



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

Monday, July 8, 2024

**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/85259046336>

Webinar ID: 852 5904 6336

Or One tap mobile:

+16699009128,84539079158# US (San Jose)

+17193594580,84539079158# US

Or join by phone:

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

US: +1 669 900 9128 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 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)

International numbers available: <https://us02web.zoom.us/j/kbyx35EFSy>

<u>Name</u>	<u>Absent</u>
Commissioner Andrew Davis, Chair	☐
Commissioner Melissa Bynum	☐
Commissioner Gayle Townsend	☐
Commissioner Christian Ramirez	☐
Commissioner Dr. Evelyn Hill	☐

- I. Call to Order/Roll Call**
- II. Revisions to July 8, 2024, Agenda**
- III. Approval of standing committee minutes (no minutes available)**

IV. Committee Agenda

Item No. 1 - LAND BANK OPTIONS

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration.

Please visit the site to review the applications below.

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

17 Single Family Homes

8 Multi Family Units

1 Commercial

Tracking #: 21210

Item No. 2 - ORDINANCE: AMENDING COMMUNITY BENEFITS ORDINANCE

Synopsis: Approval of an ordinance amending Section 27-801 of the Municipal Code (Community Benefits Fund) to identify the minor home repair program administered through Livable Neighborhoods as an eligible expenditure.

On December 7, 2023, The Board of Commission previously approved O-160-23 establishing the Community Benefits Fund and permitted expenses.

Tracking #: 21227

Item No. 3 - PRESENTATION: LIVABLE NEIGHBORHOODS UPDATE

Synopsis: A presentation highlighting the work of Livable Neighborhoods and programs available.

For Information Only

Tracking #: 21228

V. Public Agenda

VI. Adjourn

Tracking ID: 21210



Report to

MEETING DATE	PRESENTER	DEPARTMENT
JUL 08 2024	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #		
LAND BANK OPTIONS		
BACKGROUND		
RECOMMENDATION		
Approve The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager. Please visit the site to review the applications below. https://gisapp.wycokck.org/Landbank.html 17 Single Family Homes 8 Multi Family Units 1 Commercial		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Options 07.08.24		

Approved by Mayor and/or Chair and Administrator to add to agenda.



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 20, 2024

SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 04/29/2024 meeting:

Please visit the new site to review the applications below

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

A. Single Family Homes – 17 Homes

1. CHWC – 1 home
 - i. 2930 N Getty St – 293003
2. Katherine Dodd – 1 home
 - i. 2528 N Hallock St – 292427
3. Terri Walker – 1 home
 - i. 2526 N Hallock St – 292426
4. Darnell Busch – 1 home
 - i. 2706 N 5th St – 095826
5. Amy Bousman – 1 home
 - i. 3510 Lust Dr – 079439
6. Bree Spearman – 1 home
 - i. 2921 N 56th St – 037508
7. Jayme L. Simmons – 1 home
 - i. 5205 Custer Ave – 052601
8. Jayme L Simmons – 1 home
 - i. 2811 S 28th St – 149834
9. Engineered GC Services LLC – 1 home
 - i. 3015 N Bethany St – 106605
10. Gary Dwayne Boyington Jr. – 1 home
 - i. 816 Sanford Ave – 131369
11. Now Maderos – 2 homes
 - i. 2521 S 12th Ter – 129319
 - ii. 2532 S 12th Ter – 129351
12. Eliuc Conejo – 1 home
 - i. 3304 N 47th St – 916918

- ii. 4728 Parkview Ave – 916917
- 13. Reginold Johnson – 1 home**
 - i. 4701 Parkview Ave – 916919
 - ii. 4703 Parkview Ave – 916920
 - iii. 4707 Parkview Ave – 916921
 - iv. 4719 Parkview Ave – 916922
 - v. 4721 Parkview Ave – 916923
- 14. Alex Stadtmueller – 1 home**
 - i. 817 Everett Ave – 081995
- 15. Stacy Clemons – 2 homes**
 - i. 928 Riverview Ave – 093325
 - ii. 932 Riverview Ave – 093326

B. Multi Family – 8 units

- 1. Benjamin Evans Jr. – 2 Units**
 - i. 1231 N 48th Ter – 047572
- 2. Christopher Lewis – 2 units**
 - i. 2945 N 72nd St – 050968
- 3. Brain Saunders – 2 units**
 - i. 79 S 25th St – 059151
- 4. Pillar KC – 2 units**
 - i. 1119 State Ave – 080759
 - ii. 1121 State Ave - 080760

C. Commercial – 1

- 1. Leyva's Lawncare**
 - i. 834 Scott Ave - 071614



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
JUL 08 2024	Jeffrey Conway, Assistant Counsel jconway@wycokck.org x5075	Legal
AGENDA ITEM #IV.2.		
ORDINANCE: AMENDING COMMUNITY BENEFITS ORDINANCE		
BACKGROUND		
Approval of an ordinance amending Section 27-801 of the Municipal Code (Community Benefits Fund) to identify the minor home repair program administered through Livable Neighborhoods as an eligible expenditure. <i>On December 7, 2023, The Board of Commission previously approved O-160-23 establishing the Community Benefits Fund and permitted expenses.</i>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
7.8.24		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Minor home repair amended ordinance		

Approved by Mayor and/or Chair and Administrator to add to agenda.

