



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, July 10, 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, Kansas, or virtually via a Zoom webinar.

Please click this URL to join. <https://us02web.zoom.us/j/83008359594>

Or One tap mobile:

+12532050468,83008359594# US

+12532158782,83008359594# US (Tacoma)

Or join by phone:

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

US: +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 9128 or +1 719 359 4580 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or 877 853 5257 (Toll-Free) or 888 475 4499 (Toll-Free)

Webinar ID: 830 0835 9594

International numbers available: <https://us02web.zoom.us/j/83008359594>

<u>Name</u>	<u>Absent</u>
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 July 10, 2023, Agenda**
- III.** **Approval of standing committee minutes from November 7, 2022.**

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 site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

A. Single Family Homes – 2 Homes

1. Bi’Anca Smart – 1 home
2530 N Hallock St – 292428
2. Beth Dringenberg – 1 home
2745 S Holmes St – 137014

B. Multi Family – 2 Units

1. Marco Sanchez - Duplex
2825 N 68th St – 019311

Tracking #: 212571

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://gisapp.wycokck.org/Landbank.html>

PT – Property Transfers

1. Highland Park Cemetery
40001 State Ave – 242703
2. Mary Ann Barnes
145 N 61st Ter - 891983

Tracking #: 212572

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, November 7, 2022**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, November 7, 2022, at 6:45 p.m. The following members were present: Commissioner McKiernan, Chairman; Commissioners Davis, Townsend, and Burroughs. Commissioner Stites was absent. The following officials were also in attendance: Wendy Green, Assistant Counsel; Angel Obert, Director of Parks and Recreation; Shayla Lockett, Recreation Division Manager; Alan Howze, Assistant County Administrator; Gunnar Hand, Director of Planning and Urban Design; Jud Knapp, Land Bank Administrator; and Tiffani Lott, UG Clerk's Office.

Chairman McKiernan said before I call the meeting to order, I want to announce that due to the continuation of COVID-19, some committee members, staff, and the public are attending remotely via Zoom in addition to those of us who are here on-site.

All participants who are joining by phone or by Zoom are asked to mute their devices when they are not speaking to avoid background noise. For those of us who are here in the room, we ask that you do speak into a microphone so that everyone in the room can hear and so that the recording of the meeting contains your comment.

During the meeting, we ask that 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 on any item on the agenda. Those comments will be included in the record of this meeting. In addition to email comments prior to the meeting, the public will also have an opportunity to provide brief comments here in the 5th-floor meeting room as well as remotely via Zoom.

With all of that said, we would like to welcome everyone to this meeting of the Neighborhood and Community Development Standing Committee.

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

Chairman McKiernan said there were no revisions to the agenda after it was originally published.

Approval of standing committee minutes from September 12, 2022. **On motion of Commissioner Burroughs, seconded by Commissioner Townsend, the minutes were approved.** Roll call was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said I would just say that we have a healthy committee agenda this evening. While we want to have full discussion on every item on this agenda, we do want to move in a workman-like fashion through it.

Committee Agenda

Item No. 1 – 212080...UPDATE: PARKWOOD POOL

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

Chairman McKiernan said I’m going to turn the floor over to our Director of Parks and Recreation Angel Obert to lead this presentation.

Angel Obert, Director of Parks and Recreation, said I am joined tonight with Shayla Lockett, our Recreation Division Manager, and also we have Christy Withrow. She is the President for Midwest Pool Management. Then also Chad Beasley, he’s the Executive Director that serves the Kansas City region.

Thank you for your time tonight. First, I just want to get started by saying we are very thrilled to be here. The title of this presentation is Parkwood Pool 2022 Report. So, that means we had a season, an aquatic season in 2022. That is very exciting for us. We also want to say how thankful we are for the support that we’ve had for Parkwood Pool from our Commission, our Mayor, our leadership, and also our community.

Before we get started, what this presentation entails is we will be covering some highlights from the 2022 season, some items that we’ve been working on over the past two years, and then also covering what operations looked like for Parkwood Pool for the 2022 season.



So, actually, I'm going to turn it over to Shayla Lockett who's going to cover this slide and talk about some of the fun things that happened last summer at Parkwood.

Shayla Lockett, Recreation Division Manager, said we figured to kick off this presentation, we would highlight some of the successful events we were able to have at Parkwood this year. The first event being our opening day. When we announced that we will be open in Parkwood for the 2022 season, our Administrator's Office also informed the public that opening day would be free to the public. On May 28th, we had 272 patrons come out to Parkwood Pool for the opening day festivities. We also had civic organizations present who were able to provide cold treats as well as googles. Even though the water was a little cold, everyone still enjoyed opening day.

Our next event we want to highlight is our Safety Around Water event, which we will go into further discussion later in the presentation, but we had two four-day sessions of swim lessons provided by GEHA and the YMCA.

Our final event was our Sheriff's Day at the Pool, which happened on August 6th. Sheriff Soptic provided free admission for all patrons on that day. We also had free food and treats as well as a DJ. Commissioner Townsend hosted our First Annual Parkwood Pool Olympics.

OVERVIEW

- Parkwood Pool was closed for two seasons (2020-2021) due to safety around the COVID-19 Pandemic
- Offered \$15/hr with bonus incentives (most competitive campaign in the metro)
- Partnered with Providence YMCA to provide FREE conditioning and swim instruction
- Received 23 total applications from January-May:
 - 18 lifeguards
 - 2 Manager
 - 3 Assistant Manager
- Four applicants attended training/conditioning
- Two applicants received lifeguard certification

NPR
Nationwide lifeguard shortage affects a third of US public pools
Lifeguards are scarce, and it might be affecting your local pool - National - This professor studies each swimmer as a math problem. - Trump's...
Jun 5, 2022

USA Today
What's behind nationwide lifeguard shortage? It's affecting ...
A major shortage of lifeguards is affecting at least one third of U.S. swimming pools, prompting some to reduce hours or close altogether...
Jun 6, 2022

KSHB
Kansas City metro pools adapt for lifeguard shortage
Some Kansas City metro pools remain closed due to repairs and lifeguard shortages, but Parkwood Pool (above) in Kansas City, Kansas will reopen...
Jun 26, 2022

The Kansas City Star
There's a lifeguard shortage at Kansas City's pools. Anyone can help -- including you
There's a lifeguard shortage at Kansas City's pools. Anyone can help -- including you. By The Kansas City Star Editorial Board. June 07, 2022 9...
Jun 7, 2022

KSHB
Lifeguard shortages shorten pool season for some Kansas City area swimming pools
KANSAS CITY, Mo. -- Cities across the Kansas City area are in the process of getting their pools ready for the hot summer months...

Ms. Obert said with that being said, I'm going to walk us through an overview of what 2022 looked like for us, as an organization, and as a community to get to where we were with the summer to where we were able to have a lot of this fun and exciting events.

You'll see on the right a lot of newspaper articles and clippings. You probably saw it periodically throughout the year that lifeguard shortage was not a problem that just KCK was having. It was a metro problem. It is a national problem and we were aware of that. That's not a surprise. It's something in the industry that we've been talking about over the past few years.

What the pandemic did for the aquatics industry, it really made it challenging to continue to build that pipeline of lifeguards for communities. A couple of reasons why, and I also think it's just really important because those same challenges were the exact same challenges that we were facing here in our community. With facilities being closed, we didn't have access that we used to have to the schools to train those kiddos. Training was pretty much non-existent because as we know throughout the pandemic, we were social distancing. To do this type of training, it's very hands-on training, so it was very challenging, especially for the aquatics industry.

As you know, Parkwood was closed for two seasons. We were closed summer 2020 and 2021 due to safety around the pandemic. Again, during that time, it's not like we quit working on aquatics and it's not like we quit trying to build pilot programs and work with our community on other initiatives, which we'll cover through here, so we were also busy doing other things. But we knew coming out of the pandemic, we were going to be faced with a pretty big challenge.

We knew that we had to be very competitive when it came to recruiting lifeguards. So, with the support of our Administration and Commission, we were able to offer the most competitive hourly wage for lifeguards, which was \$15 an hour, in the metro. And then, also, with some bonuses layered into that.

Our staff worked tirelessly to be able to get out into the community and recruit for lifeguards. We worked really closely with internal departments such as Human Resources and Strategic Communications to get our words out. Just some highlights on our recruiting efforts. We started in January 2022 and, of course, we recruited all the way through Memorial season and kind of really never quit. Some of that looked like, we distributed flyers to 91 businesses and organizations in the community. We did a number of social media marketing campaigns that I'm sure you saw. We attended 12 community events to promote recruitment; a lot of those being

work fairs. Our staff really got to talk with the high school students and get an idea for what were some of the challenges that we were having or that they were having on getting lifeguards.

With that being said, throughout January through May, we received 23 total applications. You can see the breakdown of what that looks like: 18 lifeguards, 2 managers, 3 assistant manager applications we received.

Also throughout this time, it was really important for us to be able to offer free conditioning and swim courses and exposure and just opportunities for those kids that are interested to have that going into the summer, which is something we've done historically with the schools. So, we partnered really closing with the YMCA for that. We were able to utilize their instructors and utilize their pools. Then the Unified Government Parks and Recreation actually paid for those courses for any participant interested in becoming a lifeguard to go through that. So, really awesome opportunity for them.

Throughout this entire process, we had four applicants attend training and conditioning consistently throughout this four to five-month period. At the end of that, we had two applicants that received lifeguard certification. Again, it's not uncommon for us, and I think the aquatic industry, to get a high number of applicants for lifeguards. It is a very extensive and rigorous training that one must go through to receive certification.

We were able to leverage a management agreement so we did put that process out for an RFP. Going through that process, Midwest Pool was selected to be the management operator for Parkwood Pool operations for the 2022 season.

A little bit about Midwest Pool. They've been managing and working in the aquatics industry for many years with a heavy focus on the St. Louis and Kansas City metro area. Something that stood out to us about them is they did have a lot of experience working with municipal pools as well as private pools. They have 15 plus contracts in the Kansas City area alone between private and also municipal pools.

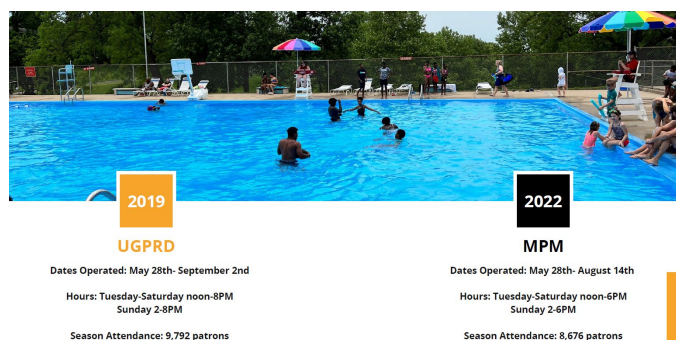


With that being said, the pool did open. That was a very successful summer season for us. After talking with them, there were some areas that we just identified early on that we wanted to make sure we both had expectations on. For us, it was making sure we could get the pool open for the community and keep it consistent.

The pool opened May 28th, Memorial weekend, as we do every year we try to shoot for, and then also closed August 14th. It's really important to understand, too, just how big of an asset it was to have the management agreement. Midwest Pool, with the various pools, the contracts that they have in the metro, they're able to have a big pool of lifeguards, so you'll see up here they usually hire up to or over 1,500 lifeguards. So, for us, that was beneficial at Parkwood. Historically, we've had a hard time getting guards and then also just retaining them throughout the summer season. They provided 19 staff members who assisted Parkwood Pool operations and an additional 7 lifeguards from other facilities that filled in as needed at Parkwood throughout the summer season.

They worked very closely with the community partners and also coexisted with them at Parkwood Pool as well. We have a feeding program provided by USD 500 that is there every summer. They were very supportive of that, supportive of working with the YMCA and GEHA and the program that they brought to Parkwood Pool last year with free swim. They also worked extremely well with AAMA Security, which is the security company that we contracted for operations at Parkwood last summer.

I do just want to take a second to acknowledge their leadership. We did have an incident take place at Parkwood during the summer and Midwest Pool demonstrated excellent leadership and just ensured that those lifeguards and that staff had the resources that they needed and helped them navigate that situation. That was something that was really important to us and really just showed how strong that partnership is and that they're really here for the community.



Since the pool had been closed for two summers, I thought it was important just to kind of highlight 2019, which was the last season that Parkwood Pool was opened. You'll see the dates operated were May 28th, Memorial weekend, to September 2nd, Labor Day weekend. Historically, if staff allows, and it got pretty challenging those three years leading up to 2019, we usually try to have the pool open after school begins, whenever that might be in the first or second week of August. We try to do weekends throughout up until Labor Day. Again, that becomes challenging. Kids go back to school, they go back to sports, and so on. The hours, historically, have been Tuesday to Saturday, noon to 8 PM, and Sunday is 2 to 8 PM.

The season attendance in 2019 was 9,792 patrons. In 2022, with Midwest Pool Management's leadership, the dates that we operated were Memorial weekend and then August 14th was the last day, so just a little bit shorter of a pool season. That is when schools in our area went back for the school year, so we determined that it would probably be challenging to retain guards. We did scale back the hours a little bit, again, given the challenges in the aquatics industry, we knew we could be facing that, so we went Tuesdays to Saturdays, noon to 6, and then Sunday, 2 to 6 PM. Season attendance, 8,676 patrons.



PARKWOOD POOL PROGRAM

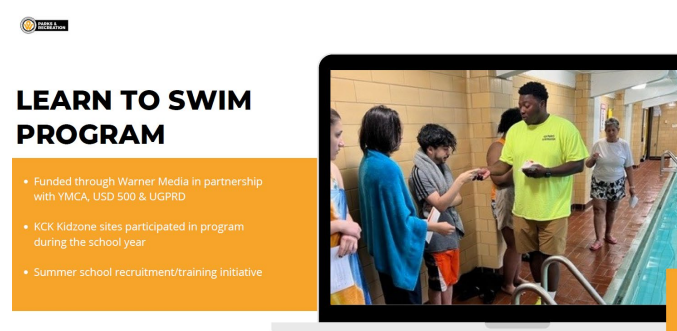
- Safety Around Water Program funded through GEHA in partnership with YMCA
- Nearly 200 KCK Youth participated in 4 days of swim lessons



Here, we're going to highlight, again, just some of the exciting things that we've been working on. I'm going to let Shayla talk a little bit more in depth about that Parkwood Pool Program.

Ms. Lockett said we previously mentioned the Safety Around Water Program that GEHA partnered with the YMCA to host at Parkwood. These two sessions of four-day swim lessons were provided for free to youth in the Kansas City, KS, community. We had nearly 200 youth participate in this program. This is important as we're trying to build our pipeline of lifeguards, our pipeline of swimmers, and just teaching the community the importance of what to do when you're around water and safety.

So, looking at the root cause barriers to help equity and accessibility to swimming lessons, GEHA really wanted to come to Kansas City, KS, and work with these youth. Prior to these students taking these swim lessons, only 14 of the nearly 200 students had ever previously had any formal swim lessons. So, they were able to learn the basics of swim, float, swim; and other life-saving measures that can help them when they're around a body of water. They also understood that if you're not a frequent swimmer, there's also barriers such as swimsuits, goggles, swim caps, and towels. GEHA also worked to provide those so that every student who participated in the program was able to receive those items at no cost.



As we talk about continuing to build the pipeline for lifeguards, we really felt that it's important to pour into our high school students who are going to be our up-and-coming lifeguards in our community.

The Learn to Swim Program was funded through Warner Media in partnership with the YMCA, USD 500, and the Unified Government Parks and Recreation Department. The program initially launched at KCK kids on site. These elementary students from kindergarten to 6th grade were able to go to the Providence YMCA and receive swim lessons. The school district's commitment to teaching all of their students to the swim continued into the summer school session and they offered some school recruitment and training and training incentives. Our three USD 500 high schools that have swimming pools opened up summer school courses to those students to

participate and those schools are Wyandotte High School, Washington High School, and Sumner Academy. We had 26 students participate and complete the program at the three locations. Each of those students that participated received a \$50 extended gift card from Parks and Recreation.



2023 SEASON PLANNING

1. GEHA Partnership
2. Warner Media, YMCA and USD 500 Partnership
3. Management Agreement Renewal

Ms. Obert said so as you can see, we had a lot of exciting things going on as it pertains to aquatics and Parkwood in our community. Those programs didn't just happen overnight. Those were years in the making, conversations that, I know, Commissioner Townsend had started even as early as 2018, and really looking forward to continuing to see how we can grow and sustain those.

Fast forward 2023, we are—it's never too early to talk about pool season. We talk about it all year. Again, last week, GEHA made an announcement that they will continue to fund the free program efforts at Parkwood Pool in partnership with the Hunt Family Foundation and the YMCA of Greater Kansas City. There are four other locations, I think, that they've identified in other areas of the metro, but very excited that they will be continuing to support the efforts at Parkwood, so looking forward to ongoing conversations on what that looks like.

Also, we'll be teeing up a number of other meetings with the Warner Media group and our partnership and efforts with the YMCA and USD 500 to see what that looks like for the 2023 school year. Lastly, I'm looking at renewing management agreement for 2023 and seeing that process through.

We couldn't do it without the support that we've had here. It's been challenging, I think, a few years in aquatics. I'm not here to say that those challenges don't still exist because I believe that they do. I think that Christy and Chad could say that too, but we're definitely on the right track. We've been doing a lot of work in the community to build these programs and to expand

these opportunities and break down the barriers and to really give our community that opportunity that they deserve. So, happy to take any questions.

Chairman McKiernan said very good. So, I think it's safe to say that operating a municipal pool is a heavy lift in any community. So, we really appreciate the work that you all have done.

Chairman McKiernan said, committee, this is not an action item but an information item, but I would welcome any comments or questions that the committee has for our staff.

Commissioner Davis said briefly I'll just say thank you, thank you, thank you. It is not easy and you all have dealt with so many twists and turns. I want to commend Commissioner Townsend as well. Thank you all for your efforts. Thank you all for your partnership. Swimming is a skill. There's a lot of inequities that we see and there's a lot of movement to close those inequities. So, thank you for the work that you all are doing.

Commissioner Townsend said great opportunity to thank our staff here. Ms. Obert, Ms. Lockett, Mr. Webb, and so many others that aren't even here in the room today that did nothing but work, work, work, hard, hard, hard to make the 2022 pool season possible at Parkwood. That would not have happened but for the partnership that we have with Midwest Pool, so I'd like to thank Ms. Withrow and Mr. Beasley for being here today. They were great partners. As Ms. Obert said, whatever the community needed, Parks and Rec needed to make it a workable event was done.

There were people—they want the pool open, but they didn't want to go outside of what it used to be. Well, what it used to be could not work because as Ms. Obert's numbers show, we had two people certify as lifeguards. So, having Midwest Pool as a partner, broaden the scope of people available to us and wherever those people came from via Midwest Pool, they were Parkwood posse people for the summer and took care of all the patrons who came. I, for one, look forward to another opportunity to have a great partnership for 2023.

It's great news about what GEHA did and Warner Media last year during the season, USD 500 to make swimming lessons available at Parkwood Pool. Now this was done what, on the off days, or was it done during regular pool hours? I forgot how that went.

Ms. Lockett said so, they had the lessons prior to the pool opening. So from 10 AM to noon. **Commissioner Townsend** said which is really a safe way to do it. **Ms. Lockett** said yes. **Commissioner Townsend** said and we anticipate that will be repeated, hopefully, for the upcoming season, 2023? **Ms. Lockett** said yeah.

Commissioner Townsend said again, plug, 16 years or older. I will say when I did the Parkwood Chronicles on Facebook, you know how I like Facebook, I did extend challenges to seniors. I heard a lot about that, well, we could come out there. We didn't get any takers, but we'll still take them if they can qualify. You have to be at least 16, but you could be 61. We didn't get any takers.

But, again, thanks to the hard work of our Parks and Rec staff and our partners with Midwest Pool. I think this is the way things are going to go. We are not the only municipality that has gone this way having Midwest Pool as the provider. We hired those people from KCK/Wyandotte County who certified, so I don't want anybody to think we were not taking our own kids who did certify. So, that continued, but they came through us through Midwest Pool. That was a very important aspect of it for me.

So, again, thanks to all our partners. Thank you very much. I look forward to 2023.

Christy Withrow, President, Midwest Pool Management, said I just wanted to speak for both of us, Chad and I. What an honor it was to be a part of the reopening of Parkwood Pool. Angel and her team were absolutely amazing to work with. Commissioner Townsend, your energy from the very beginning grew on everybody. It was great to be a part of the community and hire the staff in this community. We talked about all season long what a great team they were. They were so much fun to be around and it was a great energy at the facility. That continued on throughout the season. We look forward to continued partnership. Thank you all for your trust in us to operate your facility.

