 Troup Ave. - 095060

Garden and Orchard

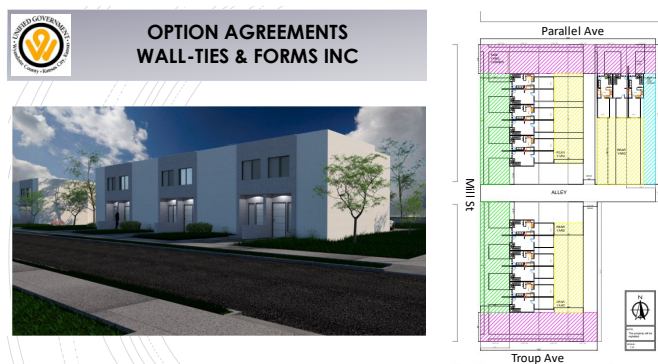
843 Parallel Ave. - 095068

851 Parallel Ave. – 095069



Mr. Knapp said our next application is requesting 8 Land Bank lots to build 15 unit townhomes and an urban orchard and garden. It is zoned RP-5 so it does meet the zoning.

Here's a listing of where the townhomes will go at 8835 Parallel Ave. through 830 Troup Ave. Then the garden and orchard at 843 and 851 Parallel Ave. It's a garden and orchard because it's in the Northeast Area Master Plan as parks and open space so that's why they elected to put a garden and orchard.



This is a rendering of the front of the building. There is a diagram of how the units will lay out on the lots there. You see on Mill St. there's 12 units facing Mill St. On Parallel Ave. there's 3 facing it.



This is a view of the back of the building, so the garages are facing the alley so you will not see this from the front.



OPTION AGREEMENTS
WALL-TIES & FORMS INC



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

Timeline
18 Months

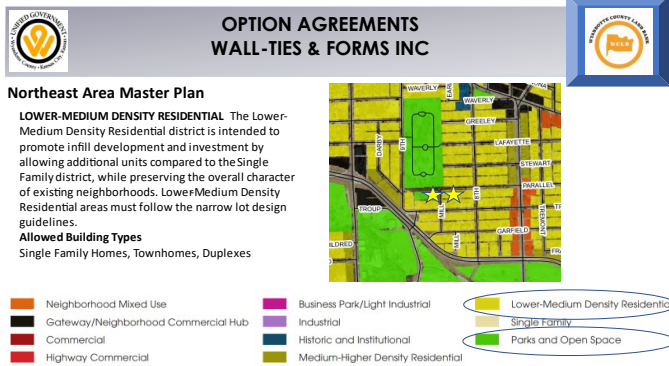
Next steps
1. Narrow lot review
2. Building permit
3. Proof of funds

Comments
Staff Advisory Committee
Narrow lot review doesn't allow for flat roofs
Land Bank Advisory Board
Groundwork NRG is not in support of this project



The building details is each one will be 2 beds/1.5 bath, 895 square feet. The parking is in the rear. They plan to build it in 18 months. These lots will need a narrow lot review. The narrow lot review doesn't allow for flat roofs, so that would require them to change their plan or get a variance.

The Land Bank Advisory Board and GroundWorks NRG are not in support of this project because it's not been vetted by the neighborhood group. I do have to say this project is in an area where there isn't a neighborhood group, so GroundWorks is kind of the neighborhood group there.



Here's the Northeast Area Master Plan where it's in the lower-medium density residential. Townhomes is an allowed building type. I circled parks and open space too.

Commissioner, that concludes my presentation on this.

Chairman McKiernan said thank you.

Commissioner Townsend said I had asked back in our May meeting to have this put aside for more discussion about the project. I did have a discussion with counsel who represents the builder with regard to this, an own to rent project. It's ownership. Intended price point, I think ,was about \$150K range.

Other areas where the builder has built, and there is one of the newest—it is probably the newest neighborhood group in District 1 that operates or meets not far from this area at the church. I spoke with the president following that May meeting. I also spoke with counsel, Mr. Peterson, who I believe I've seen in the attendee list, and put those people together. The president of the Caring Neighbors group was very interested in the project. I would defer to Mr. Peterson if he wanted to add anything.

But as my colleague has said earlier tonight, this process is exactly meant to give builders an opportunity to see if they can put into the community housing betterments than what we currently have now. Having said that, I don't believe anything is better than an empty lot, but I believe in this case, this application is worthy of going forward. I would encourage Mr. Peterson—well, I'll let him speak to whether or not he was able to get in touch with the president of the local neighborhood group. But I did speak with her. She was encouraged by this.

Action: **Commissioner Townsend said I would move to support this application and move it along.**

Chairman McKiernan said thank you, Commissioner.

Chairman McKiernan said there is a motion. I do see that Mr. Peterson is with us on the meeting, the call, Zoom. Mr. Peterson, if you have anything you'd like to add, you certainly may at this time.

Kurt Peterson said on behalf of Wall-Ties & Forms, the applicant, I will say this. I get excited about this. As Commissioner Townsend, she's polite for not referencing this. I have about 60 slides that I made her go through a few of them. I get very excited about this particular developer and their building type, but I'm going to stay mum right now and wait to see if there are questions. Otherwise, obviously, I'm encouraged by Commissioner Townsend moving towards a motion.

Chairman McKiernan said thank you, Mr. Peterson. Thank you for being with us and sticking it out until this point of the evening.

Chairman McKiernan said I'll ask if there are other comments or questions from members of the committee.

Commissioner Burroughs said the only question I would have is to Jud. The 843 and 851 Parallel, that's a large corner lot. Are we going to—that's a large buildable lot versus the smaller lots on the other side of the street. I would think that the project would fit better on 843 or 851, but are we going to take the position that we're going to start doing buildable lots and giving them away as community gardens and orchard areas? If we should choose to do that, should we look at a policy that says that it can't be changed within the first 20 years of the project for additional buildings or something like that? I'm just curious why we are giving away a large buildable tract of ground that would house a development, 843 and 851, to a garden and for an orchard when there's a need for housing in that area.

Mr. Knapp said, Commissioner, this is in the Northeast Area Master Plan as parks and open space, that's why it was submitted by the developer like that. They are in accordance with

the Northeast Area Master Plan of their land use map. **Commissioner Burroughs** said all right. Thank you.

Commissioner Townsend said Commissioner Burroughs makes a good point. I do remember during our discussion back in May of this, that was brought up. I don't want anyone to think that this is the start of going down a bad road here because when you look at it, it looks like the 843 is almost as large as the area where they've asked to build. I would have to go back to Mr. Peterson to see if they are open to building something there. Maybe we could talk about amending this later, but I remember the discussion about the orchard and the space back in May. Do you have any comments for us in that regards, Mr. Peterson?