[Signature] 7/2/2024

ORDINANCE NO. O-_____

AN ORDINANCE AMENDING SECTION 27-801 OF THE CODE OF UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, RELATED TO THE COMMUNITY BENEFITS FUND AND HOME REPAIRS

WHEREAS, the existing community benefits ordinance, codified as section 27-801 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, identifies a senior home repair program as an eligible expenditure category;

WHEREAS, the Livable Neighborhoods Task Force administers a minor home repair program that is related to this expenditure category; and

WHEREAS, Livable Neighborhoods experiences high demand for its services and is currently oversubscribed for the minor home repair program.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS AS FOLLOWS:

Section 1. That Section 27-801 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, is amended to read as follows:

Sec. 27-801. Community Benefits Fund

(a) *Purpose.* The Unified Government is committed to community outreach and engagement that promotes transparency and accountability and that ensures development projects in Wyandotte County benefit and promote economic growth and prosperity for all residents.

(b) *Definitions.* For purposes of this section, the following words and phrases shall have the meanings respectively ascribed to them by this subsection:

Community Benefits Advisory Board or advisory board means those certain members appointed by the mayor/CEO and commissioners to serve as members pursuant to this section.

Community Benefits Fund or benefits fund means the designated funds collected by the unified government for the purpose of disbursement pursuant to a recommendation by the advisory board to the economic development and finance standing committee.

Economic Incentive or economic incentive means any public assistance that lowers the market cost of completing an economic development project, such as land transfers below market rate or any economic incentive tool utilized by the department of economic

development. Economic incentive does not include benefits received under the Neighborhood Revitalization Act pursuant to K.S.A. 12-17,114 *et seq.*

(c) *Community Benefits Advisory Board.*

(1) The Community Benefits Advisory Board shall consist of eleven members appointed by the mayor/CEO and the commissioners. The mayor/CEO shall appoint the chair from among the members of the advisory board and the mayor pro tem shall appoint the vice-chair from among the members of the advisory board. Only residents of the county, or owners or chief executive officers of businesses located in the county, are eligible to serve as members of the advisory board. Members of the advisory board shall be residents of the appointing commissioner's district, or the business shall be located in the appointing commissioner's district, as the case may be.

Notwithstanding any other provision of this subsection to the contrary, of the members first appointed to the advisory board after the effective date of this ordinance, those members appointed by the mayor/CEO, and those members appointed by the at-large commissioner and commissioners representing even-numbered districts, shall serve an initial one-year term and then shall serve two-year terms thereafter. All other members serve two-year terms.

(2) The advisory board may meet upon the call of the chair. The board shall act in an advisory capacity only and may act to forward recommendations to the mayor/CEO, for assignment to the economic development and finance standing committee, how the funds in the benefits fund are to be allocated.

(3) To the extent permitted by state and local law, **one-half of all administrative fees and issuance fees** received by the unified government on and after October 1, 2024, as a result of any new development projects located in the city funded by utilizing economic incentives shall be set aside in the benefits fund.

(4) As necessary, or when requested by the mayor/CEO or the board of commissioners, the advisory board may open a public comment period consisting of no less than sixty (60) days to receive feedback from the community on which category or categories described in subsection (d) of this section those funds in the benefits fund should be spent.

(5) The public comment period may be completed with the help and advice of those Unified Government departments and staff assigned by the county administrator. Tools for community engagement may include town halls, online surveys, attendance at neighborhood meetings, attending public events, marketing, and multi-language meetings.

(6) After the public comment period, the advisory board may convene a public hearing on the matter, after providing proper notice. The advisory board shall forward any recommendation to the economic development and finance standing

committee. Any such recommendation requires an affirmative vote of a majority of all members of the advisory board.

(7) The advisory board shall be subject to the Kansas Open Meetings Act, K.S.A. 75-4317 *et seq.*, and the Kansas Open Records Act, K.S.A. 45-215 *et seq.*, and members of the advisory board shall be subject to the Unified Government Code of Ethics.

(8) The economic development and finance standing committee may consider any such recommendation of the advisory board at its next regularly scheduled meeting. Upon hearing the matter, the economic development and finance standing committee may recommend to the board of commissioners how the funds in the benefits fund that year are to be spent. The economic development and finance standing committee may amend the recommendation forwarded by the advisory board or may enhance or reduce the amounts contained therein.