Commissioner Townsend said forgive me, Sheriff, for not mentioning in the first half, thanking the Sheriff's Department and the Police Department for the Parkwood Pool closeout party. When you mentioned energy, I thought about that. Staff worked hard to pull that off. It was a great ending. It was a triumph and a shout out to Channel 41 who came and did a very positive piece on that, so I appreciate them as well. Thank you all. Look forward to season 2023.

Chairman McKiernan said fantastic. Thank you so much for being here. Thanks for your work and for the report today. We all do look forward to 2023. It'll be a great summer.

Action: **For information only.**

Item No. 2 – 212083...APPROVAL: DOWNTOWN KCK COMMERCIAL HISTORIC DISTRICT NOMINATION SUBMISSION

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

Chairman McKiernan said I'm going to turn this over to Gunnar Hand, who is our Director of Planning and Urban Design, and he's going to actually explain to us what that means and what they're asking us to do tonight.

Gunnar Hand, Director, Urban Planning and Design, said I wanted to emphasize a few things before we have a presentation this evening from our consultants and then, of course, we'll take any questions that you may have afterwards.

So, what we're asking tonight is not to approve a historic district downtown. That is up to the National Park Service to do. What we are asking tonight is for the standing committee to provide a recommendation which will eventually end itself at the Board of Commissioners to seek approval to submit it to the National Park Service. We feel like we've done enough planning, neighborhood and community development work through this process that we wanted to run through the entire approval process with the Board of Commissioners, in addition to everything we have to do with the state and federal government.

So, again, just a couple of highlights, which you'll see in detail in our presentation. I've already told Ms. Ammerman that she needs to move as fast as possible because we have a long Land Bank application after this one. What's important to understand is true to what I just said. The map is still moving. Before you, we will present the most up-to-date district boundary, but since we started our outreach in August/September, we have started working with local property owners, the State Historic Preservation Office, and other stakeholders to edit that map. There is a

chance that it will continue to be edited. We have additional meetings with property owners this week. My goal is to by the December 1st Board of Commissioners hearing, to really have firmed that up. To be completely frank with you all, we have until the end of this calendar year, when Ms. Ammerman finishes her contract, to complete what that final recommended district looks like.

Again, you'll see the amended map tonight. We'll give you all the details of it, and then we can continue to move forward and ask if you have any questions, we can ask those obviously. What I will say is when you look at all of the economic indicators of historic districts versus non-historic districts, they are all positive. They are all positive for historic districts. Historic districts outperform non-historic districts as it relates to sales tax revenue, as it relates to property tax, as it relates to resiliency and recovering from man-made and natural disasters, as it relates to diversity as well.

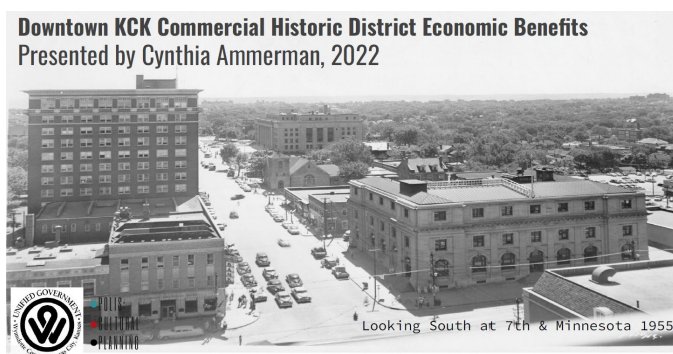
If you look at the last four major projects that have happened in downtown, excluding The Merce, which we heard earlier this evening, of course. You can see The Kansan. You can see the YMCA building. You can see Crosslines Towers, and you can see the new Brotherhood Bank building. All required state and federal designation to be part of their capital stack to makes those projects work. They needed historic tax credits to do the work that they are doing in our downtown today.

Now why all of these sound positive and there's a lot of carrots associated with a state and federal historic commercial district in our downtown, there are certainly still some sticks. This is additional review. But at the end of the day, the projects or the process starts and ends locally. It's critically important. It starts and ends locally. If you're a local, state, and/or federal designation, you have to file a local landmarks application and then staff determines how that review process moves forward, whether it's through us administratively to the State Historic Preservation Office for review or so have you. If an applicant doesn't like what staff says or doesn't like what the Landmarks Commission says about their certificate of appropriateness or doesn't like what the State Historic Preservation says, they appeal it and they appeal it to the Board of Commissioners, so it ends with us locally.

Now it wasn't included in the packet, but this last Friday note, I sent you guys an updated fact sheet. I can pass around the fact sheet I have here. I didn't print out copies, but if you want to. But I would encourage you all to reference that fact sheet. What we're basically talking about is about approximately 100 properties, over 70% of which would benefit from state and federal

tax credits and all the grants that you can apply for as a contributing property to that historic district.

We have five letters in support. As of right now, I have no letters in opposition. Staff does recommend approval of this. I'll turn it over to Ms. Ammerman to give you the presentation and we'll take questions thereafter.



Cynthia Ammerman, Polis Cultural Planning, said tonight you're going to hear an abbreviated presentation that I believe some of you may have heard when I presented at the Downtown KCK Chamber. The presentation will be an overview of the historic designation process, how it goes from the federal, state, and local levels. Really, we're going to focus on the geographic boundaries of the proposed historic district for downtown Kansas City, KS, commercial.

Overview

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



Just to touch back, we're also going to discuss the financial benefits of historic preservation, again, that potential for grant funding that's not only for state and federal grants, but also open up for other property, for other opportunities through historic tax credits.

Cynthia Ammerman, Historic Preservation Consultant

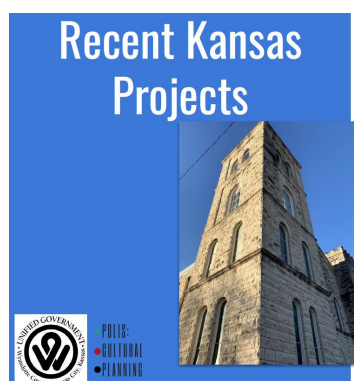
- Historic Preservation Consultant since 2013
- Consultant in Real Estate & Development since 2005
- Project Experience includes California, Kansas, Missouri, Nevada, Eastern United States
- Board of Directors KC Modern and former Friends of Sacred Structures
- Advocacy Committee for Advisory Council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



A little bit about me for those of you who are not familiar or who did not see my presentation previously, I have been a historic preservation consultant nationally since 2013. Prior to that, I was a real estate development broker and consultant in the Kansas City area since 2005. I have vast project experience across the nation: California, Kansas, Missouri, all along the eastern seaboard, Nevada, and also international experience presenting on the historic monuments of Kansas City.

I'm currently on the Board of Directors for KC Modern and former Friends of Sacred Structures and on various national level committees for affordable housing with the National Trust, the state of Nevada, and the Government Affairs Associate Committee for the Cultural Resources Association.

Locally, my experience, professional experience has been in community development and my research is in jazz history, modernism, and sacred structures.



Here's just a couple of projects I've been a part of and facilitated the historic tax credit process here in the state of Kansas. We have the former St. Mary's Catholic Church, which is the current KCK Police Athletic League facilities. Then the Eaton Place Hotel commercial building in Wichita.

Timeline for the Proposed Commercial Historic District

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



So, just a little overview on the timeline of the proposed commercial historic district. This process that we are discussing tonight is the continuation of 30 years of urban planning for the Unified Government. It started in 1993. The due diligence of the Unified Government has been of assessing the historic resources of the urban core and of the heart of the city in the commercial district.

We had our first formal survey in 1993, then a survey update in 2016, which a lot of the impetus and the heart of what my work has been working on in the last year. In May 2021, the Board of Commissioners approved an application for the department of Planning to submit for grant funding to the SHPO to fund this project for the historic district and also for the multiple property listing for historic churches of Kansas City, KS. That grant request was awarded in the fall of 2021. An RFP process was put out by the department of Planning. In late fall, they selected my firm, Polis Cultural Planning, and we kicked off early 2022 with the research and working with the SHPO and defining the scope of the project. In May and August, I've had project updates with the Landmarks Commission. In August, we really started doing the refining of the public outreach.

So, just kind of an overview. Now in September, the first draft was submitted to the State Historic Preservation Office. Typically it's about 30 to 45 days that they provide comment on the initial draft. They are in an extensive backlog so that draft was submitted in late September. Still waiting on final comment, but there have been conversations on our public outreach that has occurred in the last couple of months.

So, that brings us to today and really just facilitating this process with the public and with the commissioners.

Historic Designation

National Register of Historic Places (Federal)

Kansas Register of Historic Places (State)

Kansas City, Kansas Historic Landmarks & Districts (Local)

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



Like Director Hand said, we have three levels of historic destination: the National Register of Historic Places, the Kansas Register of Historic Places, and the local Landmarks Historic destination. All three of those historic designations can take into consideration of buildings, sites, structures. They can compose a district of what we're discussing tonight and can place an object. So, all of these things can be considered historic. What decides what are the criteria for being historic, we take in consideration the integrity of the building, the design, and the materials of the buildings or the landscapes.

Criteria for Listing

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



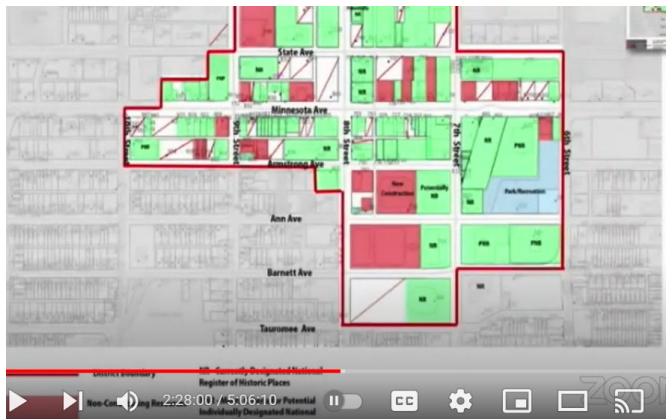
The criteria for listing for historic district or historic building or historic site, these are the four questions that I, myself, as a consultant, look and assess a property. Is the property or is the district associated with a specific event that is a major pattern of our American history? Is it associated with a significant person of the past? Is it associated with an important design or construction and conserves that distinctive characteristics by its architecture, design, materials? Is it a work of a master? Criterion D, indeed, does it have information potential which is associated with archeological sites and cemeteries and religious cemeteries?

Downtown KCK Commercial Historic District Project Area

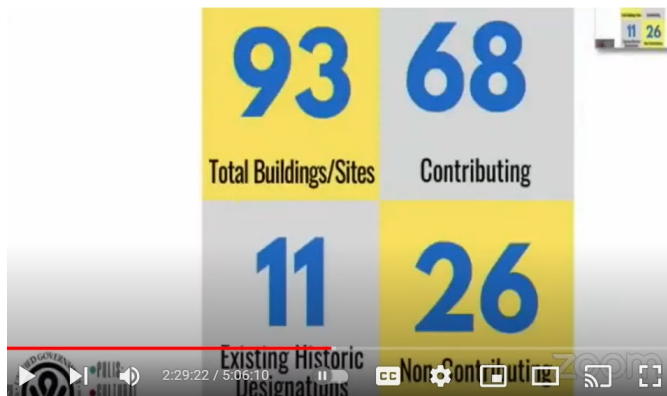
Recommendation in
2016 Survey Report



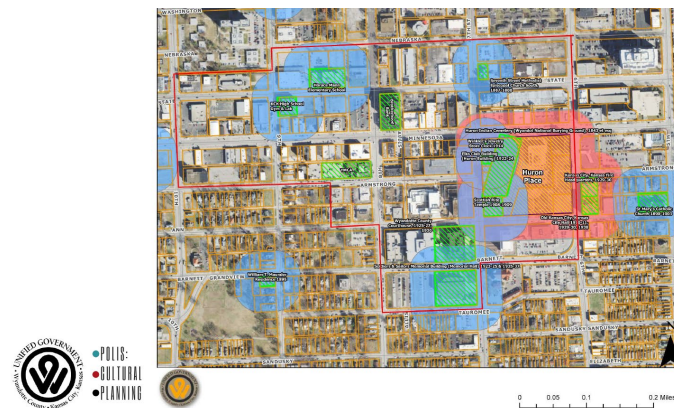
Here is the initial map that was our project scope area that was the final recommendation from the 2016 survey report. You can see that 2016 survey was really defined to that commercial corridor. This was the initial starting place for the research and the work that has been done this year.



We skip forward to today and this is what the proposed historic district map looks like. Everything that you see in green is considered a contributing resource. Let me get my exact numbers here. Since meeting with property owners, if you've seen this map before, you see the revisions. There are a total of 93 buildings in the historic district boundary. Of those 93 buildings, 68 are contributing to the historic district. Of those 68, 11 of those buildings are already historically designated either at the federal level or at the state level or the local level. Only 26 buildings are non-contributing of the 93. So, 73% of the buildings in the district are considered contributing resources and eligible for economic incentives through grants, federal and state historic tax credits, and whatever private philanthropic grants might be available.



So this kind of just summarizes the numbers for you visually here. Again, 93 total in the boundary, 68 are contributing, 11 of those are already historically designated, and only 26 are non-contributing.



This currently is the list, the local Landmark designations. This map here represents the properties that are under the current design review only at the local level, so the bubbles that you see here, any property that is within 200 feet of one of these blue bubbles, some already have an existing review. However, most of those properties do not receive the federal and the state incentives that we are proposing with this proposed historic district.

Summary

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



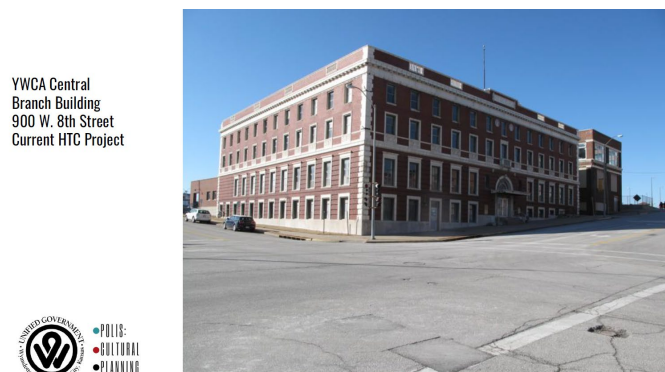
So, what makes the downtown commercial district historic? Here is the summary statement and I'm going to read it word for word because it's very impactful and it really succinctly summarizes why we are here and discussing this historic district.

The downtown Kansas City, KS commercial district is eligible for listing in the National Register of Historic Places for commerce and community planning and development. The district is locally significant for its association as the center of commerce, religious, and government functions that are essential to a metropolitan area. Within the national context of commerce and community planning and development, the downtown Kansas City, KS commercial district exemplifies the evolution of the American city in the Midwest. The period of significance for the commercial district begins in 1882, with the first date of construction of the earliest building, and ends in 1973 at the 50-year cutoff. This particular date might move after comment with the SHPO. The district and its contributing resources have evolved with the ebbs and flows of the American economy and the district is representative of the evolutionary architectural and urban planning policies that have sought to address changes over time due to technological, sociological, and economic advances.

Circa 1951
Town House Hotel
Contributing and
Individually
Listed



Again, it was mentioned earlier that the major projects that have occurred in downtown recently are federally historic tax credit rehabilitations. So, we're all familiar with the Town House Hotel. Here we have a historic photo and then a photo just before the rehab.



The YWCA Central Branch building.

Expanded Economic Opportunity

National Level Funding Opportunities

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

Philanthropic

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



Then here we're going to touch on the expanded economic opportunity. So, the national level funding opportunities not only include the federal historic tax credits, but it also opens up for additional funding from the National Park Service, often the National Endowment for the Humanities, FEMA, Housing and Urban Development, and, again, the tax credits.

Philanthropic opens it up to additional funding for the National Trust for Historic Preservation. The historic district could—The National Trust has multiple funds for African-American heritage, sacred structures, and a lot of the diversity initiatives that the community could be eligible for. Again, also corporate philanthropy. There are a few major donors out there that really look at a building, community development initiatives for historic properties.

Then the state of Kansas has the Heritage Trust Fund, which is available for private property owners, and then the Historic Preservation Fund, and then partnered with the state tax credits.

Economic Benefits of Heritage Tourism-Tourism is Local Too!

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



All of those benefits do not work in a silo and so we can layer them on and package them to work together to bolster the incentives. I'm going to skip over this one a little bit. We'll go over this one fast, but the economic benefits of Heritage tourism is local. The average tourist, and even I wouldn't even say tourist, the average person spends \$62 a day more in a historic district. 90% come with their families. The sense of place is stronger there if the marketing is typically stronger, the stories are stronger. So, there's always an extra pull with visiting a historic site, a historic district. 84% of those will return to the site again to bring others with them next time. Heritage, this one, this number here references Florida is a little bit but the \$4.3B and 46% of visitors to Florida reported visiting a historical site during the day. These numbers for each state in each division of tourism, as you see, the percentage levels are pretty standard across the board at 50 to 60% of visitors visiting historic sites.

Heritage Trust Fund

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

Tax Credits

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

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

Source: Kansas Historical Society

25% of project cost
reduced from
state income tax

20% of project cost
reduced from
federal income tax

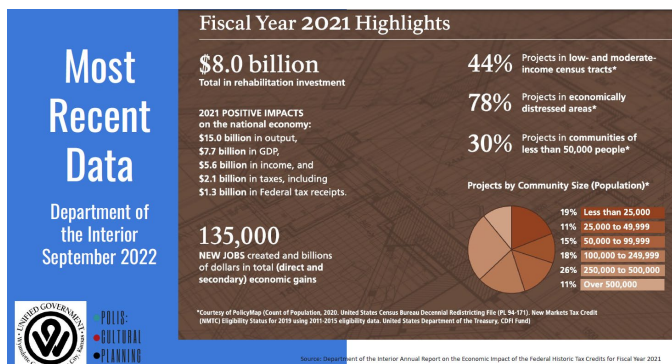
Source: Kansas Historical Society

The Heritage Trust Fund, a little more details. At the state level, the historic district opens up the opportunity for a potential of \$100K in matching funds for professional and construction. The historic tax credit at the state level is 25%. You could partner that with the 20% if you're federally designated, so you could potentially recoup 45% of your project qualified expenses at 45% with a federal and state tax credit. For non-profits in the state of Kansas, that has increased up to 30%.

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

Population less than 9,500	Population between 9,500 and 50,000	Population greater than 50,000	Owner is a 501(c)3
Credit equal to 40% of qualified expenses	Credit equal to 30% of qualified expenses	Credit Equal to 25% of qualified expenses	501(c)3 non-profits credit equal to 30% of qualified expenses
\$100,000 project Receives \$40,000 in State Tax Credits	\$100,000 project Receives \$30,000 in State Tax Credits	\$100,000 project Receives \$25,000 in State Tax Credits	\$100,000 project Receives \$30,000 in State Tax Credits

At the state level or in Kansas, 501(c)3 non-profits can recoup up to 30% at the state historic tax credit level.



This is the most recent data from the Department of Interior from September 2022. This is the fiscal year highlights for the federal historic tax credit project. \$8B in rehabilitation investment. 44% of projects in low- and moderate-income census tracts. 78% of projects are in economically distressed areas, which is the purpose of the federal historic tax credit is to provide that extra layer of opportunity not only for large-scale developers, but small-scale developers.

There's the misconception that often the historic tax credit projects are only these large-scale projects. In the 2021 data from the National Park Service, 47%, almost 50% of projects were

under \$1M for federal tax credit projects. So, that really fits the scale of the commercial buildings, the two-part commercial buildings that we have here in Kansas City, KS.

Of that 47%, or excuse me, an additional 18% of the projects were under \$250K. We are dealing with that benefit is not only for large projects, but minor projects.

Economic Success

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

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

Source: Kansas Preservation Alliance, 2010

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

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas



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



PROPERTY REVENUE		KANSAS DEPARTMENT OF REVENUE	
Form 1000		Division of Historic Preservation	
Project Name: Chesnut Street Historic District		Project Description: 45,300 Sq.Ft. Project	
Line Item	Description	Cost	Benefit
1	Interior Renovation	\$455,000	\$113,750
2	Exterior Renovation	\$100,000	\$25,000
3	Landscaping	\$50,000	\$12,500
4	Historic Preservation	\$100,000	\$25,000
5	Other	\$100,000	\$25,000
6	Total	\$805,000	\$201,250
7	HTC Benefit		\$113,750
8	Net Cost	\$691,250	
9	Net Benefit		\$87,500
10	Net Cost per Sq.Ft.	\$81.50	
11	Net Benefit per Sq.Ft.		\$10.18
12	Net Cost per Sq.Ft. after HTC		\$71.32
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This is a—we'll touch on this briefly, but this is a state historic tax credit application. This is the actual numbers from a project that I worked on. This was only a state application. This project was designated historic in 1982 or '83. Over the course of time, it has had at least three historic tax credit project rehabilitations occur on it. I facilitated two of them and they were for interior upgrades. That's where the small scale project can really come into play. I think that's an important thing to note with the commercial properties on Minnesota Avenue is that we have a high integrity and actually a lot of really good quality of the exteriors. I think a lot of the modernization really comes from those interior options. I think that is something to mention and of note that there is a lot of leeway in the finishes of interior designs. I think that is a good opportunity for this historic district, for this specific historic district.