Mr. Peterson said, Commissioner, Jud is right that we were really following the master plan and being responsive to the plan that's in place. It was going to be a community asset that we were going to put in that would be open to everyone if it wasn't already obvious from Jud's kind of opening remarks. But I will say this, the three buildings that we're proposing to build on the right side of the screen there, the east side, we intend to prove really the worth of these and helping get people into homes that are extremely durable and energy-efficient and all that and hope that this is one of many phases. So, that's my way of saying if it was the committee's, and ultimately the Commission's desire that there's more of that across the street, I would confer with the developer offline. I would be shocked if they weren't excited about the opportunity as a subsequent phase.

Commissioner Townsend said okay. One thing I want to say too. When we get these types of amenities, my concern is when everything is new and shiny, what happens two, three years down the road about upkeep of orchards, gardens, and that type of thing? I still believe the plan is worthy of moving on, but with the heads-up about this space and these gardens and that type of thing. But, again, I think that's what these option periods are good to vet out.

Thank you, Commissioner Burroughs, for the heads-up again. I do remember that discussion from May, and I think I may have expressed some concern then about upkeep of something like that.

Commissioner Stites said I hope these renderings—I know you said that the flat roofs are not approved. I hope that changes the whole look of these because I hate them. They're ugly. With

that being said, going back to the orchard and green space, and community garden area, I think this will go back like what we talk about retention/detention ponds. They're okay whenever they're put in and they're shiny and new like Commissioner Townsend said, but then three years from now when they're all grown up and there's trash, who's taking care of that now? Is that going to be something that the developer's going to put in that they'll maintain this for a period of time, or is it just going to be put in and forgotten about after this project's built?

Mr. Peterson asked, Chairman, would you like me to respond to Mr. Stites? **Chairman McKiernan** said yes, please. **Mr. Peterson** said, Commissioner Stites, this is a maintenance-provided development. That would be common area that would be part of the maintenance provided. **Commissioner Stites** said well, that's a good answer.

Commissioner Burroughs said, Kurt, I'm pleased to hear that. So, I'm to understand that it's going to be part of the development. I would assume that there would be infrastructure like water or sidewalk or some kind of gazebo or hard structure that would allow for storage of tools that would be maintained on the property. That's what I'm kind of getting at. That is not going to stay vacant and not have any development and then come back to the city for additional approval or come back to us as a means of maintenance.

So, I'm just kind of curious as to—that's a pretty large sum of property right there. It almost fits the whole thing. I'm excited about the project. I really am. I can go with 851, but both of those are a pretty good chunk of land. I would hope that there's going to be some kind of infrastructure in there like watering, drainage, something along those lines.

Mr. Peterson said your intuition is right that our intention was those sorts of details would be necessary would be worked out through the planning process, which, as you know, follows us getting the option in place for the property. I'll repeat what I said before. I probably was a little soft, Mr. Chairman, the way I said it. Let me say it this way. The master plan called for this and we wanted to please the Commission. This is not something—this is something that makes these housing units more expensive, both upfront, right, to put all that in. Then, in the long run, the maintenance that these residents will pay, these owners will pay. So, if it's really a majority of the ultimately the Commission, this recommending body then the Commission, that would like to see more units there, we're certainly not standing in the way of that initial thought you had. I did try

to address what you just said. If it is a garden and an orchard, it would be common maintenance and all the details such as water and sidewalk would be worked out through the planning process.

Commissioner Townsend said, Mr. Peterson, I thought I heard you say that the orchard—let's talk about the 843 space and the 851, would be the responsibility of the owner, as an amenity, but it would drive up the cost to the properties at 835, etc. I would like to see in this planning something that would keep down the cost. We want people to purchase and be residents and be productive and make it at a price point where they can come in and enjoy the new building. I hope in the planning process—well, let me ask this. What about 851? What if only that were the orchard area and more buildings could be added at 843? I know that's not what is before us, but based on what I'm hearing.

Mr. Peterson said you have a developer, Commissioner, that would really go with the will of this body and, ultimately, the Commission. They are so excited to put this product into the for-sale market that they're going to go with whatever you all prefer. Again, the ultimate vote of the entire Commission.

Commissioner Burroughs said that's my train of thought. What I'd like to do is see us keep 843 open for additional development. If the houses are successful in drawing the population that I think we can, start invigorating that area, that's a corner lot that could house another 9, 10 homes. 851 would be a community garden or whatever, but that's over three-quarters of a block that's given to an orchard and to a garden. I would just encourage the builder to give strong consideration, to get the support of this Commission, to give 843 consideration for additional housing.

Commissioner Townsend said I think I'm going to do a little bit more following—the longer I look at this, the 843 section and how much it is compared to how much space we're talking about, possible buildable space. What I'd like to do is withdraw my previous motion and make a new one so I won't have to fool with amendments.

I am officially withdrawing my previous motion and I move to approve the request for these lots with the exception of 843, with the proviso that the builder is free to come back. I want to see them come back and say yes, we can put two more units there or three more units there. I

am uncomfortable, as I think more in the long game, about just this open space not really used to be supportive of what we all want to see here and that's actually more development. 851—let me withdraw this. This is getting messy.

Action: **Commissioner Townsend said I officially withdraw my previous motion and move to approve the application with the exception of 843 and 841 for the purposes described for the park, and request that counsel go back to those individuals for the purpose of seeing if the builder would consider more buildings in that area.**

Chairman McKiernan said thank you, Commissioner. So, you're withdrawing and you're asking to move everything except 843 and 851, to hold those two back?

Commissioner Townsend said correct, for the use of a park. I am asking, in this motion that the counsel go back to his client and see if they will consider that. I'm not, at this point, willing to move forward on that; however, I don't want, at this point, someone else to come in and make application for those lots. That would not be fair to this builder either. So, I would want to see all of these move forward with the exception of lots 843 and 851, and give the builder another month to come back with a yes or no on that.

Action: **Commissioner Burroughs seconded Commissioner Townsend's motion.**

Commissioner Davis said, Counsel, you look like you're about to say something so you say what you need to say, and then I can.

Wendy Green, Assistant Counsel, said I was just ready to step in to correct the address, but I'm guessing after what you are getting ready to say, I may have to say something. So, you go first.