(d) The categories of permitted expenditures from the benefits fund shall be limited to the following:

(1) The ~~senior~~ minor home repair program administered through the Livable Neighborhoods Task Force of the Unified Government, with eligibility for the program determined by guidelines adopted by the Livable Neighborhoods Task Force;

(3) A local affordable housing trust fund; and

(3) Licensed childcare projects or programs;

(e) The distribution of community benefits made pursuant to this section shall not exceed an amount that is one-third of the money in the benefits fund for any one category described in subsection (d) of this section; except that such limitation may be exceeded or waived for any distribution upon a two-thirds vote of the board of commissioners. The distribution of community benefits made pursuant to this section shall include those distressed areas identified as Qualified Census Tracts for that year, as identified by the federal Department of Housing and Urban Development pursuant to notice in the Federal Register.

(f) *Allocation.* Allocations made pursuant to this section may occur starting June 1, 2024, or when the benefits fund has moneys totaling at least \$500,000, whichever occurs first.

(g) *Eligibility.* Recipients of funds pursuant to this section shall not be delinquent on any taxes, fines, and fees owed to the unified government. All recipients shall be residents of the city, or shall be an entity duly licensed and located in the city. No member of the advisory board shall be a recipient of funds pursuant to this section, or shall represent an entity that is a recipient of such funds.

(h) *Exemptions.* The requirements of this section may be waived in whole or in part by resolution of the board of commissioners upon submission by the mayor/CEO, in consultation with the county administrator.

(g) *Policy Review.* In consultation with the unified government legal department, the advisory board shall review the effectiveness of this ordinance and make recommendations based on that review every two years. A review report shall be submitted to the economic development and finance standing committee for consideration.

Section 2. That said original section 27-801 be and the same is hereby repealed.

Section 3. Effective Date. This ordinance shall take effect and be in full force from and after its passage and approval, and publication in the official newspaper.

**APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS _____ DAY OF _____ 2024.**

Tyrone A. Garner, Mayor/CEO

Attest:

Unified Government Interim Clerk

Approved as to Form:

Unified Government Chief Counsel



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	Kayla Hower, Program Coordinator kjhower@wycokck.org X8645	Livable Neighborhoods
AGENDA ITEM #IV.3.		
PRESENTATION: LIVABLE NEIGHBORHOODS UPDATE		
BACKGROUND		
A presentation highlighting the work of Livable Neighborhoods and programs available.		
<i>For Information Only</i>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
LN Presentation_NCD 7.8.2024		

Approved by Mayor and/or Chair and Administrator to add to agenda.

Livable Neighborhoods

Kayla Hower, Program Coordinator

Minah Chapell, Neighborhood Liaison



Quick Overview of Livable Neighborhoods

- Unique partnership between organized neighborhood groups and the Unified Government
 - Livable Neighborhoods Division (UG)
 - Livable Neighborhoods Task Force (501c3)
- 55 Registered Neighborhood Groups
- 8 Neighborhood and Business Revitalization Organizations (NBRs)

Livable Neighborhoods Task Force Strategic Plan

LIVABLE NEIGHBORHOODS TASK FORCE 2024 STRATEGIC PLAN FOCUS AREAS



NEIGHBORHOOD LEVEL
CONNECTEDNESS



NEIGHBORHOOD LEVEL
PUBLIC SAFETY





Highlights

- \$42,000 in private grant funds distributed directly to neighborhood groups
- Established Community Connectedness Committee
 - Sidewalks
 - Building relationships and trust with neighbors
 - Language Access
 - Loose pets
- Trusted partner for multiple UG departments and divisions such as public works, planning, property maintenance compliance, and community development



Livable Neighborhoods' Minor Home Repair Program



2023 LN Home Repair Review

Program Duration: Late February – Late September

- Funding fully committed by June

Funding Allotted: \$58,393.00 (City General)

Projects Completed: 24

Partnerships: 6 community non-profits, 2 private contractors

- Community partners: Rosedale Development Association, Turner Community Connections, Groundwork Northeast Revitalization Group, A Loving Space Foundation, Shepherd's Center KC, & HopeBuilders



LN Home Repair Program Requirements

- Property within Wyandotte County
- Homeowner Occupied
- Demonstrated Financial Need (80% Area Median Income)

Types of Projects:

- Roofing
- Lawn Care*
- ADA Accessibility
- Window Repair
- Exterior Painting
- Minor Plumbing
- Minor Electrical
- Minor Carpentry (Porch Construction)



Doing Something Good



Programming in 2024

Shifting Program Requirements

- Better streamline with Community Development Department
- Adjust financial eligibility requirements (200% FPL → 80% AMI)
- PMC Citation for Exterior Paint

Additional \$50,000 in CDBG Funding

Projects Completed (YTD): 12

Demographics Collection

- Impact Analysis (Release January 2025)