MOST RECENT DATA: Economic Studies

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

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

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

Again, we opened up the presentation that all the data is positive. This is more pertinent to this specific initiative because this is a publicly driven historic district. A lot of historic districts can be initiated by a private developer, by a neighborhood. It is not—but the ability of a municipality to lead that effort for the community shows that it has great rewards. The public initiated historic districts with publicly accessible buildings located within the district tend to have greater economic spillover benefits. So, that's where the public buildings come in, city hall, the libraries, the multi-family housing. These are the strongest historic districts, the strongest performing economic historic districts.

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

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

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

*Assuming significant updates



Source: MGAC Architects, American Institute of Architects 2020.

This table here just compares the new construction cost from adaptive reuse. This is from the American Institute of Architects from the upper Midwest region. The numbers are very similar—or the Mid-Atlantic region, excuse me—numbers are similar here in the Midwest but as you will see, adaptive reuse. Historic adaptive reuse is a major change. It's not just a rehabilitation. You'll see that the numbers, the dollar per square foot, is lower than a new build across the board.

CONSTRUCTION COST PER SQUARE FOOT (PSF) AVERAGE COST PER SQUARE FOOT IN THE UNITED STATES							
Commercial Office Space	Hospitality	Warehouse & Manufacturing Facilities	Healthcare	Schools	Universities	Public & Community Facilities	Parking Structures
Single story \$313 psf	3-star hotel \$478 psf	Regional distribution center \$214 psf	Medical office \$498 psf	Elementary - \$291 psf Middle school - \$325 psf High school - \$359 psf	Dormitory \$322 psf	Gymnasium \$403 psf	Above-ground multi-level parking \$71 psf
Mid-rise \$562 psf	5-star hotel \$691 psf	Light industrial warehouse \$288 psf	Specialty clinic \$619 psf	Primary/Secondary \$327 psf	Standard classroom building \$580 psf	Police station \$580 psf	Below-ground multi-level parking \$143 psf
High-rise \$660 psf		Tech lab/factory \$635 psf	Acute care facility \$888 psf		Admin building \$596 psf	Government admin building \$591 psf	
					Laboratory \$756 psf	Museum/performing arts center \$872 psf	

Again, this slide in your packet, you'll review just an overview of the different cost per square foot for museums, government administration buildings, administrative buildings, single-story homes, dormitories, gymnasiums, parking, parking underground and above ground. This kind of gives you just the lay of the land across the country within the last year. These numbers are provided by Levelset, which is a construction project management company.



The U.S. Chamber of Commerce has been pro-historic preservation in recent years. In summary, pro-historic preservation is good for your business and good for your community. They have had many presentations on the increase in jobs, the increase in revenue, and really getting across the United States. The chamber of commerce are supporting historic preservation.

Case Study: Everyone's Heritage: Buffalo, NY

August 2022

Buffalo, NY

Land Area 52.51 mi²

276K- declining population

Industry

Indigenous & African American
Heritage

Olmstead Parks & Parkways

Unified Government of
Kansas City, KSLand Area 128.30 mi²

156K declining population projected

Industry

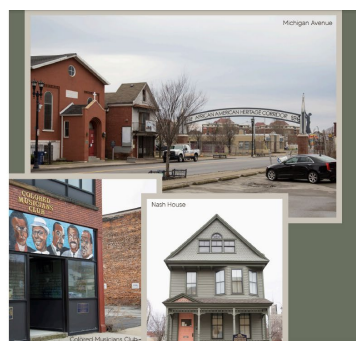
Indigenous & African American
Heritage

Kessler Parks & Boulevard



I included in the packet a case study on the success of Buffalo, NY. I think it's a good comparison for Kansas City, KS. We have double the land area, half the population; however, we have very similar histories of urban development, very similar experiences of the people, and the makeup of the community. Again, that development, they have a parks and boulevard system. They have the Olmstead parks. We have Kessler parks and boulevard. They have indigenous and African-American heritage. We have strong indigenous African-American heritage in that industry heritage. So, this was a very good case study that was just reported in 2022.

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

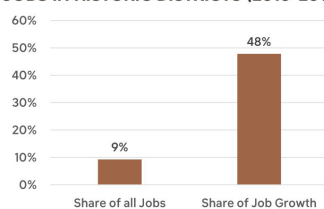


Source: "Everyone's Heritage: The Impact of Historic Preservation in Buffalo." PlaceEconomics, August 2022.

On the overall positives of local historic districts, the population increased.

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

JOBS IN HISTORIC DISTRICTS (2010-2019)



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

Not only population increase, jobs increased from repurposing buildings, repopulating the communities.



To wrap it up a little bit here, historic preservation is the—this is all part of the initiatives. It is honored and recognized in the Regional Climate Action Plan, this Venn diagram here of sustainability in the community. It brings not only the green aspect, but the economy, society, that social benefit, that sense of place, and maintaining that strong sense of identity in a community, not just the remember when stories.

Conclusions: Economic Benefits of Historic Preservation

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



Just to conclude here, historic preservation is multi-tiered economic development. Nationwide, historic districts are both economically and racially diverse. Neighborhoods in those districts are found to be more fully integrated, less segregated than neighborhoods. Nationwide, historic districts generate jobs, increase sales tax and increase real estate revenue. They tend to reduce crime areas. Nationwide, the decrease in vacancies and reduction in blight. Again, we compare those other economic development tools with historic tax credits. Eventually, a lot of local municipalities are creating revolving funds to specifically address those building issues. The perceived increase in cost or the increased review is most often offset by previous investment of

time in the planning process, the use of the existing building, the tax credits, the complimentary local urban development programs for small businesses.

Downtown KCK Commercial Historic District & Economic Benefits

Cynthia Ammerman, Principal



I think I can take a few questions. I think we'll both take questions.

Chairman McKiernan said thank you very much. I'll open it up to my colleagues in just a moment for comments and questions, but I have a couple just to start.

I think one of the biggest concerns, and I'm sure, Mr. Hand, you've heard this concern as well. One of the biggest concerns that I've heard is that establishing this district will not facilitate redevelopment but instead stand as a roadblock to redevelopment by adding cost, by adding regulation, by adding roadblocks that stand in the way of a property owner who wants to redevelop a property. What's your response to that concern?

Mr. Hand said a couple of things, and I defer to Cynthia because I know she has an answer as well. I would look to one of my letters of support, which in that letter of support it specifically says that I'm a property owner in this proposed district and I've been wanting to be a historic building to reap all the economic benefits for years but I haven't had the bandwidth, the where withal of the money to hire expensive lawyers to go through that process. So thank you, Unified Government, for doing it for us.

We have people in the district right now who are trying to do something but just can't do it because they don't have these tools. Again, we're talking about a 70%, almost 70 properties that do not currently have a state and federal tax incentive to redevelop that would get it if this district was proposed.

Chairman McKiernan asked, so this would add an overlay that would actually facilitate historic tax credits for redevelopment of current property owners and current properties?

Mr. Hand said I think it's been demonstrated by existing projects that historic tax credits are a critical component to the capital stack required to redevelop these properties, A. And B, it might not mean much, but it means a lot for staff. We finally, for the first time in a decade, have a historic preservationist who, if this were to move forward by both the Board of Commissioners as well as the National Park Service, would be dedicated to the facilitation, implementation, and revitalization of this historic tax district.

Chairman McKiernan said in our downtown, I had at least one example of an issue that came up where being in close proximity or in the historic environs of a particular artifact actually did put what the property owner felt was an onerous amount of cost and requirement on them. To the best of my knowledge, the building in question has never been redeveloped. So, how would this be different than historically the requirements that we put on buildings that were within the historic environs of a particular artifact?

Mr. Hand said, well, it's a little bit apples and oranges, and it might be some semantics here, but an environs is only for a local district that has no tax benefits, right? The state and federal designations do not have environs anymore. They ruled those out and they got rid of them like a decade plus ago. So, only our local district is what has environs. Anything that is only a local district, yes, has to go through all of those reviews, but receives none of the tax benefit,

So, if you drew a district, a boundary around the district as it is today, as you saw in one of Cynthia's slides—let me get to my fact sheet here—it would include 30% of those properties in the proposed district today require historic review, but only 9% of them are eligible. We're talking about increasing that to 100% yes would have to have those same historic reviews but 73% would be. What I would say is if you—developers want certainty, right? So, if they know they're in a historic district, they can plan ahead accordingly and address many of those issues that result when you come across a historic review and oops, I shouldn't have done something.

Many of the reviews that we have in the historic district, in any historic district, are because someone either tried to pull a building permit and didn't realize they were in a historic district, or they got caught doing something without a building permit. So, when we come and approach them and they say well I just spent X number of dollars on my property. I didn't know I was in a historic district. If they had gone through the process as they should have, if we had done a better job being proactive about outreach and education on these historic districts, yes, we are part of that

problem, then we could have planned out with certainty to mitigate those costs over time simply to say, if you hire the right architect to do the job, they will eliminate most of this cost because they will have all the unknowns planned out throughout the process.

Chairman McKiernan asked, so if we were to move this forward then we would be confident that we are not adding layers of complexity or cost to desired renovations of the structures in the boundaries?

Mr. Hand said, commissioners, I've been a planner for 20 years. This still confuses me. What I can guarantee to you is that we have a historic preservationist and staff who will be active members of outreach education. We have a Landmarks Commission, quite frankly, that's meeting downstairs right now that is probably more engaged than has ever been. They've told me that. Not just me being here seeing it over the two and a half years, almost three years that I've been here. I think we are beginning to turn the tide and beginning a process where we're about to undergo a historic preservation plan. We are gaining the trust of the State Historic Preservation Office who doesn't want to do any of these reviews. They want their certified local governments to do all the reviews. If we can finally do all the paperwork to resurfix ourselves as a local government, I can finalize a negotiation with SHPO to do not all, but to begin to do some of these permits all locally.

All of that, I think, points to this trend where we are increasing our efforts in this area. As staff, we are focused on making sure there's enough outreach and education to folks so that we prevent these instances where they get caught because they had designed, planned, and constructed something and then somewhere in the process it gets found out, if you will, and there's this surprise cost. That's why we've got to do a lot of outreach and education so we can catch them on the front end to prevent those types of issues.

Chairman McKiernan said and I'd say, in my experience, it's not only been an issue of a surprise cost, but a cost that the property owner, the redeveloper, questions as to its necessity. So, certainly, there's going to need to be—that's going to need to be addressed in this as well.

Chairman McKiernan said that one building that you showed up there actually is the YMCA at 8th & Armstrong. The YWCA is about four blocks away at 6th & State. But that building is close to being renovated right now. My understanding is that historic tax credits were part of the

financing for that. So, how did that structure get historic tax credits when this district was not in place, or conversely, how would it be easier for that structure to get historic tax credits with this being in place?

Mr. Hand said it's a great question. I'll defer to Cynthia as soon as I finish because I know she's got more to talk about here. The point that I think I would make is when you are applying as a building to receive state or federal tax credits, it's a different set of criteria by which you are applying for. It's the same standards, but it's a little more difficult. Think of it as the bar is a little bit higher when you're a single property. When you're a district, you're talking about the value of an era of buildings developing. So, there are many properties that you can capture that are contributing to that era of development over time that would not stand alone as a single historic landmark, but as a district to carry forward.

Part of the strategy of going after the district is we're getting a lot more contributing structures in the historic district than if we just tried to do this one parcel, one building at a time so that there was a series of landmarks down Minnesota as opposed to a district.

Chairman McKiernan asked, so does the district either speed up the process or increase the number, the amount of tax credits that can be obtained? **Mr. Hand** said it increases the number of properties that are eligible for those tax credits. It's the same process in terms of applying for and being approved for those tax credits. **Chairman McKiernan** said thank you. I appreciate that.

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

Commissioner Burroughs said I see your plan here, the downtown. I see the 2016 survey report has changed. Is this new proposed downtown commercial district, is that what we are looking at now?

Mr. Hand said you are looking at a map that kind of looks like this with a lot of green and red or is yours black and white? That's the one. I think it's important to note that the 2016 was—in 2016 when we did a survey, we didn't hire a consultant to create a designation. We hired a consultant just to do the survey. At the end of their survey documentation, they said hey, here's a couple of districts you could move forward with, right? So, we definitely started here. It required

us to go farther back into the 1993 survey which, quite frankly, did most of the data research for all of these buildings. Cynthia went through all of that material and then some because she had to bring it up to date any changes.

That 2016 district is not what the State Historic Preservation Office would ever recommend. I'm not sure how they came up with that district, quite frankly. Basically, the smell test that SHPO will tell you is, if it looks like a gerrymandered district, it's not meeting the rubric of our historic district standards; and that looks like a gerrymandered district from 2016. So, that's one of the reasons why we stared over.

Commissioner Burroughs said yeah, because the new plan looks more contiguous and more accepting by common boundaries. **Mr. Hand** said exactly. **Commissioner Burroughs** said but I do see that we have City Hall, Memorial Hall, and, I believe, our Health Center as well as, I can't tell if St. Anthony's Church is in there. **Mr. Hand** said it is not. **Commissioner Burroughs** said it is not. Okay. Thank you. I do know that we went one block further north all the way up to Nebraska. So that is a larger downtown area that I could see would be more acceptable to your district. Thank you.

Mr. Hand said I would just say, I mean, you guys are fiscally minded. I would just say all the work that's going on outside, we left money on the table. 45% of that cost could have been a historic tax credit.

Chairman McKiernan said and that would have been—this building would have been eligible for those tax credits if the district were in place? **Mr. Hand** said correct. **Chairman McKiernan** said but is otherwise not eligible? **Mr. Hand** said correct.

Commissioner Davis said, Mr. Hand, you alluded to this as well, and Cynthia, obviously, I think you've kind of been waiting to chime in so, please, interrupt me. Commissioner McKiernan was kind of getting to this point, but I guess I want kind of more detail. If someone wanted to or there were other projects where they have gone through that process individually to become or to get this designation, can either of you just speak to the cost, the time, the effort that it takes for an individual for building for a developer to undertake that process.

Ms. Ammerman said I would say, of course, the bigger the building, the more the cost. I would say for start to finish to do the historic designation—and this is ballpark to do the historic designation—state and federal application—I mean, you could be, if it's an individual building

and we didn't have the district, for one building, it could be the potential cost that it cost to do this project.

Commissioner Davis said oh, wow. Okay. What would be a ballpark? **Ms. Ammerman** said just \$50K for a major project. **Commissioner Davis** asked, for just one? **Ms. Ammerman** said for just one building. **Commissioner Davis** said okay. Gotcha, gotcha. **Ms. Ammerman** said and, of course, if that project goes on beyond the time and there's amendments, that cost could go up. I would say for a major project, you could be looking at \$50 to \$60K. For a more modest project, small scale, we'll say a million dollar rehab, we're looking at more around the \$25K just for the federal application. Then, that's just, again, a ballpark; not set in stone. It kind of depends on who's on the team, who's on the design team. **Commissioner Davis** said gotcha.

If the district itself was established, they wouldn't necessarily have to go through that process. They would already have that designation. **Ms. Ammerman** said by setting the district in place, we're giving property owners a big, we're giving them a potential 18-month timeline advance and a huge economic benefit. **Commissioner Davis** said gotcha, gotcha, gotcha.

Commissioner Davis asked, can you all speak to is there another city or other jurisdictions in Kansas that have taken advantage of this process or something similar?

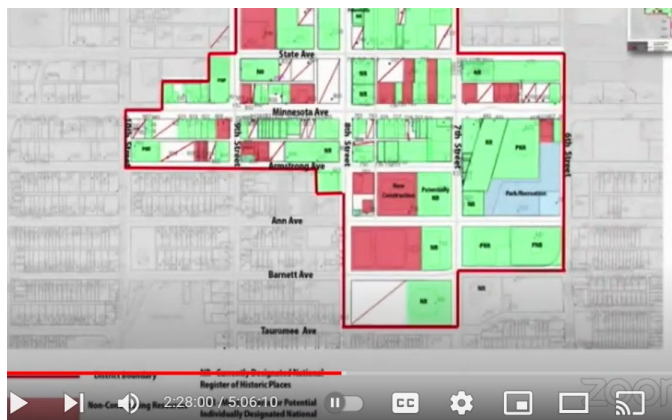
Mr. Hand said in one of our—so most tax credits in the state of Kansas go to really small rural downtowns, to be honest, so there's not a very good comparison in the larger cities. But in one of our flyers that we've handed out, which I don't think you guys have in your packets and, again, we've given this out previously in Friday notes and I can send this around after this meeting, all these other materials that we have. We do have another case study that we did in Hays, KS. So, I mean, there's a lot of downtown historic districts. The vast majority of them are small town, rural.

Ms. Ammerman said most of them joined the Main coalition which, I don't want to say like a chamber, but it's a network where they work with the communities and they work with the commercial districts to follow, tried and true, marketing, different opportunities. Just a network to learn how to market your historic district to create other programs for the historic district.

Mr. Hand said on that, just a quick side note. Last year we partnered with the Downtown Shareholders to become a member of the Main Street Program.

Commissioner Davis said gotcha, gotcha. Speaking of the Downtown Shareholders, are they one of those letters of support? They are. Okay.

Commissioner Townsend asked, could we put the map up on there? It would be easier for me to talk through this looking at that on the screen. That's the one of the proposed downtown KCK commercial historic district.



So this is the schematic of what we are proposing or what you would want the Commission to move on to get. What are we actually going for? Are we going for a state designation or are we going for a national designation of this historic area?

Mr. Hand said sorry. I didn't clarify at the beginning. This is for both a state and federal designation. **Commissioner Townsend** said state and federal. To an issue that Commissioner McKiernan raised, this is not a local so we don't get into the environs. Anything outside that red boarder, they're not burden, additional burdens put on those property owners. Is that correct? **Mr. Hand** said that's correct. **Commissioner Townsend** said okay.

So in those boundaries, you've identified the red blocks as what they call non-contributing resources. Now what does that really mean about those properties? **Mr. Hand** said that basically means over time that they're either not historic buildings I either knew or over time, that old building, I mean, you can go down Minnesota and see it has been renovated enough where it doesn't have any of the old historical character left. Now those non-contributing buildings, if it's incumbent upon that property owner, can fund work to rehab that building to make it contributing again, but that initial investment to go from non-contributing to back into contributing, does not come with any tax credits. You have to put that money forward. So, you could get yourself back

into contributing if you were a like-minded property owner. **Commissioner Townsend** said okay. So, those are the red buildings? **Mr. Hand** said those are the red.

Commissioner Townsend asked, what would be the incentive for the non-contributing resources to be a part of that district? Did they have the opportunity to opt out? **Mr. Hand** said no. **Commissioner Townsend** asked, they didn't have the opportunity? **Mr. Hand** said well, again, we're still in our public engagement process, but if it were to move forward as a state and federal district, all would have to comply with reviews. Those non-contributing would get none of the benefits, taxes or grants.

Commissioner Townsend said well, that's what I'm saying. Before it's moved on, could those people choose to opt out if they don't get any of the benefit? **Mr. Hand** said again, we've got to the point right now where doing that would cut a donut in the middle of this district which would go against the SHPO standards. So, inevitably, all historic districts have both contributing and non-contributing just by the nature of a diverse urban environment, right? We've done our darndest to get it to the point where we have an optimal amount. We're trying to optimize contributing versus non-contributing. That's part of some of the amendments we've made in the last few months. It would be very difficult to do the rest of them because they're in the middle of the donut. **Commissioner Townsend** said okay.

So, they're non-contributing. Will they—let's say this moves forward in the configuration shown now. Will the non-contributing—any burdens imposed upon them because they're in this district?