Commissioner Davis said for these—from our Land Bank policy, ironically, if we amend these particular motions, that changes the details of the option agreement, correct? **Ms. Green** said it could, yes. **Commissioner Davis** said okay. Gotcha. So, I would like—I mean, I don't—I'm looking at the master plan. I don't have an axe to grind against orchards and gardens like everybody else, but I would like for us to make sure that we're offloading these two properties and

not return them back to the Land Bank. Maybe, if we could just—if we just want to ask or at least leave the option of townhome, garden, and orchard, leave it up to the discretion of the developer to choose what they want to do, but they still get ownership of 843 and 851 as opposed to having them come back and do this process over again. Why don't we just add the possibility of townhomes, garden or/and, right, so that they can chose what they want to do, but they still have ownership of 851 and 843. Should I make a motion or do you want to...

Chairman McKiernan said let's go ahead and let—I have both Commissioner Townsend and Mr. Peterson both want to respond, I think, to that.

I would point out to the committee that as I look at these on the maps, not on Jud's map, but as I just look on a map, 843 has frontage on Mill St., but 851 appears to be landlocked in that there is not a street access on any side of it as I read the map. I don't know if that plays anything.

I'll recognize Mr. Peterson to respond.

Mr. Peterson said just briefly, not to complicate things, but to move things along. As I'm conferring here with the client, the client is, like I said before, enthusiastic and has decades and decades of experience in building this product and can't wait. If the idea really, Commissioner Davis, I don't want to put words in your mouth, but if the idea is if you have a great developer and a great product, let them get in and take all this ground down, at least under the option. They're willing to put housing, the next phase, turn right around and do the next phase right after the phase on the east side; do a phase on the west side.

Again, they were just looking at the master plan. That's how the orchard and the garden came about. If, again, not to slow Commissioner Townsend down, but if the motion was for all of this ground to be in the option agreement and for housing to be on it, that's what the developer would pursue and would be enthusiastic about that.

Common maintenance too. I'm sorry, I left out, I can't believe I left out a key part. When you do that, there's efficiencies as well for the very, very long-term because this is common maintenance provided so it allows more units, which you all know, whenever you're doing common maintenance and services, the more units you have, the better deal it is per owner here, per unit owner. So, it makes a lot of sense in a lot of ways. Thank you. Sorry for interrupting.

Chairman McKiernan said no problem. Thank you, Mr. Peterson.

Commissioner Townsend said thank you, Mr. Peterson. So, let me see if I'm getting this. Your client is saying they're okay with making the lot, the size of 843, more townhomes, more livable space as opposed to garden. Is that it?

Mr. Peterson said and even 851, subject to digging into the details that Commissioner McKiernan, that we're not going to solve in this meeting, right, Commissioner McKiernan. But, subject to that being buildable, perhaps making that one lot, then we'd like to build on that as well, Commissioner Townsend. But, again, I'll be quiet. You have all the ingredients. You guys can figure out what you want to recommend, but we'd be okay with all of it, 851 and 843 for building purposes.

Commissioner Townsend said okay. That's my only, you know, concern that whatever this motion is now addresses that, that you came in with the orchard and garden for those two lots, but the builder is willing to build more residences there. So, those are the conditions under which I would still move to approve. Let me just withdraw every single motion I've had. I hope this gets to what your client will do.

Chairman McKiernan said actually, I think that makes it the most efficient and clean-cut of all our possible ways forward.

Action: **Commissioner Townsend said I'm just withdrawing every other thing and move to approve these applications, including Lots 843 and 851, with the understanding the builder is going to build residences and not gardens and orchards. If it turns out that 851 is unbuildable, then orchards, gardens to be considered.**

Ms. Green said Commissioner Davis was amending the previous motion and he's saying no. So, I think we're good.

Commissioner Stites said I just want to clarify here that, Commissioner Davis, I'm not anti-orchard. I like orchards and green space. I do agree that with those being large buildable lots, that the flexibility of the developer, that we should be giving them that flexibility. Now I'm sure, knowing Mr. Peterson like I do, that he's going to instill with the developer that there is some

green space in there and there's nice areas and the look of these things will change. With that being said, I look forward to this project moving forward also. With that, I'll make the second.

Action: **Commissioner Stites seconded Commissioner Townsend's motion.**

Chairman McKiernan said thank you, Commissioner. There is a motion and a second to approve these applications with the conditions that Commissioner Townsend applied.

Chairman McKiernan said I will ask if there's anyone else who is attending via Zoom who'd like to make public comment regarding this application.

Elnora Jefferson, Kansas City, KS, said I just have two comments that I want to interject at this point. Number one, of the 15 townhomes, I wrote the information on the price point and I think I followed that discussion. But when I look at these homes, is it possible that there are—there are seniors who live in these other homes. The addition of 15 townhomes may be quite a bit of traffic. I don't also know how many families or how many people can live in a townhome. I guess more succinctly to my point is that I want to suggest that there still be a requirement on the developer's part to do an invite to the surrounding neighbors just to make sure that there is some human capability. Bricks and mortars one thing, but being able to live together with 15 new things, may require some other consideration.

The second thing is, this would be a question for the developer. Are there any kind of environmental requirements in terms of soil sampling or for soil contamination? One's a comment and the other is a question that I have. Thank you.

Chairman McKiernan said thank you, Ms. Jefferson. Anyone else attending via Zoom who'd like to make a comment on this application? I see no other hands being raised. Anyone present here in the room who'd like to make public comment on this application? I see no one coming forward to the podium.

We have a motion and a second. Roll call, please.

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

Chairman McKiernan said thank you so much. Mr. Knapp.



Option Agreements

Agenda Item – C
Commercial

1

C. Commercial

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 the next application, the applicant owns 2310 N. 7th St. and 704 Quindaro Blvd. He wants to open a convenience store/grocery store, but he needs to have 20 parking spaces. So, this request is for the neighboring Land Bank lot at 706 Quindaro Blvd. so he can turn it into a parking lot so he can open his business.

The project is actually not within the boundary of any neighborhood group, but the applicant did meet with the Oak Grove Neighborhood Group. The neighborhood group did provide me the comments from that meeting. They said it was very positive. The comments they said that they gave me was alcohol will not be sold and with each pack of cigarettes sold, the buyer will receive a handout of the risk of smoking.

Thanks. That completes my presentation on this item.

Chairman McKiernan said thank you, Mr. Knapp. I do know that the applicant is with us online tonight if anyone has questions or comments for the applicant. I would ask if the committee has any comments or questions regarding this application.

Commissioner Townsend said I do not have any questions for the owner, Mr. Chaudhry, whom I met with shortly after our May meeting. I had asked that this be held over. I viewed his establishment that he is rehabbing as the notes said that's provided by Mr. Knapp. I talked to him about the possible sale of alcohol. There will be none. I was concerned about trash or people loitering around that very busy corner of 7th & Quindaro, similar to the concerns that the Oak Grove neighborhood had as well as the other neighborhood group at the end of Parallel headed south that I just referred to, Caring Neighbors.

I was impressed with the renovations that Mr. Chaudhry had already done to the 706 property. The hours of operation, I think I mentioned, he told me, I think they would be 8 to 8. Mr. Chaudhry, correct me if I'm wrong. I am supportive of the opportunity for this to go forward and the Land Bank property that he seeks, which will also make that corner look better.

Action: **Commissioner Townend made a motion, seconded by Commissioner Stites, to approve this application.**

Chairman McKiernan said there is a motion and a second to approve this application as submitted.

Chairman McKiernan said before we get to the vote, I'll just see if there's any public comment. I'll ask the Clerk if we received any public comment on this item. **Ms. Sparks** said no public comment received. **Chairman McKiernan** asked, is there anyone attending online who would like to make public comment regarding this application? I see no hands being raised. Is there anyone here in the room who would like to make public comment regarding this application? I see no one coming forward to the podium.

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 thank you. Mr. Knapp, Item D.



Option Agreements

Agenda Item – D

Garages

2

D. Garages

1. Teriona Emery
1037 Grandview Blvd.
Currently owns – 1035 Grandview Blvd. - 080568



OPTION AGREEMENTS
TERIONA EMERY



Requesting Land Bank Lot
1037 Grandview Blvd- 080569

Currently Owns
1035 Grandview Blvd- 080568

New Construction
3 car garage

Zoning
R-1(B) Single Family District

Frontage
25 Ft





Mr. Knapp said this is a garage application. They’re requesting the Land Bank lot at 1037 Grandview Blvd. They currently own 1035 Grandview Blvd. They plan to build a 3-car garage. They do have 25 feet of frontage with this lot. By our definition, it is a buildable lot.



OPTION AGREEMENTS
TERIONA EMERY



Timeline
Project Start – June 2022
Project Completion – December 2022

Next steps

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

Comments
Staff Advisory Committee
Not recommending
Land Bank Advisory Board



The staff comments on this one is they are not recommending because they believe the lot could be better used for a home.

Commissioner, that completes my presentation on this item.

Chairman McKiernan said thank you, Mr. Knapp. I will say that I do have knowledge. I do know that the applicant is with us online. I do have knowledge of this property and this is one where I'm going to respectfully disagree with staff. This has been a vacant lot forever, and ever, and ever, and ever. This applicant has now come in and taken a house that was abandoned, vacant, an eyesore, and a threat to the neighborhood and is currently rehabbing it. To the applicant, I want to say thank you for what you are doing. It is making a difference on that lot.

If this were to have the lot next door to it and effectively be a 50-foot front, that would be consistent with almost every other property on the south side of the street. All of those, over time, have expanded from the original 25-foot fronts, and overtime, they've acquired additional property, sometimes for yard space sometimes for garages and additional parking.

Given the fact that there's going to be rear entry into this house, I would think that the applicant could put a really neat garage off the alley and still make it very pleasing to the eye from Grandview Blvd. up that terrace. Those are my thoughts and comments.

Chairman McKiernan asked, does any other member of the committee...

Commissioner Burroughs said this is a discussion we've had quite a while dealing with the Land Bank. Maybe in Commissioner Davis' committee, they can take into consideration. One of the concerns we had was connecting the garage to the home via a breezeway or even a butler's room or whatever it may be, then it becomes part of the residence. It's not so much a garage, it's an addition.

I want to support my colleague to the left, Commissioner McKiernan, because I'm all about investment, but we do have a policy that if the lot is buildable. This would be one of those instances that I will support the Chair in his comments, but this is something that I hope the committee would come back with these lots that are very narrow that we can't put a garage on them freestanding, that if they're attached to the home, that they become—share a roofline, share commonalities with the home itself and it becomes part of the home. It may address some of these garage issues that we're dealing with.

Chairman McKiernan said we'll call it effectively a motion. I expressed my support. I will more than happy turn that into a motion to approve as submitted, but having said that, I do agree with Commissioner Burroughs that we need clarity on this. As I said, this extension becomes consistent with all the other lots on that side of that block. For that reason, I'm willing to make an exception, but I do think that more guidance from our policy would be beneficial, not only to us, but to everybody who makes an application.

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

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

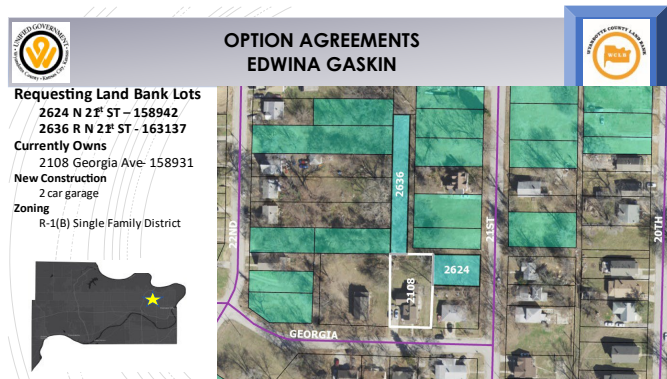
Chairman McKiernan said before we get to a vote on that, I'll ask the Clerk if we received any correspondence regarding this application. **Ms. Sparks** said no comments. **Chairman McKiernan** said I'll ask if there's anyone online who'd like to make public comment related to this application. I don't see any hands going up among the attendees. I'll ask if there's anyone here in the room who'd like to make public comment on this application. I see no one coming forward to the podium.

We have a motion and a second, roll call please.

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

Chairman McKiernan said, Mr. Knapp.

2. Edwina Gaskin
 Garage – 2624 N. 21st – 158942
 Unbuildable lot – 2636 R N. 21st – 163137



Mr. Knapp said the next one is also a garage application, but this one is kind of in two parts. So, 2624 N. 21st St. is where the applicant wants the garage to go, but in the previous—that makes an L-shaped lot and Planning is very against making L-shaped lots, so staff does not recommend approval of that, and the lot could be better used for a home again.