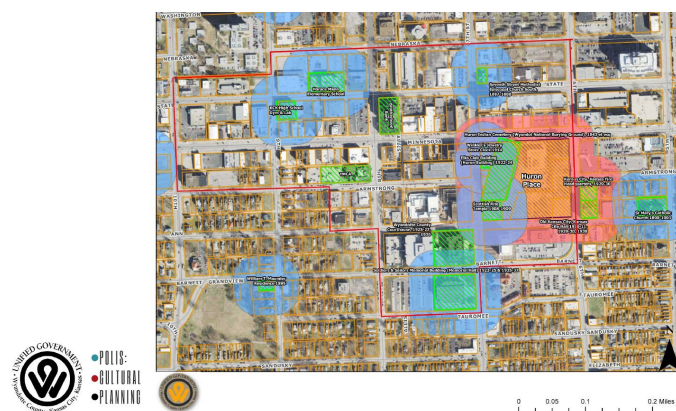
Mr. Hand said well, again, some of those already have to go through environmental, excuse me, go through historic review. Not all of them, but some of them already have to do that because they're adjacent to a local district, right? So, they might be in the environs of a, for instance, Huron Cemetery is a local district. It has a 200 foot environs. That entire environs is inside of this proposed district, right? So, I'm saying that to say that some of them have to do that today and get no benefits. But if this was, hypothetically, to move forward, for instance, right there at the corner of 7th & Minnesota is El Centro, right? That's not a brand new building; it's a newer building, right, made to look somewhat historic. If they wanted to pull a permit in a future state and federal district, it would have to get SHPO review.

Commissioner Townsend said okay, but those buildings are not being encumbered with any additional cost or problem because of what you're putting forward now as a SHPO at the state level or the national level.

Mr. Hand said to your point, not directly, but time is money so a SHPO review right now is about 30 days. Again, they're not approving the project; they're a reviewing agency to our approval process. Remember I mentioned it starts and ends locally.

If this were to move forward by the Board of Commissioners and the National Park Service, if you were El Centro and you wanted to pull a permit because you were switching out a window, you would have to apply through us from a Landmarks designation. We would then send that over to SHPO for their review and get their comment. If it's an in-kind replacement, we could do it a lot administratively, a lot quicker. If it required some sort of local review if it wasn't in—again, there's a lot of layers here, right? If it was in some sort of local district, they might have to get a C of A. It all kind of depends, but the short of it is yes. They will have to go through a review that they don't have to go through potentially right now, but that would be their only cost.

Commissioner Townsend said okay. I think I'm more confused now. I guess the point I was getting at is you're going through, or we're applying for this historic designation to the state and the federal. You've already mentioned that there are no environs as there are at the local level. So, again, my question is—okay. I don't understand that one as well.



Mr. Hand said if you see the red line on this map, on this aerial, that's the proposed district. **Commissioner Townsend** said okay. **Mr. Hand** said all that stuff in blue is existing local landmarks that have existing landmarks or our existing environs review, right? So, when I say that 30% of the buildings in our proposed district have to go for a historic review now, it's because

they're either a state and federal landmark or they're a local landmark with an environs around it. **Commissioner Townsend** said right. **Mr. Hand** said these don't go away when we create the district. **Commissioner Townsend** said okay. So, you're not adding anything onto that burden by seeking that? **Mr. Hand** said no. I'm sorry.

Commissioner Townsend said so the benefit to being within the historic district is that the building owners can be eligible now for tax credits. What was the other benefit? **Mr. Hand** said a whole bunch of grants. **Commissioner Townsend** said a whole bunch of grants that they would not be but for this district's creation. Okay. No environs attend to this state and national. We have local, but not this. **Mr. Hand** said that's correct.

I would just add, also, again, there's an element to this of a rising tide lifts all boats as well. Historic districts perform better than non-historic districts, so everybody benefits from that, including non-contributing buildings. **Commissioner Townsend** said okay. I hear what you're saying. What I'm thinking about, though, is as those values increase, is there, though, a heightened pressure on the surrounding areas or do costs go up because you've improved a particular district? I hear what you're saying.

Mr. Hand said well, I think you're getting into an economic conversation that's well beyond historic preservation, but yes, in one of our more disadvantaged neighborhoods of our disadvantaged community with incredibly depressed property values currently, if we do the work that is required to revitalize our downtown, sure. Property values will go up and that will have an impact on adjacent neighbors.

Commissioner Townsend said yeah, that's the thing I looked at.

Commissioner Townsend said we've talked about this before. It's not here. Commissioner McKiernan has already alluded to and you've answered that because of what is being proposed here, you don't have that environs effect. I guess he's certainly concerned, I'm concerned and that's why this came up, not necessarily applicable here, but there are historic areas that they have the local designation but interested in getting them in a position where they get more benefit than the burden. That's a conversation for another day.

Mr. Hand said we have a historic preservation plan that should get started in January 2023. We'd love to have those conversations with you. **Commissioner Townsend** said I will be there. **Mr. Hand** said I know you will. **Commissioner Townsend** said thank you.

Chairman McKiernan asked, so none of these circles go away? Now we have a federal overlay, a state overlay, and we still have our local environs, right? **Mr. Hand** said yep. **Chairman McKiernan** said so all the problem that my constituent had with a local environ circle is still there. Have we added a layer of complexity here where now, in addition to all of our local colored circles, we're adding an overlay on an overlay, and is there more opportunity for confusion, misinformation, extra costs, extra burden?

Mr. Hand said there are certainly more layers being proposed as we add a state and federal designation to this proposed boundary. It's all reviewed to the same criteria whether it's local, state, or federal, we all look to the Secretary of Interior standards. In that sense, it all still starts locally, i.e., you have to go through a Landmarks application. We then determine how that review process happens. Whether it happens administratively, whether it requires a C of A, and whether it requires SHPO review. We do all that sending out to SHPO and we make the determination of what the process is. Again, at the beginning so that we can create that level of certainty moving forward. Is it complicated? Absolutely.

Chairman McKiernan said and it increases the responsibility, our responsibility to proactively communicate so that somebody doesn't do what my constituent did, buy a building and then discover that the plan that he thought was workable was, in fact, not because it was inside one of those circles.

Mr. Hand said I had a call this morning with a developer who was looking into downtown KCK because they heard that there might be a historic district and wanted to know all the questions that you just asked. So, we are already starting to field some of these interests and we will continue to be proactive, as a staff, to go out into this community and make sure everyone knows. We contacted every property owner throughout this process. We will continue to go out and contact every property owner.

I've told my Historic Preservationist if this were to move forward, obviously, there's Parkwood, there's West Heights, there's all these other neighborhoods that we have to pay

attention to, but all of our districts currently are primarily residential. It's just a different animal than what this is. This will require our foremost attention.

Chairman McKiernan said okay. Other questions or comments?

Commissioner Davis said I would just say it's someone that is still fairly new to the community—when we hear a lot of people traveling outside of KCK where they're going to Chicago or LA or New York or wherever, they're not going to where the new money is; they're going to what makes those places unique. I know there's kind of larger conversations on details, but I don't want us to get away from the bigger picture that this can be absolutely historic for east of 635 which is something that we keep talking about. That this can spur development. That, yes, will lead to an increase in property value as would any improvement would do. So, I don't want us to get away from that. When we talk about who we're competing against, right? The Westports of the world or the Crossroads of the world. They have these elements of cool, right, that their cities have invested in. If we want that element of cool that's not the new money of the west but the old money that's here, right, and the rich history that's here, I think this is a phenomenal step to getting that done. With that being said, I will make a motion to approve.

Action: **Commissioner Davis made a motion to approve.**

Chairman McKiernan said thank you, Commissioner. There's a motion to approve and move forward to full Commission for review and vote. I will ask if there is a second in the room. Okay. Even when we get our second, we still have some additional questions and we still need to check for public comment.

Commissioner Burroughs said, Mr. Chairman, this is an actionable item this evening. **Chairman McKiernan** said that is correct. **Commissioner Burroughs** said if we were to vote not to put it on the consent calendar but take action and it wouldn't go on the consent calendar, it would allow the full Commission to hear the discussion that was shared with us this evening. **Chairman McKiernan** said yes. If we were to explicitly request that this be on Non-Consent, we could, as a body, do that. We need to amend our motion to do that, but we could do that. The other thing that

could happen is if it were unanimous here and on Consent, someone could explicitly pull it from Consent when the Mayor asks if there's any item that people want to come off Consent. So we have that option one of two ways.

Commissioner Burroughs said I raised that question because I do know that some of the Downtown Shareholders, the Chamber, and stuff raised questions. Have those questions been answered? I know in your schedule you had another meeting scheduled. Have those meetings occurred?

Mr. Hand said yes. We had a follow-up meeting with the KCK Chamber. We met at their board meeting. After that board meeting, they had a special meeting for all their members that they hosted for us about three weeks ago now. It was communicated to us at that meeting by the KCK Chamber Executive Director that he felt that a lot of the "fears" had been allayed by our presentations and questions and answers. I know there are still more questions and answers. I'm meeting Security Bank building this Thursday. We have another follow-up meeting with the Brotherhood Bank folks because they have a lot of interest in not just their building; they're looking beyond their building. So, we're talking to them about this district as well. We will continue to do outreach. I mean, you guys heard me say this a thousand times, you can never do enough outreach. I'm never going to stop doing outreach. So, I will continue to do outreach period.

Commissioner Burroughs said, Mr. Chairman, if I may. I think that's critically important because as Commissioner McKiernan talked about how important it is for us to continue to do that outreach and educate. What I would be hesitant to do is approve this unanimously here, goes on the consent calendar, then our colleagues are inundated with phone calls about what happened. I know it's on them to read the documents and do that, but I would just like to think that we're all on the same page. This is a task that puts more ability in the hands of our local unit to help guide development and not have to be waiting on fed and state to make a decision. Once they trust that you are meeting the criteria, you can do this within our own office.

Mr. Hand said yes, we plan to be proactive. I would say it was always staff's intent to give this presentation. We were thinking—I don't know what the mechanics are. I apologize, but we were thinking that this would be a presentation on the December 1st P&Z meeting. That's what we were anticipating at least.

Commissioner Burroughs said thank you, Mr. Chair. That's all the questions I have.

Chairman McKiernan said so now I would ask the Clerk if we did get any correspondence regarding this item. **Ms. Lott** said, Chairman, none were received.

Chairman McKiernan asked, is there anyone here in the room who'd like to offer comment on this item? Seeing no one coming forward, I'll ask if there's anyone who is joining us online who'd like to offer public comment on this item? I don't see any hands going up online.

Chairman McKiernan said we do have a motion before us that this be approved and moved forward to the full Commission. Is there a second?

Commissioner Townsend asked, does that include the provazo that it move forward to the Non-Consent? **Chairman McKiernan** said as currently presented by Commissioner Davis, no it does not. He could amend his motion if he so chose.

Action: **Commissioner Davis amended his previous motion to approve with the understanding that this item goes to the Non-Consent Agenda. That would be the November 17th full Commission meeting.**

Chairman McKiernan asked, would it be November 17th or would it be after that? **Ms. Lott** said the next one is November 17th. **Alan Howze, Assistant County Administrator**, said it wouldn't go immediately to the November 14th. I believe it would go to the December 1st. **Mr. Hand** said I defer to the Clerk. Obviously, I would prefer December 1st. It would give me more time to do ore outreach and continue these meetings.

Chairman McKiernan said while I appreciate that, we have over the last two months hacked Planning & Zoning meetings with other items and as you recall, we had a 12:45 AM adjournment at our most recent Planning & Zoning meeting. I don't think that actually does anybody any favors nor does it really lend itself to good decisions at 12:45 AM. So, regardless of when it moves forward, I would like to see us do a better job of agenda planning 101 so that we don't pack agendas that full and we can give everything the due consideration it deserves. My opinion.

Commissioner Townsend said point of clarification again. This is to move it to the Board of Commissioners meeting? **Chairman McKiernan** said that is correct. **Commissioner Townsend** asked, not the Planning Commission? **Chairman McKiernan** said it will go in parallel to the Planning Commission, correct? **Mr. Hand** said the CAO and the Mayor have asked us to not take it to the Planning Commission any longer and instead, go through the standing committee process. So, we're here at standing looking to go to the full Board of Commissioners as you see fit. **Chairman McKiernan** said okay. I'm losing track. Didn't I just hear you say that you were taking it to the Planning Commission? **Mr. Hand** said I said the full Commission P&Z. **Commissioner Townsend** said that's where I think the December date came in, but you're right. We've had long meetings, the full Board. **Chairman McKiernan** said that could be rectified in assembling the agenda. **Commissioner Townsend** said without reference to a date, I mean.

Action: **Commissioner Davis amended his previous motion to approve with the understanding that this item is on the Non-Consent Agenda of a full Commission meeting. Commissioner Townsend seconded the motion.**

Mr. Howze said there's a dissonance and, I guess, what I'm hearing, which is on one hand you're saying we need to manage the agenda and make it shorter. The other hand we're saying let's pull it off Consent onto Non-Consent, so there's going to spend an hour—this Commission is going to spend an hour on this topic at full Commission, which is okay. I'm just—that's how that gets put together, I guess.

Chairman McKiernan said I understand sooner is better than later for everything we do. Is there a deadline that if we don't make the deadline then this drops off the table or we are prevented from moving forward? **Mr. Hand** said so, we have missed the November deadline to submit to the National Park Service, so that's not a problem. It's no big deal. Our only deadline is really December 31st when Ms. Ammerman's contract ends and we no longer have her services to help us submit that. I would like to submit it to the National Park Service before December 31, 2022.

Mr. Howze said I received verification from counsel that because of the schedule of this meeting, December 1st would be the earliest normal Commission meeting that this agenda item, any item

from this meeting would go to. So, unless it was blue sheeted, it wouldn't show up on the November 17th agenda. Does that make sense?

Chairman McKiernan said it does, but it doesn't solve the agenda issue but we can solve that later. We can solve that later.

Mr. Hand said, Commissioner, I can work with the Interim CAO to see what's going on the P&Z meeting and do my best to clear the deck for you. **Chairman McKiernan** said that would be wonderful and in everyone's best interests. My opinion.

Commissioner Burroughs said I'm sorry I started some confusion in reference to consent calendar, non-consent calendar. If we're going to go to the December 1st meeting, that's plenty of time to communicate to our colleagues about the significance and importance of this. It gives the chance to reach out to our community leaders in reference to any questions they may have.

Mr. Chairman, if you want to move this on to the December 1st committee, I would make a motion, if I may, a substitute motion that we just—I'd just make a motion for approval based on the presentation this evening.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Davis, to approve.**

Chairman McKiernan said there is a motion and a second to approve and move forward to full Commission. **Commissioner Burroughs** said that way they can pull it off. **Chairman McKiernan** said with no further conversation and seeing no comments, roll call, please.

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

Item No. 3 – 212084...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.

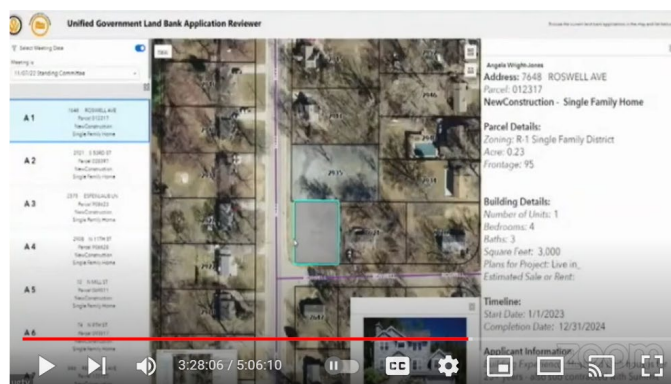
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Chairman McKiernan said I will recognize Mr. Jud Knapp, who is our Land Bank Manager. He will take us through a sizable list of option applications. Two things that I'll just tell the committee. I have told Mr. Knapp that where he deems it appropriate, he can group properties together and where he deems it appropriate, we can split properties out if he feels that they will need more discussion or potentially a separate vote. The other thing is just a reminder as much to myself as to everyone that we are approving option applications here, and that we are committing to starting a process. We're not necessarily committing to some sort of outcome, but just opening the process which can include all sorts of additional trips to UG staff and UG departments. So, with that, Mr. Knapp.

Jud Knapp, Land Bank Manager, said I have to say that I am thrilled that Mr. Hand is next to me because I don't know how many times I've got questions where I give you a blank stare, but now I'll just look at Mr. Hand. This could be the least stressed I've ever been sitting here. I'll stop wasting your time with that.

A. New Construction – Single-Family Homes – 25 Homes

1. Angela Wright-Jones – 1 home
7648 Roswell Ave. – 012317

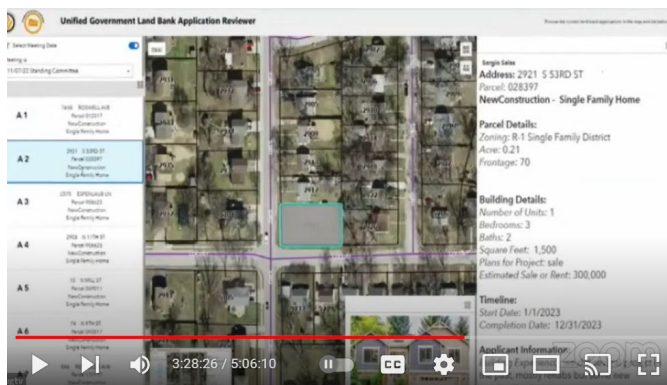


Mr. Knapp said our first application—oh, Mr. Hand is providing me with a ton of staff comments and those comments are for the applicants and they are very detailed. They go into the design of the house. So, if there is a design related thing, I'll say the staff comments were a design related thing. It's not necessarily a thing that will stop the build itself, but it's just they need to change their plan.

Chairman McKiernan said if I could just interrupt for just one second, that gets back to the comment I made. In most cases, if many, if not most cases, the Planning Department's comments are directed toward the applicant as they enter the option process, not necessarily to us to inform granting the option or not. So, that is a wonderful clarification for you to make for us and I thank you.

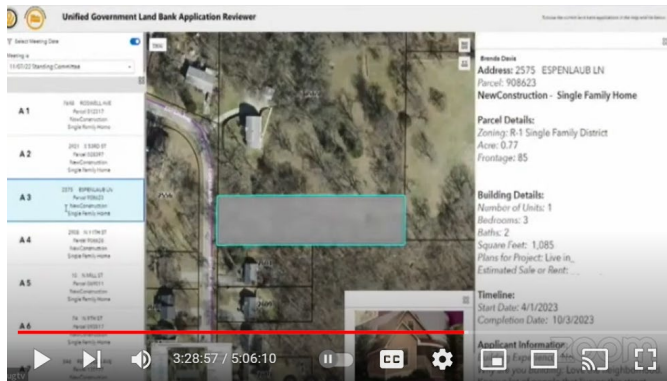
Mr. Knapp said our first one is A1. It is 7648 Roswell Ave. This applicant was in last month's where they had two offers on one property, but I got them to move their application to this lot. Staff comments were design related that the garage should face Roswell.

2. Sergio Salas – 1 home
2921 S. 53rd St. – 028397



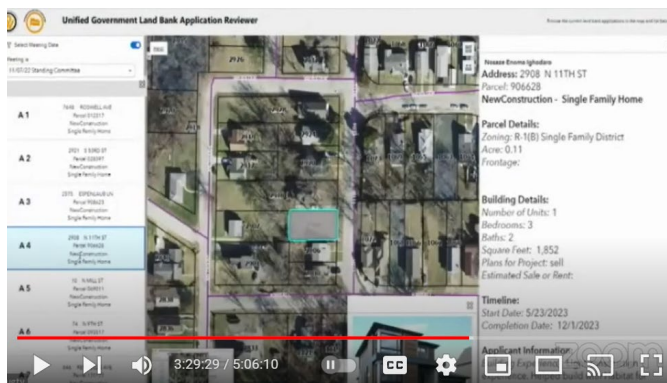
Next item is A2. This is 2921 S. 53rd St. The applicant has rehabbed properties in our Land Bank Rehab Program. The plan for this home is to sell it. No negative comments were received from staff or the Land Bank Advisory Board. Staff comments were all design related that the garage needs to face Locust.

3. Brenda Davis – 1 home
2575 Espenlaub Ln. – 908623



The next item is A3. It's 2575 Esplanade Ln. The applicant wants to build a home to live in and says they love the neighborhood and they know a lot of people on the street. The staff comments mentioned the parking requirement for R-1 zoning is two required off-street parking with one being covered. I shared this information with the applicant and they are going to build a detached garage with this application. That's an example of a staff comment.

4. Nosaze Enoma Ighodaro – 1 home 2908 N. 11th St. – 906628



The next application is A4. It's at 2908 N. 11th St. The application was from last month's double application section, but we just have one application for this lot now. Also from the last month's application, they had another single-family home that was approved at 2829 N. Bethany St. to live in. This application is to sell. This is in the Parkwood Historical District. So, the home pictured might not what is built after staff does the environs review for this application. The Land Bank Advisory Board had a comment that Groundworks supports the Parkwood Colony's decision and the neighborhood group gave me a comment that the Parkwood's next meeting is Tuesday, November 8th, so that is tomorrow. Unless somebody already commented, there won't be any comments about this application until the 8th.