The second lot there that's highlighted, the 2636 R N. 21st St., is an unbuildable lot. It is landlocked. It is a narrow strip that should be an alley, in Planning's opinion. They were very adamant that we should not sell this lot and that we should replat this area and make this public right-of-way and create an alley so this street has alley access from the rear. So, to sum up all of that, the garage application, staff is not recommending approval. For the unbuildable lot, staff strongly recommends that we do not sell that lot and turn it into public right-of-way.

Commissioner, that concludes the presentation on this one.

Chairman McKiernan said thank you, Mr. Knapp. I don't see the applicant online. I don't know if the applicant or representative is here. Okay, good. Thank you so much. I'll ask if any member of the committee has comments or questions regarding this application. I don't see any comments or questions from the committee.

What I'm going to do is ask the applicant if you would come up here to the podium, make sure the little button is pushed so the ring is green at the bottom of the microphone. If you'd just give name and city of residence for the record. I just do have a couple of questions for you.

Kieron Gaskin, 2108 Georgia, said it's me asking for the build of a garage. As far as an alleyway, there is none. It's just all condensed woods back there to where the trees are falling and everything. I've been raised up there since I was about 4 or 5 years old and I'm 49 now, and there's never been housing there. It's just all trees and woods and they've fallen everywhere. So, I was just thinking about beautifying the area, getting me a garage, and getting all that brush out of there.

Chairman McKiernan said although we may have drawn the lines or platted to put an alley there, there really hasn't been an alley nor has there been any upkeep of that long strip behind your house. **Mr. Gaskin** said never.

Chairman McKiernan said clarify your desire to get the 2636, the long narrow property. You would do what with that? **Mr. Gaskin** said like I said, I wanted to build a garage there, just make it more beautified back there as far as connecting to my land because it's butted up to my land. I can open that up and put a garage there and clear all that brush out of there and it'll make the neighborhood...

Chairman McKiernan asked, so you would put a garage on the long narrow lot? **Mr. Gaskin** said no, just right in the back of my...**Chairman McKiernan** asked, you'd put 2624 would be your garage? **Mr. Gaskin** said yes, sir. **Chairman McKiernan** said that's the L-shaped lot then that Planning is not...**Mr. Gaskin** said he already approved me for 2624 and its right in the back of Mr. Smith's house right there. The two right behind 2624, that's where it's all brush like that.

Chairman McKiernan said, Mr. Knapp, I'm going to need you to clarify for me your original comments on this. **Mr. Knapp** said on 2624 is where I was told the garage would go. Staff is not recommending approval on that one. **Chairman McKiernan** said so that has not been, staff does not recommend that nor have we approved that. **Mr. Knapp** said that is correct, Commissioner. **Chairman McKiernan** asked, 2636? **Mr. Knapp** said staff recommends this be turned into public right-of-way to create an alley to give rear access to all those houses on those. Staff was very adamant about not selling this lot. **Chairman McKiernan** said okay.

Commissioner Stites asked, this 2636, how wide is it? **Mr. Gaskin** said I really don't know in feet, but I know for sure those are people's backyards to where an alley won't be over—there's never been an alley there.

Commissioner Stites said I guess one of the things that I'm a little bit confused about is that alley, I mean, if you go down 1, 2, 3, 4, 5, you're talking about 6 parcels to the north that you would own this long, I'm going to call it, bacon strip to the north. Now you had said, I'm going to rule out 2636 because it sounds like they're saying they have some sort of a plan for right-of-way acquisition or what have you. But, 2624, I believe that you had said that they had already approved you for that. **Mr. Gaskin** said yeah. **Commissioner Stites** asked, who? **Mr. Gaskin** said they said we could get that 2624, but not the 2636. We were just trying to get the whole area, but that was...**Commissioner Stites** said okay. Thank you.

Commissioner Burroughs said, Mr. Knapp, am I to assume that to the north of 2624 those are vacant lots, but they're not Land Bank lots. **Mr. Knapp** said the ones that are kind of shaded in green, I think, are all Land Bank lots. **Commissioner Burroughs** said I guess my question would be...**Mr. Gaskin** said we wanted all that.

Commissioner Stites asked, and the two lots that are shaded that have no numbers in it? **Mr. Gaskin** said yes. **Commissioner Stites** said well, that's not even on the application.

Commissioner Burroughs said I'd like to suggest that—I don't know who shared with you, Mr. Gaskin, that 2624 could have a garage. I don't know if that's been approved or denied. I don't want to make that statement here. But if those lots are buildable for homes and you want those lots, I don't know why we haven't had those come before us for buildable homes. I guess I would ask Jud that I don't know what benefit an alley would do us down through that parcel unless we were going to claim some kind of imminent property and split those other parcels like you see the green to the left just above the word Georgia, and run it straight through and create all new residences on the frontage there. That's a long—I agree with Mr. Gaskin, that's a long way to the back of somebody's house to put an alley in there that serves no purpose.

Commissioner Stites said there's still a little strip there to the east of it that is not part of 2636, and it's not green. So, who owns that? **Mr. Gaskin** said it's just poles and wire that's running

down there. **Commissioner Burroughs** said utility easement. **Mr. Knapp** said it is public right-of-way. **Mr. Gaskin** said but it's not a right-of-way. It's just woods everywhere. That's probably why there's no address behind the 2624, both of those lots there, it's just brush, trees and have fallen down everywhere. I'm willing to clean that up.

Commissioner Davis asked, Jud, can you help us out here? Are these identifiable parcels or are we—the green squares, right, that's north of 2624 north of 2108, like, are these identifiable parcels that are in the Land Bank or are they just kind of vacant property that we own that have been unidentified? **Mr. Knapp** said they are identifiable. They are owned by the Land Bank and they are available to have homes built on them. **Commissioner Davis** said okay because I know we don't see numbers or anything on them so I wasn't sure what the issue was.

Commissioner Davis said this starts at Georgia. I'm looking at this on my phone, and it goes all the way up to Quindaro. I haven't seen anything in the CMIP that would suggest we would be spending money to put an alley back here. So, I don't know where staff or who said that in Public Works, but an alleyway from public money is not smart. That doesn't necessarily mean this couldn't be something else. Building an alley from Georgia to Quindaro is not smart.

Chairman McKiernan said as I look at it, it's the logical extension of N. 21st Pl. coming south toward Georgia. **Mr. Gaskin** said correct, correct. **Chairman McKiernan** said but that ends up making the lots on the east side of this long narrow are very shallow. The lots on the west side are very, very deep.

Commissioner Stites said I happen to know a little about addressing here. 2624 N. 21st, you go to the house to the north of that, that's probably going to be 2626 and then 26, but anyway, where it gets to 2636, one of those houses on 21st St. is probably 2636. Is that house that's not colored green, is it's address also 2636 N. 21st? I don't know how this 2636 becomes a 21st St. address when it's not on 21st St., unless it's owned by a house that's on 21st St.

Ms. Green said how they used to do that sometimes, they would label that 2636 R, for rear, N. 21st. So that's probably why it has a 21st way back when this was originally done. That's probably what happened. Is it a 2636 R? Yes, it is exactly that. It's 2636 R N. 21st St. so it was

attached to 21st in the parcel in front of it somehow way back in the day when it was actually assigned an address.

Commissioner Townsend said the thing that concerns me about the request for 2636, whether an alley goes there or not, is removing even the possibility that people who are to the west of that could have equal access to the rear of their property. That's the thing that disturbs me most of all about this application. It's nice of you, Mr. Gaskin, to want to clean that up, but again, as Commissioner Stites mentioned and Counselor Green mentioned this 2636 R, what about the option of whoever that homeowner is in the middle of that block on 21st to go to the rear of their property. That's the thing that concerns me about this application. I don't know at this point that I could support that.

Again, Mr. Gaskin, you mentioned someone told you you could get 2624? You already had it or something? I'm not understanding that either. **Mr. Gaskin** said I've never had it. I was just told that we would be able to get that, 2624, and put a garage there. You see the green shaded in the back of 2624, we wanted that. It's just a lot of trees.

Commissioner Townsend asked, Mr. Knapp, is 2624 buildable? **Mr. Knapp** said, Commissioner, yes, it is. **Commissioner Townsend** said okay. Thank you.

Chairman McKiernan asked, does any other member of the committee have any comments or questions regarding this application?

Commissioner Davis said I think this is something to consider. I don't know what was going through the minds of the person who drew up 2636, but whoever comes before us to own that, for whatever purpose, runs up to the same problems that we're dealing with now which is you now own property that is considered the backyard of somebody else's property. Even if that property owner kind of in the middle of the east side were to get 2636, theoretically, you run into the same problem for all the other homeowners who are impacted by this.

All of that to say, I'm not sure what we do here. I did, just at the very least, make that known. Whoever tries to clean that property, runs into the same problem.

Chairman McKiernan said exactly. We definitely have an orphan property here and I agree with you that turning that into publicly maintained right-of-way is not something that is remotely on our radar.

Commissioner Townsend said I think I made the point I wanted to make. I do have just concerns with accessibility that approving this would pose accessibility problems for the homeowners like Mr. Gaskin who has certain rights for egress and access, even though their property, I guess, fronts 22nd.

Commissioner Stites said I'm trying to figure out a way, Mr. Gaskin, to help you. I'm having a hard time just really getting my mind wrapped around all this. Is your lot now that you own, 2108, is it not large enough to build a garage on it the way it stands right now? **Mr. Gaskin** said no. **Commissioner Stites** asked, how much more room do you need? I guess I'm really confused about the width of this 2636. It can't be very wide. **Mr. Gaskin** said it's really, really not. **Commissioner Stites** said 30 feet. With setbacks on building a garage, it's got to be probably what, I mean we have an engineer here, 15 foot on each side from the property line, I don't know how you build a garage there. **Mr. Gaskin** said the green shaded area that doesn't have any numbers in it...**Commissioner Stites** said okay, there we go. I think that's where we're all confused. That green-shaded area that you're talking about that doesn't have any numbers on it, that's not what is being proposed to us tonight. That's not even on the table for us to discuss. So, my recommendation is we kick this whole thing back until we get some clarification as to what you're actually after. What's before us tonight right now is 2624. Do you see that where that number is? **Mr. Gaskin** said yes, yes. **Commissioner Stites** said and that little vacant strip, 2636. That's it. That's all. If that's not what you were after—I mean, that's all we're just here to—right now to discuss. You're saying, if I'm not mistaken, you're saying you want 2624, the two lots to the north, and 2636. **Mr. Gaskin** said actually 2636 was not in my purchasing deal. I was wanting 2624 and the two shades right behind there. You call that 2636? I didn't even, like this, I didn't even know that—I thought that was all a part of the shaded. **Chairman McKiernan** said I think we're beginning to get some clarity here. **Mr. Gaskin** said I didn't even know there was a separation because it's just...

Commissioner Davis said you're good, Mr. Gaskin. Here's what I will recommend. I'll recommend that we, well, Legal, help me out here. If we send this back and Mr. Knapp works with Mr. Gaskin so they can get clarity on exactly which parcels and what his plans are. If they have newer properties or parcels that they want to bring before us, are they able to do that if we send this back?

Ms. Green said yes. If you send it back, it would only be able to go back to next month's standing committee. If they decide to expand the application, they just don't bring that application back; they'll bring a different one back. Does that make sense? They'll just do a new application.

Mr. Davis said okay. Gotcha. So, Mr. Gaskin, as I understand it, you do not have an interest in 2636. **Mr. Gaskin** said no. **Commissioner Davis** said okay. So, I'm going to make a motion to deny this application with the understanding, Mr. Gaskin, we want you to come forward and if you have other plans for other parcels, we want to get you the ones that you actually want that way we're not wasting your time at all and we can hopefully help you get some ownership here.

Mr. Gaskin asked, what would be the addresses in those two shades? **Commissioner Davis** said I currently do not have that information for you. But, Mr. Knapp, right here, he's a genius, he can work with you and you can come before us with another application. All right? We have some staff that will assist you.

Action: **Commissioner Davis made a motion to deny the application.**

Chairman McKiernan said thank you. And those addresses by the way are 2628 and 2632 N. 21st St., the other two.

Commissioner Townsend said I just heard the clarification of the motion. The motion is to deny. I would second that motion. Without making any representation from this body so that everyone is clear, Mr. Gaskin, if you want to make another application later, you may do so. Work with staff to get clarity on what you want, but this is not a guarantee of outcome. Just so that's clear on the record.

Acton: Commissioner Townsend seconded Commissioner Davis' motion to deny the application.

Chairman McKiernan said thank you, Commissioner. There is a motion and a second to deny the application.

Chairman McKiernan said before we take a vote, was there any correspondence received regarding this application? **Ms. Sparks** said none received. **Chairman McKiernan** said I'll ask if there's anyone who's attending online who would like to make public comment regarding this application. I see no hands going up. Is there anyone else in attendance with us here tonight who'd like to make public comment on this. No one's coming forward.

The motion and the second is to deny with the opportunity for the applicant to make another application through Mr. Knapp. Roll call, please.