All right. I will move on to A5. **Chairman McKiernan** asked, was this is where you wanted to just break the first section because 5 - 8 look like they are somewhat related to each other. So, I'll ask the committee if there are any comments or questions on A1 – A4?

Commissioner Townsend said, Mr. Knapp, I was a bit confused by your comments at No. 4 and what Parkwood was saying. I mean the Parkwood Colony waiting with a comment or what. **Mr. Knapp** said what their comment was, our neighborhood meeting is tomorrow and we won't have comments for this application by tonight.

Commissioner Townsend said okay. With regard to that one, well, how far in advance, though, was this given out to? Was there anybody at Parkwood or that neighborhood group that would have received notice of this before tonight, or how long ago did they first receive notice? **Mr. Knapp** said I try to send out notices about a month before this meeting. So, they've had around a month of notice of this meeting coming forward.

Commissioner Townsend said okay. For this one item, Mr. Chair, I would ask this is the house at 29 or application for the property 2908 N. 11th. I would ask that it'd be rolled over for one month so that Parkwood might give some comment. In the meantime, I'll get with them to see what is the delay with getting notice about these so they can give you comments more time because we don't really want to get into a bad habit but maybe there's something off here with the timing. So for this one time, I would move that this application just be rolled to the next meeting of this body.

Action: **Commissioner Townsend made a motion to roll this application over to the next meeting of this body.**

Chairman McKiernan said there's a motion to move A4 to our next meeting. Is there a second?

Action: **Commissioner Davis seconded the motion.**

Chairman McKiernan said given the fact that this is to hold it over and we will get additional information next month, I would ask for a roll call, please, on moving A4 to the next meeting of this group.

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

Chairman McKiernan said that leaves us with A1 – 3.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve option applications A1, 2, and 3.**

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

Chairman McKiernan said I will ask if we received any correspondence related to any of these three applications. **Ms. Lott** said none were received.

Chairman McKiernan said and I’ll ask if there’s anyone here in the room who’d like to offer comment on any of these applications. I’d ask if there’s anyone joining us online who’d like to offer comment on these three applications? **Ms. Lott** said, Chairman, no hands raised.

Chairman McKiernan said there’s been a motion and a second to approve as submitted. Roll call, please.

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

Chairman McKiernan said, Mr. Knapp, that takes us to A5 – A8, please.

5. David Rowe c/o Folks Capital, LLC – 2 homes
10 N. Mill St. – 069011
8H N. Mill St. – 069012
6. David Rowe c/o Folks Capital, LLC – 7 homes
74 N. 9th St. – 093517
70 N. 9th St. – 093519
68 N. 9th St. – 093520
64 N. 9th St. – 093521
60 N. 9th St. – 093523
56 N. 9th St. – 093524
52 N. 9th St. – 093525
7. David Rowe c/o Folks Capital, LLC – 3 homes
846 Reynolds Ave. – 120122
8. David Rowe c/o Folks Capital, LLC – 3 homes

654 Simpson Ave. – 120989
 650 Simpson Ave. – 121082
 648 Simpson Ave. – 120990

Mr. Knapp said oh, no. I don't know why I clicked that. **Chairman McKiernan** said okay. It's all right. I'm guessing at least some of the folks who I've been looking at this meeting are going to come and join us here in just a second. Just a guess. **Mr. Knapp** said I'm going to ask the Clerk if they could help me because I think I closed it out. That tiny little square, I hit it. I'll get started here, A5 – A8.

The address for A5 is 10 N. Mill St. and 8H N. Mill St. They are requesting 11 parcels in total. The applicants plan to use a model that builds affordable housing. This is a new building model. They're also working with the KCMO Land Bank on a similar project. The applicants are in person for this meeting to answer any of your questions, and they do have a presentation for you.

Chairman McKiernan said with the permission of the committee, I'd like to hear from the applicant and we can consider their presentation.



Evan Absher, CEO, Folks Capital, said I'm one of three co-founders of Folks Capital. Thank you everyone for having us and the opportunity to speak. For seven years I worked at the Kauffman Foundation. Before that, I worked for Mayor Sly James so I understand this process very well and I'm excited to talk about our project.

We're looking to acquire options on 13 parcels to pilot an investment model that allows residents to earn an appreciation for their property over time and then use that appreciation to purchase the property. They will purchase the property at an affordable rate which will allow them to own the home and build equity in the home which will result in wealth creation for individuals, return for investors, and ownership in the community.

This is an alternative where we have a policy background, and this alternative is something that we came to from a policy perspective of philanthropic perspective but we also know we've sat on many sides of the table when it comes to development and there has to be a return. If we are going to get housing built at scale, and if we are going to build wealth for individuals through housing, we have to figure out a way that developers, particularly black round developers from certain communities can earn a living, can repay investors, service debt, those types of things. So, we've figured out a model that we think works in that space and we're here to apply that in these 13 parcels.

The Challenge: Housing

Governments want good housing policy
 Developers want deals to pencil
 Residents want stability and to build wealth
 System misalignment frustrates these goals

Governments want good policy housing or housing policy developers need deals to pencil. We've always hear that term. It just doesn't pencil. Certainly getting harder in the last few months. Residents need stability but they need to build wealth. We can build affordable housing through programs like LITEC but we can't build wealth and we can't build ownership. That's really the difference of what we're proposing today. It's much like The Merc Co-op proposes ownership and community and this idea of co-governance of proposing similar ideas in their home ownership opportunities.

Neighborhood Equity Model

Participation	Investment	Period	Activity	Liquidity Event	Waterfall
Resident Lease Agreement	Pays Rent			→	Receives a Fractional Interest in Appreciation and can use it for a Down Payment or Receive Cash
Traditional Debt ~65% LTV	Receives Interest & Principal Payments			→	Receives Interest & Principal Payment
Traditional Equity ~15%	Receives Cash Distributions			→	Receives Competitive Rate of Return
Civic Equity ~20%	Defers Distributions of 4% Interest			→	Receives 2% Return (1/2 of 4% Interest)
Folks Capital Deal Origination & Structure	Receives 1/2 Deferred Civic Equity Distributions & Points Management Fee			→	N/A (Assists in Exit Management)

This is a detail of our model. We don't have to go through this right now, but you will have it for your reference. We have worked on this for the last several years with lawyers from Polsinelli.

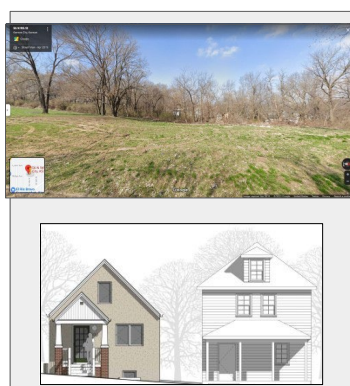
We have been grant funded to develop this model from Schmidt Futures, which is Eric Schmidt's Foundation. We have applied this in Austin. We are working on it in KCMO, and we hope to apply it here in Kansas City, KS, as well.



This is what everyone gets out of it. Currently with the current interest rates and cost of construction, we are projecting a total project cost of \$3M where residents earn \$26-\$30K in wealth that they can then put down on an affordable house that they will purchase. Those homes are roughly 1,400 square feet and 3 bedroom, 2 bath. The developers will earn a relatively competitive rate of return considering the current conditions of interest rates and construction costs, and cities will allow affordable housing to be built. Any contributions from the city in the form of land could be considered an investment. Our hope is to eventually develop something where city contributions, like land, can be returned as an investment to go back into further affordable housing.

Potential KCK Project

11 Units
 5 minutes to Slap's BBQ, Mockingbird Lounge, etc.
 \$273,000 cost per unit
 \$3 million total project cost
 Renters could earn up to \$26,000
 Residential option to purchase home at an affordable price
 Efficient, sustainable, buildings



This is a picture of one of the parcels. This is on 9th St. This is a set of contiguous parcels that run together. These are ideal for our construction method. I won't get into the construction method here unless you all really want to, but the home on the bottom is a home we designed with our

partners sitting behind me with Lykins neighborhood in Kansas City, MO. These homes are what is called insulated concrete form. They're poured on site and they're highly durable. They're hyper efficient. The utility costs are extremely low. The maintenance costs are very low. There is a premium for per square foot on the construction, but it amortizes over the life of the structure.

This design is something that we came up with the Lykins community, or my partner behind me did, when they engaged Lykins, but those buildings can look many different ways. Right now we're just using this model because it also, we believe, fits roughly with the character and infill that we find in Kansas City, KS, as well. These are just projections at this point.

Folks Capital Team



Evan Absher
Chief Executive Officer

Designed, created, and implemented national programs directing over \$120 million into cities to support entrepreneurship. Directly oversees a portfolio of over \$10 million at a large private foundation.



David Rowe
Chief of Staff

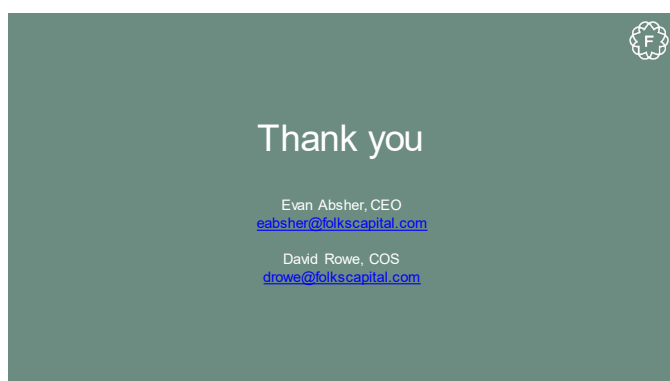
A veteran of smart cities and strategic planning projects, David knows how to break down the most complex ideas into manageable tasks that can be measured, updated, and executed in a timely fashion.



Bryan Wilson
Chief Innovation Officer

Drawing from experiences as an early-stage employee at an exited tech startup, a research role at MIT, and listed by law.com as one of eighteen millennials changing the face of legaltech, Bryan's unique insights make the future possible.

This is the team. Here are my co-founders. They're good dudes. That's probably all we need to know at this point.



Thank you. We understand that housing from a policy perspective. Our team has worked in philanthropy and city government and policy for our entire careers. Housing is a wealth building and economic agencies are the goals that we have set for ourselves. This is an urgent issue. It is a desperate issue for many people and it's going to get more desperate. So, as we work through

our model, the thing I want us all to keep in mind is we are meeting that sense of desperation and need with creativity and a sense of urgency. We know that real estate unfortunately is very limited. It's how much do you build for and how much can you rent it for. Those numbers very rarely make sense for affordable housing. So, the reason why our model is somewhat creative, and I'll put it that way. Some may say complicated because you have to get creative and complicated and complexed when you're trying to solve for how do we build something. How do we build wealth and ownership in communities but also generate a return because that return is then going to entice further development for the community that we're trying to build homes for.

So, with that, I'll leave it up for any questions, comments, or concerns you all might have; and we're excited for the opportunity to get the options on the parcels.

Chairman McKiernan said we are similarly excited to have you here and when you follow through on affordable housing, we will be very grateful and our residents will benefit. These properties that you are proposing to acquire and build on are in a commission district that Commissioner Burroughs and I share. I'm in-district; he's at-large. I know all of these properties very well and affordable housing would be a home run on all of these.

Now I know we sometimes get into the semantics of what's affordable because affordable means different things for people of different means. So, we'll probably want to get into that at some point.

Chairman McKiernan said you have, for example, I'm looking on S. 9th, well, no. Let me look on 10 N. Mill St. That's currently platted as two separate parcels. There used to be two different homes on that. Would you combine and re-split those? Would you respect the plat lines that are there? Would that be one house or two?

Mr. Absher said we've gotten comments from staff on that parcel to abide by the original plat so that will likely be two, as I understand it. **Chairman McKiernan** said one narrow and one large. **Mr. Absher** asked, Director Hand, do you have, I mean, you might not remember the parcel.

Mr. Hand said the one on Mill, there's a couple of different ways you could cut that as you see fit. I think we were trying to discourage the need to do a replat thereby honoring the underlying plats but, again, you can have multiple plats on a single parcel. We're getting into

semantics about what the plot plan, what's the plot, what's the parcel, and all that stuff. But, yeah, we just thought it was big enough it could be much more than just one project.

Chairman McKiernan said so, the bottom line is you're going to figure it all out. You're going to make magic happen and then we're going to have houses.

Mr. Absher said what I will say the advantage of this process is, with the option as opposed to other land banks that will go unnamed here in public view is, the option is a legal interest. I'm a lawyer by training, so forgive me, is enough of a legal interest to say I have site control and go raise funds and begin pre-development work, go onto the plot and figure some of these things out. We've reviewed them with our construction partners and community partners and we have kind of done a rough estimate that if it's this way or that way, we can still figure it out, but the details of what that would look like, will be easier once we get the parcel options. We can go on the land. We can figure out—one of the parcels, and I forget which one off the top of my head, may require a retaining wall. Those types of things we can't really figure out until we get an option and start raising pre-development dollars to exercise, which is I why the option process is so advantageous.

Chairman McKiernan said Commissioner Davis has been facilitating a review of Land Bank policy and procedure and as a function of that, we've been doing some listening sessions in the community. Your very model actually was something that I was asked about two meetings ago. Couldn't we do this if it's a Land Bank parcel then this happens. Then I saw your application and I went, oh, there it is. So thank you for bringing that. My only final comment would be, please don't do what somebody else who is building ICF did and that is come and scrape the dirt for a little while and then just leave. Leave weeds that are now as tall as me. Please don't do that.

Mr. Absher said I promise we will not do that.

Chairman McKiernan said all right. Comments or questions from the committee?

Commissioner Davis said I'm super excited that you all are here. My day job I have actually worked a little bit with the Lykins neighborhood. So, for those of us that do not know, can you all explain a, what they're doing, which I think is amazing in Kansas City, MO; and b, how you see KCK and the potential for replication with some tweaks?

Mr. Absher said so, Lykins neighborhood is beyond sort of our partnership with them is doing a lot of actually different things. They have a neighborhood association that is run by a gentleman called Greg Lombardi and he's done a fantastic job of bringing sort of insider knowledge. He worked for Leo Western Legal Aid for a long time and used homesteading authority to acquire parcels and rehabbed them. The Lykins neighborhood has engaged in experiments in many different models, ours, others as well, mixed-income, neighborhood trust, community land trust, there are all of these different models.

I think the opportunity for Kansas City, KS, is to also be a place of experimentation and understanding. I think the thing that Lykins has done very well that Kansas City, KS, could also do is sort of acting as a broker between these models and the neighborhoods and the communities.

I can speak for ourselves and the other folks doing that is, it is our intent to engage the community as much as possible and present them with options and give them the voice and input in this process. We have learned through community engagement, we have not engaged them yet and here is why. We've learned in the past that if you engage a community too early and the opportunity fizzles, that's an opportunity cost. You've destroyed some little trust and momentum. That has been done too many communities far too often.

We hope to get these parcels under options so that we can go to the community and say these are the parcels we have under option knowing that the option is more easily than holding title changeable. So, if they have input on different parcels or something, we can come back to staff and make suggestions after that. But that's something that I really look forward in the process of Kansas City, KS.

What we have found is in Lykins and other communities is that when you say you're going to own this or at least have the option to purchase this parcel, it makes the rest of what we say feel like it matters a lot more and we're being much more authentic in the piece of community engagement because it means they're going to be the owners. So, this really does mean something.

Commissioner Davis said well, thank you so much for that and thank you for coming to us because we do need some of these innovative models to come across the river because we have a lot of land and a lot of opportunity. We also have the need for affordable housing.

Commissioner Davis said my last question here. As I understand your model, it's a kind of rent to own. Do I understand that correctly?

Mr. Absher said yeah. That is a common question. So, the thing I want to—I'll get into a few more details on our model. It is different than rent to own because rent to own can often be an all or nothing pernicious sort of trap, right, which is renting to own it and if you fail at any point in time, you lose all of that you've built up and there are moral hazards involved with rent to own.

Our model is distinctly different from that to avoid that issue. One is every month you pay rent, you earn a pro rata interest and depreciation. That is portable meaning if you move away, you keep it. So, there is no issue there. Second of all, it's not rent to own in the sense of you have an option to purchase it and you can use your accrued interest to make that purchase and you will purchase at a purchase price that is affordable to you with equity built in; or you can choose, as a family, if you think it's best to cash out and just receive the cash equivalent of your accrued interest. There's no forcing mechanism so, therefore, there's no incentive to push you out because in the end, you've earned your pro rata interest and you're going to earn either cash equivalent or the right to purchase your home. So, that's the difference between us and a rent to own model.

There are other benefits that I can go into, but it just sort of changes the economic incentive for while the person is living there.

Commissioner Davis said I have way more questions, but that's beyond the purview of tonight. Thank you so much.

Chairman McKiernan asked, any other comments or questions from the committee? As a matter of fact, what you just described was exactly what was proposed to me at our listening session a couple of weeks ago.

Mr. Absher asked, was it a guy named Kevin Bapsher? Looked like me with a mustache on. **Chairman McKiernan** said it was not. It was not at all.

Chairman McKiernan said if there are no more comments or questions, is there a motion on these applications.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Davis, to approve.**

Chairman McKiernan said we have a motion and a second to approve A5 – A8 as submitted.

Chairman McKiernan said I'll ask the Clerk if we received any correspondence related to these applications? **Ms. Lott** said none were received.

Chairman McKiernan said I'll ask if there's anyone here present who'd like to comment on these applications? I see no one coming forward. I'll ask if there's anyone joining us online who'd like to make a comment on these applications? **Ms. Lott** said no hands raised. **Chairman McKiernan** said see no hands.

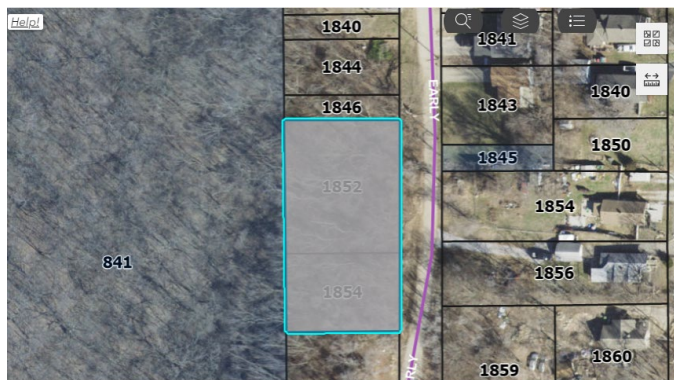
Chairman McKiernan said there's been a motion and a second. Roll call, please.

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

Chairman McKiernan said thank you. We look forward to progress.

Chairman McKiernan said, Mr. Knapp, I'll turn this back over to you.

9. Emilio Garcia – 1 home
 1845 S. Early St. – 155040
 1854 S. Early St. – 155051
 1852 S. Early St. – 155050



Help

1840
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Land Bank Application Address*

1852 S EARLY ST, KANSAS CITY, 66103

Are you in support or opposition of the project?



Mr. Knapp said so, we're going to move to A9. There is a change from our agenda on this one. The applicant removed 1845 S. Early St. That was across the street. It was over here. That was a mistake that it got added. So, it's just asking for two lots now instead of three. The total frontage of the two lots is 200 feet. The plan is to build a smaller home to retire in. This will be a container home and our residential code would require a design professional to be involved in the process. It would need a foundation and it would need a storm shelter. I think we can stop at this one because the next one's going to be...

Chairman McKiernan said so it's safe to say here that this is one where that option is likely going to come into play because there will be many hurdles to be crossed before this would be constructed. Am I correct? **Mr. Knapp** said that is correct.

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

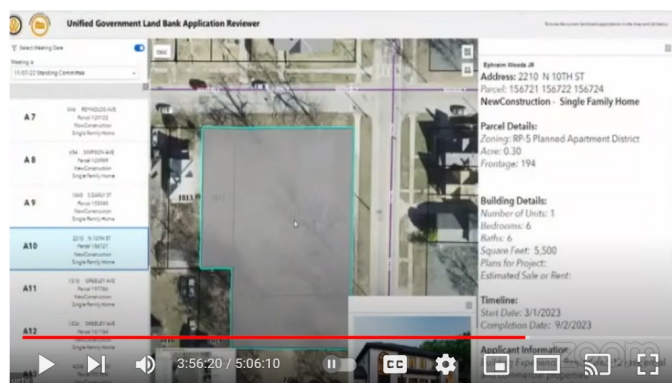
Commissioner Townsend asked, so this is for a container home to be built? **Mr. Knapp** said that is correct, Commissioner. **Commissioner Townsend** said okay. Well, not my district, but I know in the past, we've tended to shy away from that. Was there any other option that the applicant discussed beside a container home? **Mr. Knapp** said that is the only option I received. **Commissioner Townsend** said okay. Thank you.

Chairman McKiernan asked, any other comments or questions? Is there a motion on this item? I do not hear a motion. I'll just ask one more time to clarify. Is there a motion on this item? Item A9 does not move forward for lack of a motion.

Action: **Item A9 did not move forward for lack of a motion.**

Chairman McKiernan said that takes us to A10.

10. Ephraim Woods, Jr. – 1 home
 - 2210 N. 10th St. – 156721
 - 2204 N. 10th St. – 156722
 - 1011 Waverly Ave. – 156724



Mr. Knapp said A10, we saw this one last month and it was held over. The Land Bank comments on this one was the applicants are requesting three lots to build one home. The staff comments were the provided picture would require several variances which would require a public meeting. Another staff comment was we should keep 1011 Waverly and 2200 N. 10th St. for future infill development, just leaving one lot there. Land Bank Advisory Board, Groundworks, I had a comment that they were opposed to this application. The house will not match the area. There is no neighborhood group in this area. Just so you know, the house is estimated to be 5,500 square feet, 6 bed and 6 baths. That would conclude my item.

Chairman McKiernan said, committee, we have seen this item before. I'd ask if there's any additional comments or questions on this item?

Commissioner Townsend said, Mr. Chair, so point of clarification. Of these three, only the 2204 N. 10th what remains or—tell me again, please, what was the situation with 2210 N. 10th? **Mr. Knapp** said 2210 is the bigger lot of the three so the staff comment was the smaller lots could be held for future infill development and not to grant all three lots.

Commissioner Townsend asked, so which two was staff recommending could be held for infill development? **Mr. Knapp** said 1011 Waverly and 2200 N. 10th St. **Commissioner Townsend** said okay leaving by default 2204 N. 10th.

Mr. Hand said, Commissioner, I would add by reducing the size of the parcel to develop, you would increase the constraints and, therefore, the size of the project as well. So, if the issue was neighborhood character because it's a big house, it's going to be a smaller house by necessity if it's just a single parcel instead of all three. It'll still probably be a bigger house but, again, we

have a picture and last month they gave us a different picture. We don't really know what they're proposing. **Commissioner Townsend** said okay. Thank you.

Chairman McKiernan asked, any other comments or questions? Hearing none, I'd ask if there's a motion on A10? I don't hear a motion. I'll ask just one more time just to clarify. Is there a motion on A10? There is no motion from the committee on A10. That item does not move forward for lack of a motion.

Action: **Item A10 did not move forward for lack of a motion.**

Chairman McKiernan said that takes us to A11 and 12. I notice that's the same applicant. Mr. Knapp.

- 11. Giovanna Frame – 1 home
1318 Greeley Ave. – 157786
- 12. Giovanna Frame – 1 home
1326 Greeley Ave. – 157784

Mr. Knapp said I believe the applicant is here with us tonight. The first one, A11, is 1318 Greeley. A11 and A12 were held from last month's meeting for the neighborhood group's comments. I have not directly received any comments from the neighborhood group. The applicant wants to build two homes to live in. The staff comments were design related that they will need a narrow lot review, and the Land Bank Advisory Board had the missing equitable development comment. I did get some clarification of that what that was from last meeting and a quote was, a development that gives the resources and opportunities that neighborhood residents need so their quality of life is equal to the more affluent census tracts. That's the explanation I got when I needed a little more clarification on what missing equitable development component was.

Mr. Knapp said A12 is at 1326 Greeley Ave. It's the exact same house picture, exact same build.

Chairman McKiernan asked, comments or questions from the committee? Again, we could direct those to the applicant if we so chose.

Commissioner Townsend said I had asked that this would be held over from last month to this month in order to give the applicant Ms. Frame and the neighborhood group closest to this area that operates in this area, OCP, an opportunity to talk with each other so the neighborhood group could understand what the applicant was seeking.

I did talk with the president of the group and they do support the application understanding that this is just as you said earlier at the beginning of the process, the OCP neighborhood group does want to encourage building of single-family homes. They do have some questions that were at a level of detail, not really before us now, but I think they have a better understanding and so they are supportive. OCP is supportive of the application.

Chairman McKiernan asked, any other comments or questions or the applicant? I certainly appreciate you being here and appreciate you sticking it out with us until this hour. Hearing no other comments or questions, is there a motion on these two items?

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve the applications for 1318 Greeley Ave. and 1326 Greeley Ave.**

Chairman McKiernan said we have a motion and a second to approve Items A11 and A 12?

Chairman McKiernan said I'll ask the Clerk if we received any comment regarding these applications. **Mr. Lott** said none were received.

Chairman McKiernan said I'll ask if there's—Ms. Frame, if you'd like to make a comment to the committee you are certainly welcome to do so at this time, but it's not required.

I'll ask if there's anyone online who'd like to comment on these two applications? **Ms. Lott** said, Chairman, no hands are raised. **Chairman McKiernan** said no hands.

Chairman McKiernan said there's been a motion and a second to approve A11 and A12 as submitted. Roll call, please.

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

Chairman McKiernan said, Ms. Frame, thank you so much. We look forward to seeing your homes.

Chairman McKiernan said that takes us further to at least A13. Mr. Knapp, I'll turn it back to you.

13. La'Pourchea McConico – 1 home
4208 N. 79th St. – 931504

Mr. Knapp said A13 is 4208 N. 79th St. This application is for a single-family home. This lot may be unbuildable due to a water line that runs through the middle of this property. Also, there's a creek that runs through this property which might make it hard for a septic system, so this lot may be unbuildable. I have shared this comment with the applicant and they still want to progress with the option to try to build on this lot.

Chairman McKiernan said I will just say for the benefit of the committee, the applicant is with us online. So, if there are questions, the applicant would be available to answer those.

Anything else, Mr. Knapp, on this one? **Mr. Knapp** said that is it, Commissioner.

Chairman McKiernan asked, comments or questions from the committee? I would just say that given the fact that this is an option and given the fact that the applicant knows all of the potential challenges going in up front, I personally wouldn't have any problem with granting the option knowing that it would all need to be resolved before construction. **Mr. Knapp** said right.

Chairman McKiernan said having said that, I'll motion that we approve A13 as submitted.

Action: **Chairman McKiernan made a motion, seconded by Commissioner Davis, to approve A13 as submitted.**

Chairman McKiernan said there's a motion and a second to approve A13 as submitted.

Chairman McKiernan said I'll ask the Clerk if we received any correspondence related to this item. **Ms. Lott** said none were received. **Chairman McKiernan** said we didn't.

I'll ask if there's anyone here in the room. There isn't. I'll ask if there's anyone joining us online who'd like to make a comment on this particular application. **Ms. Lott** said there are no hands raised. **Chairman McKiernan** said I don't see any hands.

Chairman McKiernan said so, with a motion and a second, roll call on A13.

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

Chairman McKiernan said thank you. A13 has been approved. That takes us to A14, Mr. Knapp.

14. John and Laurie Tomelleri – 1 home
2792 Linden Dr. – 149816

Mr. Knapp said A14 is at 2729 Linden Dr. It's to build a single-family home, but last month, we also seen another similar—the applicant got approved for a house around 7th & Central. They grew up in 7th & Central and they wanted to live there, but they also want to build this house too. I was kind of unclear of why they wanted both applications because this lot is on a hill, but there is a tiny little spot where they can build that same house. I thought I wanted to break it out to make sure that they're building two homes to live in they say.

Chairman McKiernan said well, certainly we have granted options to people who take multiple lots and build multiple dwellings and may not live in any of them, so I'm not sure that I'm really upset with the fact that it's the same applicant for two different lots and two different houses provided that the houses are built. **Mr. Knapp** said right. I just wanted to make sure that you knew that.

Chairman McKiernan said I'm glad you clarified that because I recognized the name from last month and I wondered if they had maybe given that one back and wanted a different one. **Mr. Knapp** said we actually signed the option with them last week. **Chairman McKiernan** said I love the fact that they're looking to try another one.

Chairman McKiernan asked, any other comments or questions from the committee? In that case I will make a motion that we approve A14 as submitted understanding, again, it is an option that opens the door.

Action: **Chairman McKiernan made a motion, seconded by Commissioner Davis, to approve A14 as submitted.**

Chairman McKiernan said there's a motion and a second to approve A14 as submitted.

Chairman McKiernan said I'll ask the Clerk if we received any correspondence related to A14? **Ms. Lott** said, Chairman, none were received. **Chairman McKiernan** said we did not.

I'll ask if there's anyone online if you'd like to comment on A14, Linden Dr. **Ms. Lott** said there are no hands raised. **Chairman McKiernan** said there are none.

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

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

Chairman McKiernan said, Mr. Knapp, the final of our single-family homes.

15. Kim Vaughn – 1 home
1936 N. 4th St. – 109825

Mr. Knapp said yes. This item is A15. It is 1936 N. 4th St. This application is for a pre-constructed single-family home. The home would have to be placed on a permanent foundation and require a storm shelter. This lot would also require a narrow lot review that may change the home's design.

The Land Bank Advisory Board did have a comment that the Fowler Park neighborhood group, that is not an official neighborhood group with our Livable Neighborhoods so they would technically not get notice of this happening—they said I should contact them. I have yet to get a contact information. I haven't got information to contact them yet.

Chairman McKiernan said I'll answer questions from the committee. Mr. Knapp, is Franklin the nearest cross-street on that? **Mr. Knapp** said yes, Franklin. **Chairman McKiernan** said 4th & Franklin. **Mr. Knapp** said it is north of Parallel.

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

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

Chairman McKiernan said I'll just ask if there's been any correspondence on A15, N. 4th St. **Ms. Lott** said none were received.

Chairman McKiernan said I'll ask if there's anyone online who'd like to offer comment on A15, N. 4th St. **Ms. Lott** said, Chairman, there are no hands raised. **Chairman McKiernan** said no hands are raised.

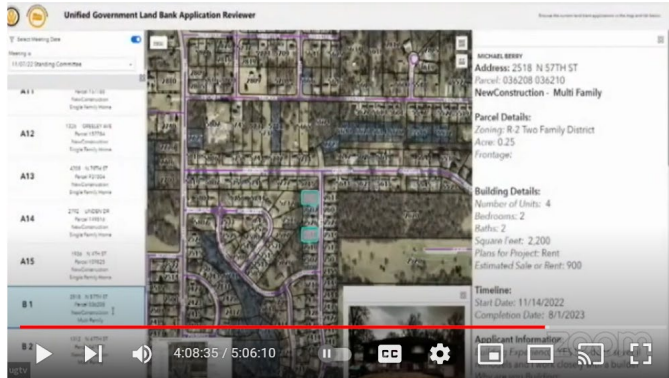
Chairman McKiernan said there's a motion and a second. Roll call, please.

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

Chairman McKiernan said, Mr. Knapp, take us into the B section, please.

B. Multi-Family – 12 units total

1. Michael Berry – 4 Units
2518 N. 57th St. – 036208
2610 N. 57th St. – 036211



Mr. Knapp said B1 is a request. It is at 2518 N. 57th St. and 2610 N. 57th St. This request is to build on two lots, two duplexes. The plan for the duplexes are to rent for \$900 per month. The only staff comment that we received was it needs to go through the Development Review Committee. That completes this item, Commissioner.

Chairman McKiernan said, Mr. Knapp, remind me, what's the current zoning here? Is it zoned R-2? **Mr. Knapp** said yes. **Chairman McKiernan** said, so this matches existing zoning. There would just be some additional steps they need to go through as a function of this.

Chairman McKiernan asked, any comments or questions from the committee? I'd ask if there's a motion on B1?

Action: Commissioner Davis made a motion, seconded by Commissioner Townsend, to approve.

Chairman McKiernan said there's a motion and a second to approve B1 as submitted.

Chairman McKiernan said I'll ask the Clerk if we had any correspondence regarding this application, N. 57th St. **Ms. Lott** said none were received. **Chairman McKiernan** said none were received.

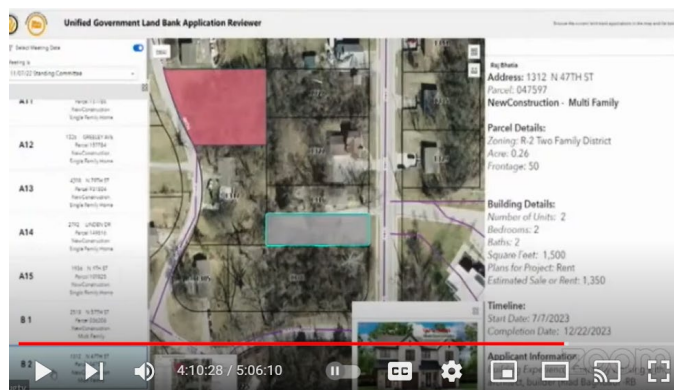
I'll asked if there's anyone online who'd like to comment on this application for N. 57th St. **Ms. Lott** said showing no hands raised. **Chairman McKiernan** said no hands are raised.

Chairman McKiernan said there's been a motion and a second. Roll call, please.

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

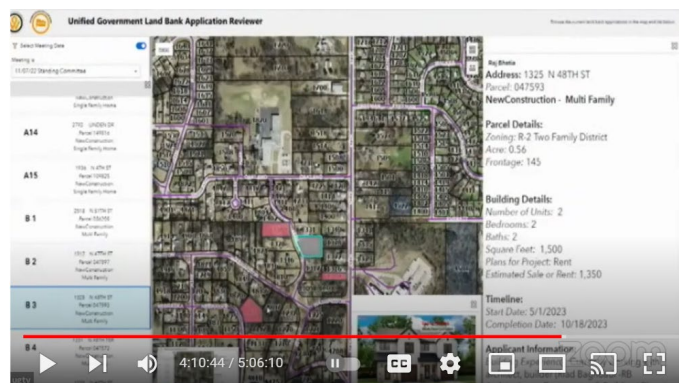
Chairman McKiernan said, Mr. Knapp, I assume B2 – B5 are going to be considered together because they are the same applicant. **Mr. Knapp** said yes, Commissioner. **Chairman McKiernan** said great. I will say for the benefit of the committee that the applicant is with us online and would be available to answer questions if needed.

2. Raj Bhatia – 2 units
1312 N. 47th St. – 047597
3. Raj Bhatia – 2 units
1325 N. 48th St. – 047593
4. Raj Bhatia – 2 units
1231 N. 48th Ter. – 047572
5. Raj Bhatia – 2 units
1338 N. 48th St. – 047500



Mr. Knapp said I have to start by saying B2 at 1312 N. 47th St., the applicant removed this application because of a staff comment that he would need a variance because of the frontage is only 50 feet to build a duplex. So, we’re going to remove B2.

Action: B2, application for 1312 N. 47th St., was withdrawn by the applicant.



Mr. Knapp said so that leaves us with B3 – B5. They’re all in the same general area. There’s one here, here, and here. One is 1325 N. 48th St. B4 is 1231 N. 48th Ter., and B5 is 1338 N. 48th St. They’re building three duplexes on three lots. It does match the zoning for all three lots of R-2. The only staff comment we received is that they need to go through the Development Review Committee. That concludes my comments, Commissioner.

Chairman McKiernan asked, comments or questions from the committee?

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

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

Chairman McKiernan said I’ll just ask if we received any comments regarding these items? I’ll ask if there’s anyone who’s joining us online who’d like to comment on these applications on N. 48th St. **Ms. Lott** said there are no hands raised.

Chairman McKiernan said there’s been a motion and a second to approve B3 – B5 as submitted. Roll call, please.

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

Chairman McKiernan said that takes us to the C group, Mr. Knapp.

C. Commercial – 3

1. Gus Martin - Auto shop
1234 Minnesota Ave. - 80865
1239 Minnesota Ave. – 080884

Mr. Knapp said this is C1 and it's for 1234 Minnesota Ave. and 1239 Minnesota Ave. This item was held over from last month. They plan to use one parcel to build their auto repair shop at 1234 Minnesota Ave. and they requested another lot across the street to build a parking lot for an auto repair shop at 1239 Minnesota Ave. We received some comments about the amount of auto repair shops on Minnesota Ave., so the main concern was the number of cars in the area.

Our Land Bank Advisory Board comments from the Downtown Shareholders was the project doesn't spark much joy but the concerns about parking for vehicles and both applications are well founded. I don't see 1239 Minnesota developing on its own, so while I don't like the surface parking, it may be the best current use for the property. That concludes my comments.

Chairman McKiernan said I have done some additional discussions of these two items. I agree with the comment from the Downtown Shareholders. We probably could do better but we're not currently. So, provided that this applicant would go through the process, adhere to any requirements and build in such a way that they pass inspection, I would have no problem with these two. I'm not convinced the applicant is going to get what they want out of 1239, but I'm willing to let them go through the process.

Chairman McKiernan asked, any other comments or questions?

Action: **Chairman McKiernan made a motion, seconded by Commissioner Townsend, to approve as submitted.**

Chairman McKiernan said there's been a motion and a second to approve C1 as submitted.

Chairman McKiernan said I'll ask the Clerk if we received any correspondence regarding this item. **Ms. Lott** said none were received.

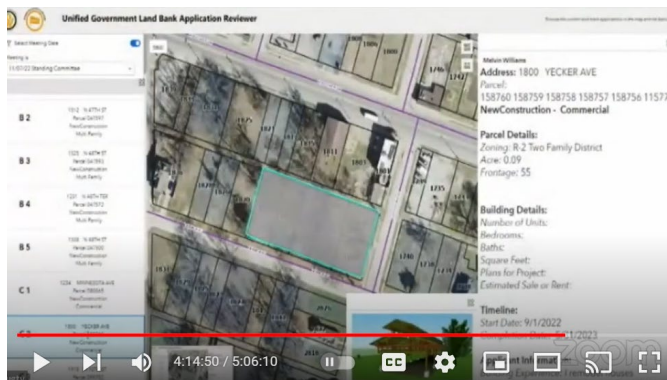
Chairman McKiernan said I'll ask if there's anyone online who'd like to comment on 1234 and 1239 Minnesota Ave. **Ms. Lott** said, Chairman, there are no hands raised. **Chairman McKiernan** said no hands raised.

Chairman McKiernan said roll call, please, on C1.

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

Chairman McKiernan said C2, Mr. Knapp.

2. Melvin Williams – Farmers' Market
 1800 Yecker Ave. - 158760
 2836 Hiawatha – 158759
 1806 Yecker Ave. – 158758
 1810 Yecker Ave. - 158757
 1816 Yecker Ave. - 158756
 1818 Yecker Ave. – 115779



Mr. Knapp said Item C2 is requesting six lots to build a farmers' market. The Land Bank hasn't received a comment from the OCP neighborhood group. To build the farmers' markets on these parcels would require a public meeting through Planning for any zoning changes and variances needed.

The Land Bank Advisory Board, Groundworks, said they will support the OCP neighborhood decision, however, traffic and residential neighborhood environmental causes concern especially if infill housing is desired. That concludes my item, Commissioner.

Chairman McKiernan said I will say I'm not sure how traffic here would be any greater than there would be if infill housing were, in fact, developed on that. So, I'm not sure that's a compelling argument for me, but I'll ask if there's comments or questions from the committee.

Commissioner Townsend said these six items were ones that I also asked to be held over from last month's meeting of this body to this month in order to give the applicant, Mr. Melvin Williams, and the OCP neighborhood group, in which these lots lie, an opportunity to discuss it. I talked with Mr. Williams and gave him information on how to contact the president of the OCP group. As of today, the president says she has not heard or the group has not heard from Mr. Williams. That group is adamantly opposed to the proposed project because of its nature. They see it as too commercial for the residential area in which these lots are found.

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

Commissioner Burroughs said, Mr. Chairman, help me with my memory here. If we put properties in for a farmers' market or community garden, there's a certain criteria that if a future development comes in, we're only leasing the land to them. So, any improvements they make, we can ask that those improvements be taken out and take the land back if there's a development that proposes to go on it. Didn't we have that policy in place?

Chairman McKiernan said I believe we did, but I thought that the option was to replace that to give a little bit more certainty to anyone who acquired a property that they would have longer term control of it. Correct me if I'm wrong, Mr. Knapp.

Mr. Knap said we did have a lease program, but you couldn't build on it. I think what you're thinking about is the hold areas were replaced by options.

Commissioner Burroughs said, well, I'm trying to look at this if these separate lots are buildable. If I remember, there was somebody talking about bringing a portable shed in and setting it down to store equipment on the community garden area and we had—or if they wanted to run water to it, that we had the option of stating you won't recover those costs should we have an offer to come in and build on the property. That stuff has to come off.

Wendy Green, Assistant Counsel, said we did have that. That was under our lease for gardens program or just a lease a lot where we did have if we get a developer that wants to come

in, that we give them notice, hey, you have to finish this growing season and then we need the lot back. They were not allowed to put any physical structure on it. This would be completely different. This isn't under our garden lease program. This is the actual option agreement. They're going to build that structure or improvement, if you will, on it and it would be theirs after they did everything that they were supposed to do to make sure that they could go through with the building, so that would be completely different.