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

Item No. 3 – 211791...LAND BANK PROPERTY TRANSFERS

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

Property Transfers - 4

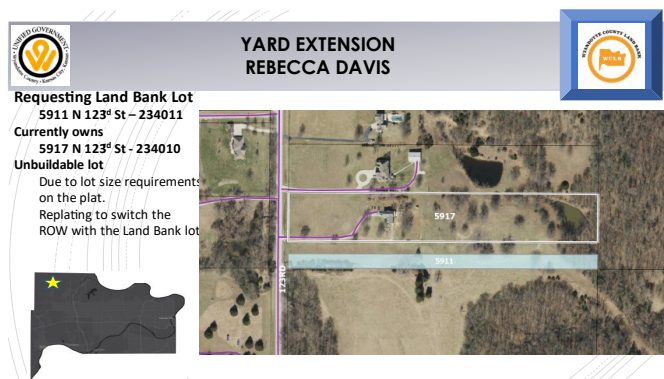
1. Rebecca Davis
5911 N. 123rd St. – 234011
Currently owns – 5917 N. 123rd St. – 234010

Chairman McKiernan said, Mr. Knapp.



Option Agreements
 Agenda Item – E
 Property Transfers
 4

Jud Knapp, Land Bank Manager, said we have four property transfers tonight.



The first one is one we've seen before. This was for the Davis' at 5911 N. 123rd St. This was originally an option for a new single-family home, but with the option process, they found that the plat said that there's a minimum lot size requirement, so that would make this lot unbuildable. That's the first part of this one.

The second part is switching the right-of-way between the Land Bank lot and just flipflopping because the neighbors to the east there, or the right, are planning to build five homes back there and they would like to maintain their access to that.

In summary, the Land Bank lot is unbuildable. They want to switch it with the right-of-way to give the Davis the yard extension to maintain the access to the five homes that are planned to be built. I hope I did that justice.

Wendy Green, Assistant Counsel, said just to clarify though, what is not in front of you all tonight is any kind of yard extension for anybody behind them if that makes sense. They're just trying to keep that Land Bank lot now will become the right-of-way so that person who owns all of that land back there, will still have right-of-way access to 123rd. Then what's not filled in right now,

which is currently right-of-way, will then become a Land Bank lot and get attached to the Davis' property.

Chairman McKiernan said good. That was the clarification I was looking for. So what is colored grey and labeled as 5911 would switch with the similarly long and narrow parcel that is immediately to the north of it. And what is currently labeled 5911 would become right-of-way. And what is currently unlabeled between the plat line and 5911 would be an extension to 5917. **Ms. Green** said that is correct, and if you have any questions at all, Brent Thompson, County Surveyor, is here.

Commissioner Stites said so basically it's a land swap, roughly the same square footage for same square footage, we're just giving the right-of-way on the other side of the property. With that being said, motion to approve.

Action: **Commissioner Stites made a motion, seconded by Commissioner Davis, to approve the application.**

Chairman McKiernan said there is a motion and a second to approve this property transfer as submitted. Any other comments or questions from the committee?

Chairman McKiernan said just to make sure that we check for public comment, did we receive any comment regarding this applicant? **Ms. Sparks** said none received. **Chairman McKiernan** said I'll ask if there's anyone online who'd like to offer public comment on this application. Seeing no hands. I'll ask if there's anyone in the room who'd like to make public comment on this application. Seeing no one coming forward.

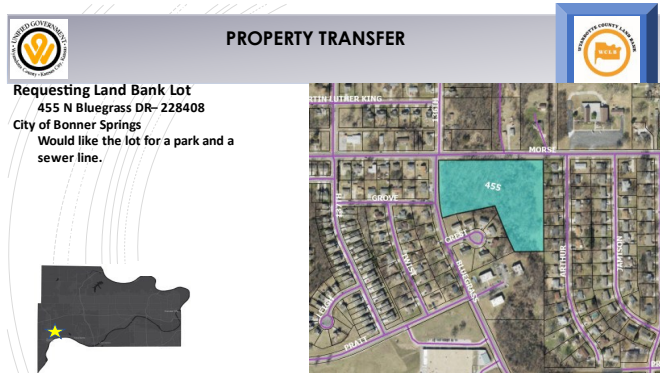
Roll call, please.

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

Chairman McKiernan said thank you so much, committee. Thank you, Mr. Thompson, for being here.

Mr. Knapp, Item 2.

2. City of Bonner Springs
455 N. Bluegrass Dr. – 228408



Mr. Knapp said this is at 455 N. Bluegrass Dr. in Bonner Springs. This is a property transfer to the city of Bonner. They would like to build a park and put a sewer line through this property.

That sums up this application.

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

Chairman McKiernan said there's a motion and a second to approve as submitted.

Chairman McKiernan said just to check for public comment, did we receive any comment regarding this application? **Ms. Sparks** said none received. **Chairman McKiernan** said thank you. Is there anyone online who'd like to make public comment regarding this item? Seeing no hands. Anyone in attendance who'd like to make public comment on this item? See no one coming forward.

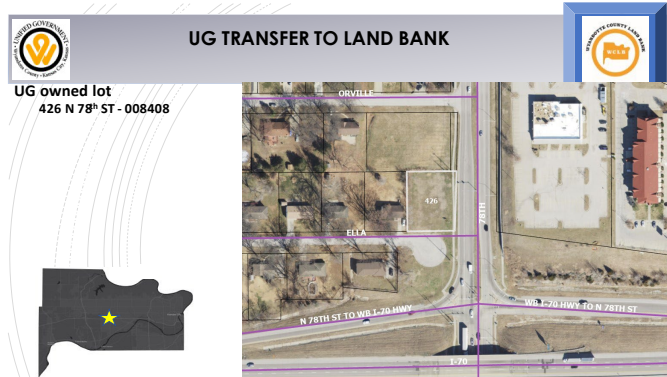
Roll call, please.

Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan. **Chairman McKiernan** said thank you. Mr. Knapp.

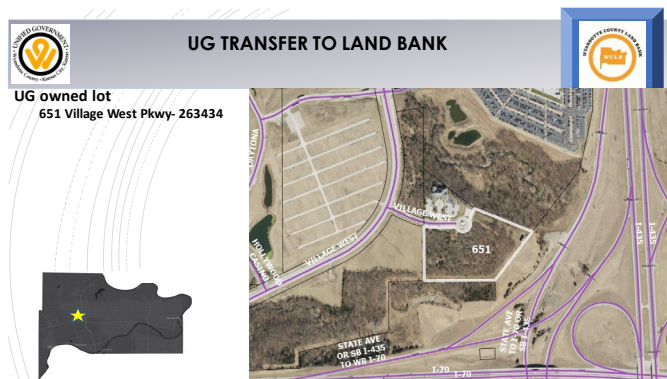
3. UG Transfer to Land Bank
426 N. 78th St.