Commissioner Burroughs said thank you for that clarification.

Commissioner Townsend said Mr. Williams' intention was not to lease but to make this a permanent purchase and structure to build on it. Ultimately, he mentioned he would like to have it enclosed long term. So, his intention was to make this a permanent structure even though that shows, I guess, the fledgling stages. Again, OCP was adamantly against it.

Chairman McKiernan said I have to say from my perspective, and this goes to the effort that Commissioner Davis is leading right here, I mean, we say that all seven of these are buildable and yet, we're considering giving them up not to be built on in terms of a residential structure and yet, we tell people that they can't do a side yard extension because it's buildable. I'm having a little bit of trouble reconciling how we're going to make the decision to effectively grant a side yard extension and keep all of these—I mean, there'd be a structure of some sort, but there won't be a residential structure built on any of these. So, I don't know. I'm having a hard time figuring this one out in my brain.

Commissioner Townsend said, well, I'm just not sure how the extension argument applies particularly to this application, I guess.

Chairman McKiernan said, I guess, well, I mean there won't be a structure there. There won't be a residential structure built on any of these, and we have denied side yard extensions because they won't build a residential structure on it and we've deemed the lots buildable. So, in that case, the guy's been cutting the yard next door to him for 20 years. We tell him no, you can't have that because it's buildable and yet, here we're giving away 7 buildable lots and we won't be getting residential structures out of that.

Commissioner Townsend said, well, that's if you give them away. **Chairman McKiernan** said that's what is applied for. That's what's proposed.

Commissioner Townsend said right. Yeah, you're right. If you give them away, then that's the end of that story, but keep hope alive. That's what OCP is doing by saying they do not think it would be...

Chairman McKiernan said I think it would be consistent with our previous policy discussions and our previous decisions if we were to maintain that these are buildable and that residential structures should go on them. **Commissioner Townsend** said and that is OCP's position.

Commissioner Davis said and I'll also say this is shown for R-2. That's the other part of this so it's not even zoned for this particular activity. I agree in this particular case that this is not a good fit.

Chairman McKiernan said so, I would ask the committee if there is a motion for C2. Not hearing a motion. I'll just ask to clarify. Is there a motion for C2? Item C2 does not move forward for lack of a motion.

Action: Item C2 did not move forward for lack of a motion.

Chairman McKiernan said that takes us to C3.

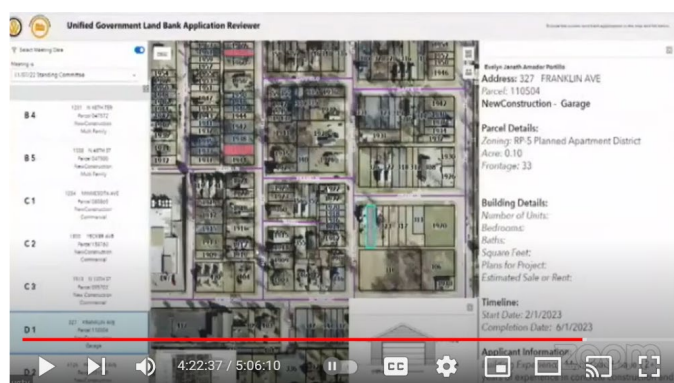
3. Eddie Guinn – Gas Station/Mini Mart
 - 1915 N. 10th St. – 095702
 - 1909 N. 10th St. – 095703
 - 936 Troup Ave. – 154089
 - 941 Parallel Pkwy. – 154087
 - 939 Parallel Pkwy. – 154086
 - 937 Parallel Pkwy. – 154085
 - 928 Troup Ave. – 154094
 - 920 Troup Ave. - 154092
 - Would also include 5 UG-owned lots

Mr. Knapp said, Commissioner, as I was sitting waiting for this meeting to start, I got an email from the applicant that said that they were removing their application for the gas station at 10th & Parallel. **Chairman McKiernan** said C3 was removing. **Mr. Knapp** said yes. **Chairman McKiernan** said thank you very much. I appreciate that. Committee, we will simply strike that item from the agenda and move to the D group, garages.

Action: C3 was removed from the agenda per the applicant.

D. Garages – 4

1. Evelyn Janeth Amador Portillo
327 Franklin Ave. – 110504



Mr. Knapp said the first one is D1 at 327 Franklin Ave. We've all seen this application before for this garage. When it came the first time, this home had stickers on it from Code Enforcement. It was just purchased by the new owner and they are in the process of rehabbing the house. They tore the house down clear down to the foundation and now they're building the house up now.



This is what it looks like today. It's vastly different from the picture I showed you like one year ago. I believe the recommendation I had was if they rehabbed the house, come back and we'll see about the garage. So, this is them coming back to see if they can get the garage.

Chairman McKiernan asked, comments or questions?

Commissioner Townsend said I did drive by the house and there has been a vast improvement from the last time. I think the address for that house is 329 that you see there. To the left of it, which is the subject of the lot that they're applying for, you could tell at one time that there was gravel, I mean, there's still like gravel, concrete, or driveway was there. The house to the, I guess that would be east of that, looks like it's been recently rehabbed also. Based on all the circumstances, I would move to give them the driveway, the application.

Action: **Commissioner Townsend made a motion to approve.**

Chairman McKiernan said there's a motion to approve D1 as submitted.

Action: **Commissioner Davis seconded the motion.**

Chairman McKiernan said there's a motion and a second. Any other comments or questions from the committee?

Chairman McKiernan said I'll ask the Clerk if we received any correspondence related to Franklin Ave. **Ms. Lott** said there were none received.

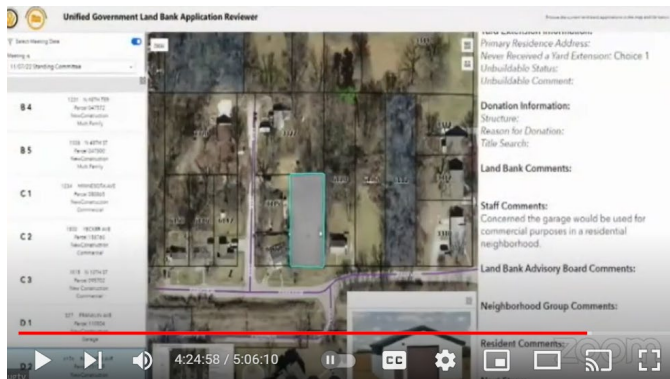
Chairman McKiernan said I'll ask if there's anyone online who'd like to comment on Franklin Ave., D1. **Ms. Lott** said there are no hands raised.

Chairman McKiernan said roll call, please, on D1.

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

Chairman McKiernan said D2, Mr. Knapp. I would point out that I do believe the applicant for D2 is online with us if the committee has any questions.

2. Jamie Marquez
6126 Parkview Ave. – 031739



Mr. Knapp said, Commissioner, D2 is at 6126 Parkview Ave. It's to build a garage. The staff comments we received about this was concern the garage would be used for commercial purposes in a residential neighborhood. This is because they own a rehab company, I believe. So, I reached out to the applicants and I said are you going to use it as your commercial storage and they said they just need space to store items because their current house doesn't have a basement and the garage will not be used for commercial vehicles.

Chairman McKiernan said, Mr. Knapp, if you could clarify, where does the applicant live? **Mr. Knapp** said he lives at 6120, so he lives just east of there. **Chairman McKiernan** said just to the east, okay. Thank you.

Chairman McKiernan asked, comments or questions from the committee?

Commissioner Townsend said I went by this place today. I wasn't sure because there were so many vacant lots there, which one was which. You asked the question and I asked where does the applicant live. Do they live on that street on Parkview? **Mr. Knapp** said yes. They live at 6120, right next to it.

Commissioner Townsend said okay. The thing that I thought was unique about this is when you turn off of 61st onto Parkview, it's very narrow. It's a dead-end, which would make it

difficult to park anywhere on there. So, I could see the request from a resident there for space to build off-street parking. There are about maybe five more houses to the end of the block before it dead-ends to the west.

Mr. Knapp, you mentioned something about a concern that this is going to be used for commercial purposes. What did the applicant say? **Mr. Knapp** said he said that they would not use it for commercial purposes. Their house doesn't have a basement and they just need additional storage.

Commissioner Townsend asked, so this is going to be a garage? **Mr. Knapp** said yes. **Commissioner Townsend** asked, did they say two car, three car? **Mr. Knapp** said a two-car garage. **Commissioner Townsend** said well, based on what I saw and the circumstances unique to this, I would move for approval.

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

Chairman McKiernan said there's been a motion and a second to approve as submitted. We'll have to hold our vote for just a moment, please. But in the meantime, I'll ask the Clerk if we received any correspondence related to this item. **Ms. Lott** said none were received.

Chairman McKiernan said I'll ask if there's anyone online who would like to offer comment on this application. **Ms. Lott** said, Chairman, there are no hands raised. **Chairman McKiernan** said the applicant has just raised a hand. If you would give us your name and city of residence for the record, and you'll have up to three minutes to make your comments regarding this application.

Jamie Marquez said I live at 6120, right next to the 6126 Parkview that we're talking about. I was there earlier, but I had to leave. I had to come pick up my kid. We don't have any storage in this house. We just moved in. It doesn't have a basement. It doesn't have any garage. I have my Christmas decorations in my living room. I don't really like parking my cars outside. So, I'd like it to use it for storage and park my cars. I do have my own business. I only mention that because I can build. I have experience. I'm licensed in Kansas. I'm insured. I wanted to provide that information that I could build my own garage. Thank you.

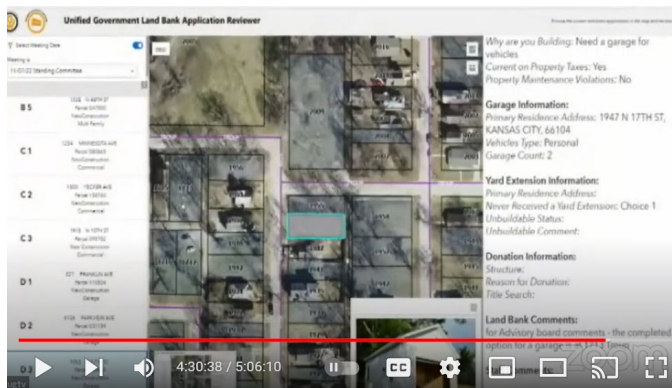
Chairman McKiernan said very good. Thank you very much. Mr. Marquez, I did see you here earlier this evening. We appreciate you sticking with us as long as you could in person, and we appreciate you sticking with us here online as well.

Chairman McKiernan said so, there's been a motion and a second to approve this item as submitted with some other comments. Roll call, please.

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

Chairman McKiernan said thank you. That item has been approved. That takes us to D3.

3. Jessica Moreno
1953 N. 17th St. – 102028

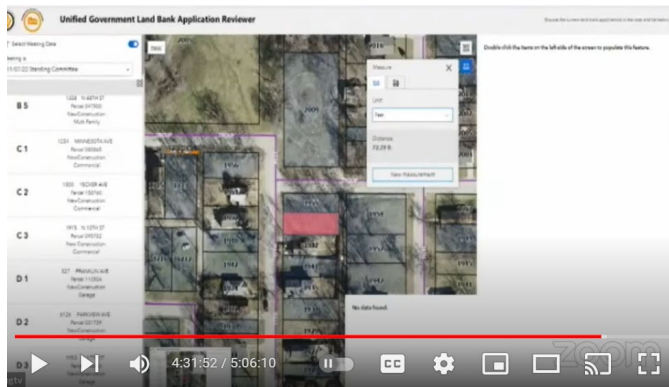


Mr. Knapp said D3 is at 1953 N. 17th St. It's for a two-car garage, again. The applicant's primary residence address is 1947 N. 17th St., so it's the home just to the south of the requested lot. The Land Bank Advisory Board had a comment because there was another very close application at 1713 Troup over here that was actually completed option where they're building a garage. They basically just asked if this application is denied, what is different from 1713 Troup. That concludes my...

Chairman McKiernan asked, comments or questions from the committee?

Commissioner Burroughs asked, what's the size frontage on that lot? **Mr. Knapp** said 40 feet.

Commissioner Burroughs asked, and what was the frontage on the other one?



Mr. Knapp said I have a handy-dandy measuring tool. **Commissioner Burroughs** said I was just curious if the size of the lot—the size of that lot is quite large compared to the one that we’re looking at now. **Mr. Knapp** said dang it. **Commissioner Burroughs** said it’s really not that important. I just wanted to bring to the attention that the lot that you talked about that was approved in the past...**Mr. Knapp** said that lot is 72 feet frontage. **Commissioner Burroughs** asked, and we did allow a garage to go on there? **Mr. Knapp** said we did. **Commissioner Burroughs** said wow. **Mr. Knapp** said they actually completed their option and they have a building permit. **Commissioner Burroughs** said in light of that, I’ll move for approval.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to approve.**

Commissioner Townsend said I drove by that house as well. It’s kind of in a wooded area. If the other one was in that area and larger, I would move to approve on the circumstances on this one.

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

Chairman McKiernan said just to cover our basis, I’ll ask if we received any correspondence related to this application. **Ms. Lott** said none were received.

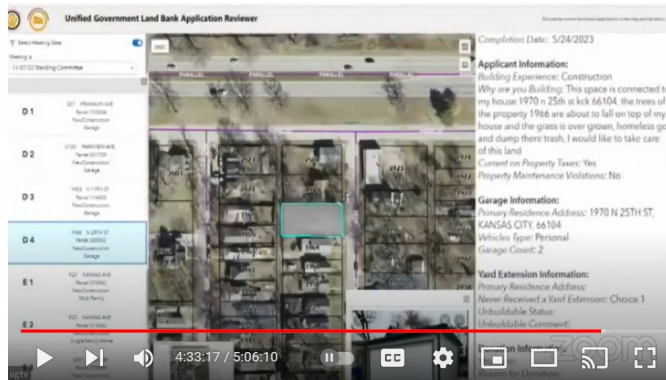
Chairman McKiernan said I’ll ask if there’s anyone joining us online who’d like to comment on the N. 17th application. **Ms. Lott** said there are no hands raised.

Chairman McKiernan said thank you very much. Roll call, please.

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

Chairman McKiernan D4, Mr. Knapp.

4. Zaira Judith Munoz
1966 N. 25th St. – 208302



Mr. Knapp said D4 is at 1966 N. 25th St. They live at 1970 N. 25th St., so that’s just to the north of this lot that’s requested. The staff comment we got is that they can build on their own lot that they currently own in the back because they have alley access, and it has to have alley access from the rear. That completes my comments for this project.

Chairman McKiernan asked, comments or questions from the committee?

Commissioner Townsend said, Mr. Knapp, you said the applicant lives where? **Mr. Knapp** said 1970, so just the one to the north.

Commissioner Townsend said okay. I went by that one too. I don’t know how they get to the alley back there. **Mr. Knapp** said there is an alley. I do see like driveways in the back. **Commissioner Townsend** said, and they want a garage. This one is a bit more perplexing because if it’s the house I think it is, 1970, it’s relatively new. New concrete driveway up there, so I’m not sure about that one.

Commissioner Burroughs said in looking at the layout, the fact that they have room in their own backyard, that it is a buildable lot, the frontage on that is quite significant, I would move for denial.

Action: **Commissioner Burroughs made a motion to deny.**

Chairman McKiernan said there's been a motion to deny the request as submitted.

Action: **Commissioner Townsend seconded the motion.**

Chairman McKiernan said there is a second, so there's a motion and a second to deny the application as submitted.

Chairman McKiernan said I'll ask the Clerk if we received any correspondence related to N. 25th. **Ms. Lott** said none were received.

Chairman McKiernan said I'll ask if there's anyone joining us online who'd like to comment? **Ms. Lott** said yes. The applicant has their hand raised, Zaira.

Chairman McKiernan said to the person online, if you would give us your name and city of residence for the record, and you'll have up to three minutes to make your comments.

Zaira Munoz said I just purchased my home I would say about two months ago. I didn't see that that lot that I'm trying to purchase had a lot of trees almost falling on top of the house. If you drive by the house, one of the trees is almost like on top of the house. What we're trying to do is just clean up the lot and build at least a three-car garage so we can have like at least something clean, something decent for us to park. Not just that, so we can have like—I know next door there's always like a lot of homeless and they're always dumping trash. The grass is overgrown. So, basically, we're just trying to take care of the land.

Chairman McKiernan said thank you very much. Any other comments or questions from the committee or the applicant?

Commissioner Davis asked, have you all, and this has been said that you all could build a garage at the back or the rear of your home. Has that been considered?

Ms. Munoz said yeah, so, basically that's what we're trying to do. If we get the land, we would like to do first a garage. Maybe later on when we get more money or anything, we can build like a little tiny home for my daughter; she's 10. So by the time she's 15, she can have her

own little house. As of right now, we basically—our main thing is cutting down those trees. There's a lot of trees. Like they're almost falling on top of the house and they're basically enough almost basically they're on top of the house. If you drive by there, I didn't—whenever I was trying to purchase the house, it was a rainy day and I didn't see there were a lot of trees or otherwise I wouldn't get this property. We've seen that there's a lot of homeless there. People always dump their trash and we're trying to keep it clean. That's basically one of the most reasons why we're trying to purchase the house, I mean, the property.

Commissioner Davis said thank you. Very good.

Chairman McKiernan said this, to me, is another example of what we have encountered very frequently. We've talked about this before, someone who would like to see the lot taken care of and it may or may not exceed our capacity for care at this point in time.

Commissioner Townsend asked, Ms. Munoz, are you still connected? **Chairman McKiernan** said I believe we still have her. **Ms. Munoz** said I'm here, ma'am. **Commissioner Townsend** said good evening. Is your house the house that is on 25th St., the most northerly house before you hit, it's not Parallel, but that side street?

Ms. Munoz said so my house is basically the one that you mentioned, the one that has the brand new concrete, 1970. It's a grey one. **Commissioner Townsend** said okay. **Ms. Munoz** said a ranch type of style. It's a little home..

Commissioner Townsend said okay. Well, I did observe that there was a lot of wooded area there. Might I suggest this, if I could withdraw my second, give the committee an opportunity if they so choose to look at this, and consider it again next month. Can we do that?

Ms. Green said yeah, yeah, of course.

Action: **Commissioner Townsend withdrew her second to the motion.**

Commissioner Burroughs said I'll withdraw my motion if there's an opportunity for us to continue to dialogue in reference to the ability to build a garage. I'd like to have a report from the city as to why that area has been left so derelict and if we're monitoring it or if there's any signage out front that says no dumping. If we're going to have these properties that are sitting and

encouraging this type of activity, then I believe we, as a government, have some responsibility to ensure that we've taken measures to ensure the safety of the residents that have properties adjoining it.

Action: Commissioner Burroughs withdrew his previous motion for denial.

Commissioner Townsend said I appreciate that, Commissioner Burroughs, because we all want to give each applicant fair and due consideration, but it would give, like I said, the members of the committee an opportunity, if they so choose, to take a bird's-eye view of it and just reconsider.

To the applicant, no guarantee, but we would just continue to consider this if that's acceptable to the committee.

Chairman McKiernan said so, the motion and the second for denial have both been withdrawn. The floor is open for a motion.

Action: Commissioner Townsend made a motion, seconded by Commissioner Davis, to hold this item over to the next monthly meeting of this committee for reconsideration at that time.

Chairman McKiernan said so, Ms. Munoz, the committee is holding this item for a period of one month to allow some additional investigation and potentially communication with you. There's been a motion and a second to hold. Roll call, please.

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

Chairman McKiernan said so, we will follow-up with Ms. Munoz, we'll follow-up on this property, and then hear the item again next month.

Chairman McKiernan said I believe that takes us into section E. **Mr. Knapp** said yes, Commissioner. This is the section for multiple applications for the same parcel.

E. Multiple Applications for the same parcels - 5

1. Sumey Rabie – Multi Family – 2 Units
923 Kansas Ave. – 073042
2. Hamdi Al Sammarraie – Single-Family Home
923 Kansas Ave. – 073042

Mr. Knapp said E1 and 2 are for the same parcel at 923 Kansas Ave. E1 is for a duplex on the lot. That does meet the current zoning of R-2(b). E2 is for a single-family home that also meets the zoning. Item E1 was the application that was submitted first.

Chairman McKiernan said my personal opinion, given the fact that it meets the zoning and was first submitted, I would be inclined to grant that application and I will so move.

Action: **Chairman McKiernan made a motion to accept the application submitted as E1. Commissioner Townsend said second for the same similar reasons.**

Commissioner Townsend said that was the question I was going to ask Mr. Knapp. In any of these situations, their ranking as to what came first, or who came first, so on those facts.. **Chairman McKiernan** said especially given the fact that it doesn't require any rezoning to move forward as the applicant intends.

Chairman McKiernan asked, any comments or questions from the committee? So, the motion is to approve E1, which would then not approve E2.

Chairman McKiernan said I'll ask the Clerk if we received any correspondence related to either of the applications on Kansas Ave. **Ms. Lott** said, Chairman, none were received.

Chairman McKiernan said and I'll ask if there's anyone online who'd like to comment on the applications for Kansas Ave. **Ms. Lott** said there are no hands raised. **Chairman McKiernan** said there is one now. So, we have someone online who is labeled Gina. If you would give your name and city of residence for the record. You'll have up to three minutes to make your comment regarding these applications.

Gina Julian, Olathe, KS, said I do have deep roots in Wyandotte County. I represent actually E2 in this particular situation who also did apply but he also applied for multifamily, not single family. I'm not sure how it came out that way. So anyway, just throwing it out there. He is very interested in the property. If there's a different property, he would also be interested in that.

Chairman McKiernan said thank you very much. I think that does open up—I would still go back to the fact that given the fact that they now both qualify for that lot, which they did, I would still take the one that was submitted first, but it opens an opportunity for us, Mr. Knapp, that the applicant E2 would be interested in other properties. If we could make that connection, we might have another application to deal with next month or some month after that.

So, I appreciate the information on that. We'll stick with the motion and the application for E1, and we will see if we can find some additional connections for the applicant E2.

Chairman McKiernan said roll call, please.

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

Chairman McKiernan said yes, we certainly have a couple of properties still available in the Land Bank and I bet we could make a connection here. All right, Item E3, please. Well, I guess it's 3, 4, and 5.

3. Bennett Petermann – 1 home
3501 Lust Dr. – 079409
4. Primitivo Soto – 1 home
3501 Lust Dr. – 079409
3530 Lust Dr. - 079439
3510 Lust Dr. – 079403
5. Tynetta Howard – 1 home
3501 Lust Dr. – 079409



Mr. Knapp said Items E3, 4, and 5 are for address 3501 Lust Dr. All applications are for single-family homes. E4 was the only one that wanted like all three lots at the first time. Then I said there's multiple applications for these lots, can we give one lot to each person and E4 said they would build a home on all three of them. E3 and E5 just want this lot. They just want the 3501 lot to build a home.



There's a picture of the home there.

Here's E5 picture of the home they want to build. (The picture was not available.) E5 was the one that submitted the application first.

Chairman McKiernan asked, comments or questions from the committee?

Commissioner Townsend said in light of the applicant under E5 being first to submit for the 3501, I would move to approve that application. **Chairman McKiernan** said based on that same reasoning, I would second that motion

Action: **Commissioner Townsend made a motion, seconded by Chairman McKiernan, to approve E5.**

Chairman McKiernan said that would then take care of the 3501 parcel leaving two parcels that another applicant has also applied for. So, what I'd ask the committee is let's deal with E5, which I guess would knock out E3 as well.

Chairman McKiernan said I'll ask if there's any additional comments or questions from the committee. Seeing none, I'll ask the Clerk if we received any correspondence related to 3501 Lust Dr. **Ms. Lott** said there were none received. **Chairman McKiernan** said we did not.

Chairman McKiernan said I'll ask if there's anyone with us online who'd like to offer comment on 3501 Lust Dr. Seeing no hands raised.

Chairman McKiernan said the motion is to approve E5 as submitted. Roll call, please.

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

Chairman McKiernan said, Mr. Knapp, you'll follow up with E3 then. And then, I guess, the question for the committee is how to proceed on E4 understanding that 3501 is off the table. There are still two other parcels up for consideration. **Mr. Knapp** said will do.

Commissioner Townsend said I think Mr. Knapp was going to say—it was my understanding from what Mr. Knapp said that the applicant wanted all three so, I guess, I would recommend we go back and see if they still want the two or they're not interested any longer since 3501 is no longer available.

Mr. Knapp said the 3501 lot is one that everybody really wanted. **Chairman McKiernan** said okay.

Commissioner Townsend said, again, the applicant E4, did they say if they can't get 3501, they don't want the other two as well? That's the pending issue. **Mr. Knapp** said I will find out and if they want them, you'll see them next month. **Commissioner Townsend** said thank you. **Chairman McKiernan** said very good. Thank you.

Chairman McKiernan said that takes us into Item 4, which are property transfers. It looks like we have three groups of them. **Mr. Knapp** said yes, Commissioner.

Item No. 4 – 212085...LAND BANK PROPERTY TRANSFERS

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

Please visit the new site to review the applications below.

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

PT A Property Transfers - 3

1. Kansas City, Kansas Housing Authority – Property Transfer
1257 Ray Ave. – 067550
2. Toma's Silua – Property Transfer
1960 H N. 4th St. – 109899
3. Unified Government – Property Transfer
4600 Orville Ave. – 420000

Mr. Knapp said the first group of three is property transfers. I think I could do these all three at once. The first one is a request to transfer property from the Land Bank to the correct owner, the Housing Authority of Kansas City, KS. This property currently has apartments on this parcel.

PT A2, if you zoom in really close here, we could see this house. It's cut in half by the Land Bank lot. This property was recently sold to the applicant and was unaware of the Land Bank parcel that owned half the house. He went to Building Inspections to get a permit to rehab this house and Building Inspections told him that he didn't own the entire house and only half of it. This set off a flurry of emails that went through and we found out that this property has been like this for decades. The staff recommendation was that we do a property transfer and sell him the property for dollars.

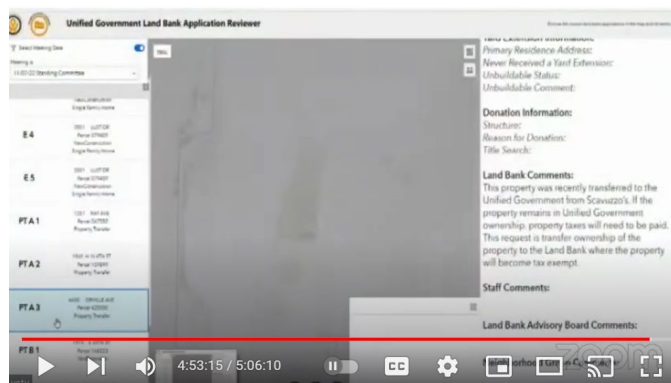
Chairman McKiernan asked, can I just ask a naïve question? How does this not get resolved in the function of buying and selling the property?

Ms. Green said I will tell you from experiences, what happened was one person owned both parcels and it was either a title error where the title company did not use the correct legal description not realizing there were two parcels involved, or they sold the one and thought they sold both but did not and then no taxes got paid on it. It went into a tax sale and then it ended up in the Land Bank. If the same owner owned that other parcel for years and years and years, it would never have been discovered until somebody finally did. **Chairman McKiernan** said finally did, wow.

Ms. Green said because we see lots of property transfers in this county. A quit claim deed which goes through a title search. **Chairman McKiernan** said all right, then. There you go.

Commissioner Burroughs asked, Chairman, did we go through one of those here in Argentine about three or four years ago on Ruby? It seems like there was a home that was dealing with the same issue. **Chairman McKiernan** said you're right. It wasn't on Ruby but it was like a block off. Yes. **Ms. Green** said most likely.

Chairman McKiernan said all right. So, that's A2 and then PT A3.



Mr. Knapp said this property was recently transferred to the Unified Government from Scavuzzo's. This is the Indian Springs property. If the property remains in the Unified Government ownership, property taxes will need to be paid. This request is a transfer ownership of the property to the Land Bank where the property will become tax-exempt. This transfer will not affect any future development in this area.

Chairman McKiernan said all right. The PT A group property transfers. Comments, questions?

Commissioner Townsend said just for clarification, No. 1, we're transferring what? From the Housing Authority to the Land Bank or what? **Mr. Knapp** said no. The Land Bank currently owns the property that the Housing Authority has their building on. So, the request is to transfer it to the correct owner, the Housing Authority.

Action: **Commissioner Townsend made a motion to approve PT A1.**

Chairman McKiernan asked, would you consider A2 and A3 part of that motion?

Commissioner Townsend said I would have some more questions before I could do that. So, I can go ahead and ask them. All right, for No. 2, again, this is a transfer from whom to whom or from whom to what? **Mr. Knapp** said this would be transferred from the Land Bank to the person that bought the house where he thought he was buying the entire house, but only actually bought half of it.

Commissioner Townsend said okay. And then No. 3 is? **Mr. Knapp** said the Unified Government currently owns the property and this transfer would be to the Land Bank so the Unified Government doesn't have to pay taxes on the property. **Commissioner Townsend** said okay. All right. They're not all the same but, yes.

Action: **Commissioner Townsend amended her motion to approve the transfers identified PT A1, 2, and 3. Commissioner Davis seconded the motion.**

Commissioner Davis said for the former Indian Springs site, the 4601, I know it says that the UG currently owns it. Is that also in the Land Bank or is that just a different type of ownership? How do we own 4601?

Ms. Green said I'll chime in on this one. So, when Scavuzzo's decided that they were not going to develop the land any longer, we didn't renew their development agreement, rather than having to go through a lengthy suit to try to get the land back, they did the nice thing and deeded it right back over to the Unified Government and so that's why the Unified Government owns it

now. Unless we're using it for an exempt purpose, which we are not, it's going to start collecting taxes. So, the better option would be to hold it in the Land Bank while we wait to see if anybody else wants to develop it.

Commissioner Davis said I guess my question is, so for 4601, is that also part of this deal? **Ms. Green** said so as of right now, it is not. It most likely will come back next month. **Commissioner Davis** said okay. Gotcha. So, it was two. Okay. Thank you so much.

Chairman McKiernan said so, we have a motion and a second to approve PT A1, 2, and 3 as submitted. Roll call, please.

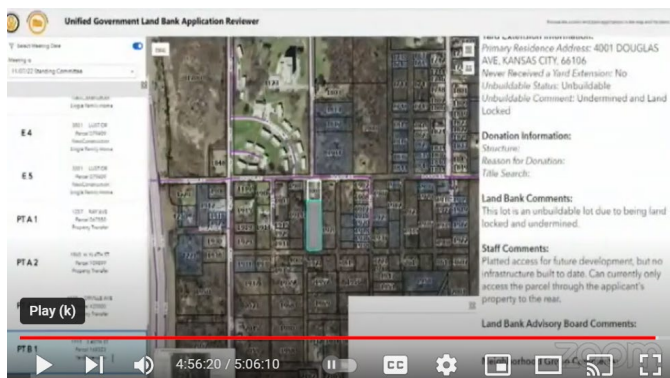
Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said PT B group.

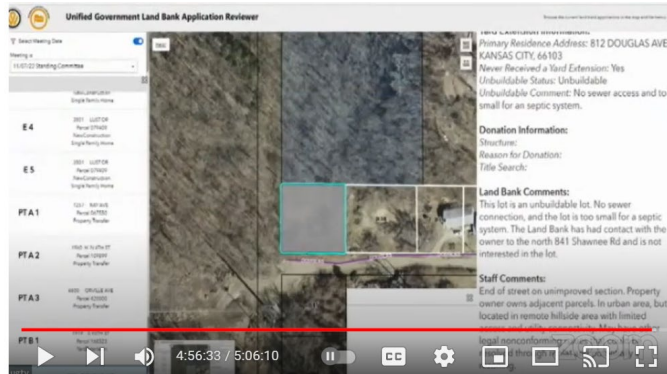
PT B Yard Extensions - 2

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

Mr. Knapp said this group is yard extensions.



No. 1 is at 1919 S. 40th St. This is landlocked and undermined so it is an unbuildable parcel.



The next one is PT B2. It is at 850 Douglas Ave. It is also unbuildable. There's no sewer and it's too small for a septic. I did have previous comments of this lot that was right next to it. It was a previous yard extension. It was, but this house sold to a new owner, so it's actually a new owner now.

Chairman McKiernan asked, comments or questions or a motion on PT B1 and B2?

Action: Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve both of these as submitted.

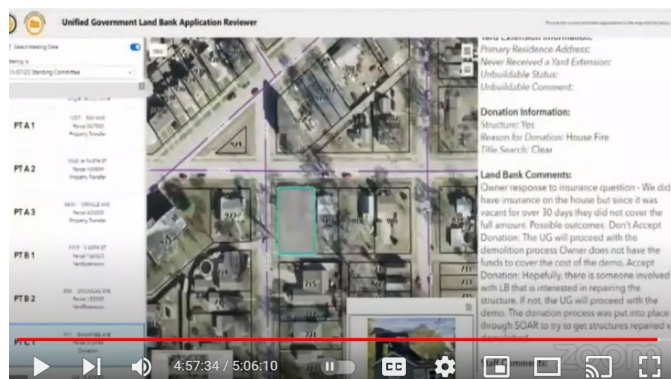
Chairman McKiernan said there's a motion and a second to approve these property transfers as submitted. Roll call, please.

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

Chairman McKiernan said that takes us to the final group, PT C.

PT C Donations – 4

1. Carmen Villarreal
917 Shawnee Ave. – 072946



Mr. Knapp said so, this home caught on fire. You can see a picture of it down here in the corner. The roof is missing off of it. We had a question about did the insurance pay for it. The response was we did have insurance but the house since it was vacant for 30 days, it did not cover the full amount and they don't have enough money to demo the house. So, I give you some possible outcomes for this lot. We don't accept the donation. The UG will more than likely proceed with the demolition process since the owner doesn't have funds to cover the demo. If we accepted the donation, hopefully, there's someone involved in our Land Bank Rehab Program interested in repairing the structure. If not, the UG will proceed with the demo.

This donation process was put into place because of SOAR to try to get structures repaired and not demolished.

Chairman McKiernan said I'll just share my continuing frustration that people are perfectly willing to walk away and saddle us with the burden. Us, as a community, with the burden of picking up after their mess. I think we all know where this is going to go. If we say no, this person, if they act like many have before, will simply walk away and that structure will create blight and will create neighborhood problems, and we will eventually have to abate it and take ownership of it. That is really frustrating, but I think that's the way it's going to go.

Commissioner Burroughs asked, did you say they had insurance on the home, but it's not enough to replace and repair the home? **Mr. Knapp** said that is correct. I asked if they had insurance and they said they did, but since it was vacant for 30 days, there wasn't enough money to cover.

Commissioner Burroughs said so this would be my question to Legal. Thank you, Jud. My question to Legal is, I thought on the state side, if they had homeowners insurance, 20% of the

insurance funds were set aside just for incidents just like this so that the local units of government weren't held hostage on situations like this. Do we know if that's still the case?

Ms. Green said there is that provision, but I would have to see what happens for us to apply for that.

Commissioner Burroughs said I'm not—I'm with you, Mr. Chairman. I just soon take them to court and put a rock on their settlement to ensure that we get the proper amount of money to remedy the situation to either raze the home or do whatever. I'm not about to accept the piece of property that somebody wants to walk away from because "they didn't get enough money out of their insurance." That wasn't on our action; it was on theirs. That's just my statement, Mr. Chairman. **Chairman McKiernan** said completely agree, Commissioner Burroughs.

Chairman McKiernan asked, so, is there a motion out of this? I think what I'm hearing is a desire for some additional investigation as to avenues for the Unified Government to be compensated somewhat from insurance proceeds, if there are any, as a function of taking this property.

Commissioner Burroughs said and, Mr. Chairman, I think this is going to be a prerequisite to the incident we have sitting on Minnesota Ave. also in reference to what's going to happen with that building because we can't let that building sit unattended that has been under fire right there at 6th & Minnesota. I would hope that Legal could come back. So, Mr. Chairman, I would just state, if you need a motion, I hold this over for another month till we get additional information, but do not accept the property until we have more information.

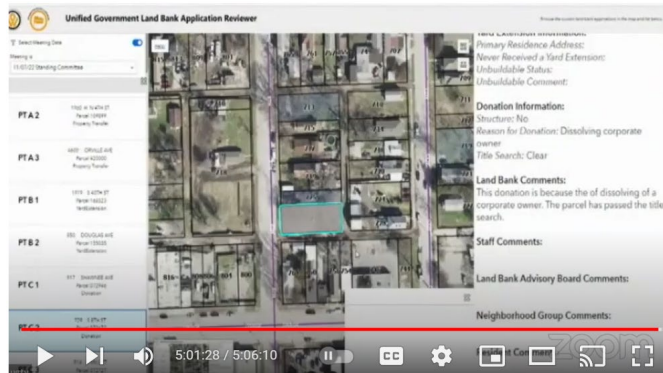
Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to hold this item for another month for additional information.**

Chairman McKiernan said there we go. A motion and second to hold for the period of one month so that we can do some additional investigation. Roll call on PT C1, please.

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

Chairman McKiernan said I believe C2 and C3 are the same applicant. **Mr. Knapp** said they are.

2. John L. Peterson
729 S. 8th St. – 073672
3. John L. Peterson
914 S. Mill St. – 072727



Mr. Knapp said what's happening here, the donation is because they're dissolving a corporate owner. The title search for both of them came back clear so they don't owe any taxes or anything, or there's no mortgages on the properties. The address for PT C2 is 729 S. 8th St. and 3 is 1914 S. Mill St.

Chairman McKiernan said I personally don't see any problem with accepting these given the fact that they are tax current and free of any liens or other restrictions. It would be consistent with other vacant properties that we have taken into the Land Bank.

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

Commissioner Townsend said, again, these are what? These were in some type of legal limbo? What was going on with them? **Mr. Knapp** said they're dissolving a corporate owner so they sent it to us and said we want to donate these two properties. Wendy had the Delinquent Real Estate do a title search and the title search came back clean.

Commissioner Townsend asked, these are residential properties? **Mr. Knapp** said yes. **Commissioner Townsend** said all right. Thank you.

Commissioner Townsend said one more question. Do we know anything about the status of them? Are they suitable for sale? Are they in need of rehab? What would we do with them? **Mr. Knapp** said they are vacant lots. They are in Armourdale. We've seen a considerable amount of people wanting to build. We have a lot of options in Armourdale for new homes. **Commissioner Townsend** said okay. That concluded for me. Thank you.

Chairman McKiernan said yeah, they are vacant and the applicant was with us until 7:30 at which time emailed and said, I apologize but I can't stay on this call any longer.

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

Chairman McKiernan said there's a motion and a second to approve PT C2 and PT C3 as submitted. Roll call, please.

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

Chairman McKiernan said our final item, Mr. Knapp.

4 Matt Schulte
1263 Shawnee Ave. – 072286



Mr. Knapp said this item, the home has already been torn down. The UG tore down that house and then put the cost of that demo of \$15K onto their taxes. So, the request here is different because Habitat for Humanity has this lot here. It is 1267, I think, 1264, and they want to build a

single-family home on it. They also have an option here, but this lot may not be big enough to build a house on it so they're wanting this lot so they can build a house here.

Chairman McKiernan asked, comments or questions from the committee?

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Davis, to approve.**

Chairman McKiernan said there's been a motion and a second to approve PT C4 as submitted. Roll call, please.

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

Public Agenda

No items

Chairman McKiernan said thank you everyone for your work. That takes us to the end of tonight's agenda.

Adjourn

Chairman McKiernan said I'll entertain a motion to adjourn.

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

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

The meeting was adjourned at 10:00 p.m.

cg



Staff Request for Commission Action

Tracking No. 212571

Full Commission Meeting Date: 07/27/23

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 07/10/2023

(If none, please explain):

Publication Required: No

<u>Date:</u> 06/28/2023	<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 2 Single Family Homes 1 Duplex				
<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 07.10.23				



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: June 28, 2023

SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 07/10/2023 meeting:

Please visit the new site to review the applications below

<https://gisapp.wycokck.org/Landbank.html>

A. Single Family Homes – 2 Homes

1. Bi'Anca Smart – 1 home
 - i. 2530 N Hallock St – 292428
2. Beth Dringenberg – 1 home
 - i. 2745 S Holmes St – 137014

B. Multi Family – 2 Units

1. Marco Sanchez - Duplex
 - i. 2825 N 68th St – 019311



Staff Request for Commission Action

Tracking No. 212572

Full Commission Meeting Date: 07/27/23

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 07/10/2023

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
06/28/2023	Jud Knapp	x5472	jknapp@wycokck.org	Economic Development

Item Description:

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

2 Property Transfers

Action Requested:

Approve and forward to Land Bank Board of Trustees

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

NCD Memo Land Bank Property Transfers 07.10.23



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: June 28, 2023
SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** are being presented at the 07/10/2023 meeting:

Please visit the new site to review the applications below

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

PT – Property Transfers

1. Highland Park Cemetery
 - i. 40001 State Ave – 242703
2. Mary Ann Barnes
 - i. 145 N 61st Ter - 891983