4. UG Transfer to Land Bank
621 Village West Pkwy.

Mr. Knapp said the next two are transfers from the UG to the Land Bank.



The first one's at 426 N. 78th St.



And the second one is 651 Village West Pkwy.

That concludes that item.

Action: Commissioner Burroughs made a motion, seconded by Commissioner Davis, to approve the two transfers.

Commissioner Davis said if I may ask a question. Just to get clarity, who currently owns these properties? **Mr. Knapp** said the Unified Government. **Commissioner Davis** said and they're just going from—so they're publicly owned Unified Government property that's now going to the Land Bank? **Mr. Knapp** said that is correct. **Commissioner Davis** said okay. I just wanted to make sure.

Chairman McKiernan said, Mr. Davis, welcome to some of the things that you're going to help clear up as a part of your Land Bank review process. You will find that the city of Kansas City, KS, the Unified Government Board of Commissioners, and many other owners currently exist for properties that probably should go into the Land Bank so that we have comprehensive control of them. This would just be two more on their way in.

Chairman McKiernan said there is a motion and a second to approve these 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 that takes us to the end of this evening's agenda. We have someone here with us. Sir, if you would come up to the podium and just give us your name and city of residence for the record. You are not here to comment on any of the other items that were formerly before us?

A gentleman said no, not on any specific property. I'm here to comment as a real estate investor for over 40 years. I'm with Business Consulting Services. **Chairman McKiernan** said hang on just one second, sir. If you would just hang on just one second, I'm going to ask Legal over here for clarification on procedure. This is not ordinarily when we have people speak to us on public agenda. It is pre-arranged through the Clerk's Office and we know that person is coming and it is published as part of our agenda. This deviates from that.

Wendy Green, Assistant Counsel, said that is correct. Normally this would not be allowed because it is not on the agenda. According to the Kansas Open Meetings Act, if we do an agenda, we have to stick with the items on the agenda.

The gentleman said I was asked to be here by Jud. **Ms. Green** said I think the better thing would be to be advise if you would like to speak to this committee about like either Land Bank

things or anything else, that you can request to have your own item on the agenda with the Clerk's Office, and then you'd be able to speak.

Chairman McKiernan said, sir, I thank you for sticking with us. I apologize for the miscommunication prior to this meeting, but I do want to make sure that we don't run afoul of any procedures as it relates to our agenda this evening. Jud and/or Wendy, if you could get together with this gentleman and give him advice on how to be a part of the agenda and then be formally recognized as a part of that, then that would be much appreciated from our part. **Ms. Green** said yes, absolutely. **Chairman McKiernan** said thank you so much.

ADJOURN

Action: **On the motion of Commissioner Burroughs, seconded by Commissioner Stites, the meeting was adjourned at 9:39 p.m.**

Chairman McKiernan said there is a motion to adjourn and there is a second. Roll call, please.

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

Chairman McKiernan said thank you, committee, for your work. I appreciate it.

cg



Staff Request for Commission Action

Tracking No. 212337

Full Commission Meeting Date: 04/13/23

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 04/03/2023

(If none, please explain):

Publication Required: No

<u>Date:</u> 03/21/2023	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, Submitted by Jud Knapp, Land Bank Manager 19 Single Family Homes 1 Commercial				
<u>Action Requested:</u> Approve and forward to Land Bank Board of Trustees				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> NCD Memo Land Bank Options 04.03.23				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

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

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

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: March 22, 2023
SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 03/03/2023 meeting:
Please visit the new site to review the applications below

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

A. Single Family Homes – 19 Homes

1. Jon Coverdale – 1 home
 - i. 2917 S 27th ST – 149692
2. Maria Hill – 2 homes
 - i. 5409 Douglas Ave – 218112
 - ii. 5417 Douglas Ave – 218113
3. Dave Noordeloos – 8 homes
 - i. 2936 N 18th St – 162600
 - ii. 3042 N 18th ST – 162410
 - iii. 3054 N 18th St – 162408
 - iv. 3056 N 18th St – 162407
 - v. 3058 N 18th ST – 162506
 - vi. 3084 N 18th ST – 162403
 - vii. 3090 N 18th ST – 162402
 - viii. 3037 N 18th St – 293031
4. Dulce Dominguez & Fernando Sepulveda – 1 home
 - i. 3111 S 33rd St – 150317
5. James Michael – 1 home
 - i. 643 N 54th St – 051619
 - ii. 5310 Muncie Dr – 051618
6. Premier Developments LLC – 5 homes
 - i. 3047 N 31st St – 099260
 - ii. 3051 N 31st St – 099261
 - iii. 3059 N 31st ST – 099262
 - iv. 3063 N 31st St – 099263

- v. 3065 N 31st St - 099264
- 7. Jose Cortez – 1 home**
 - i. 3233 N 44th Ter – 172212
 - ii. 3237 N 44th Ter - 172211
 - iii. 3241 N 44th Ter - 172210
 - iv. 3245 N 44th Ter - 172209
 - v. 3301 N 44th Ter - 172208

C. Commercial – 1

- 1. Jessica Christman – Mixed-use development**
 - i. 1902 N 7th St – 095211
 - ii. 1904 N 7th St - 095212
 - iii. 1906 N 7th St - 095213
 - iv. 1908 N 7th St - 095214
 - v. 1912 N 7th St - 095215
 - vi. 1914 N 7th St - 095216
 - vii. 1916 N 7th St - 095217



Staff Request for Commission Action

Tracking No. 212338

Full Commission Meeting Date: 04/13/23

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 04/03/2023

(If none, please explain):

Publication Required: No

<u>Date:</u> 03/21/2023	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, Submitted by Jud Knapp, Land Bank Manager 1 Yard Extension 1 Donation				
<u>Action Requested:</u> Approve and forward to Land Bank Board of Trustees				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> NCD Memo Land Bank Property Transfers 04.03.23				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

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

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

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: March 23, 2023
SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** are being presented at the 04/03/2023 meeting:

Please visit the new site to review the applications below

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

PT – Property Transfers

1. Cintli Soto
 - i. 812 Lafayette Ave - 111593
2. Family Health Care, Inc – Donation
 - i. 2034 S 51st St - 050807

