



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, September 30, 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 the link below to join the webinar:

<https://us02web.zoom.us/j/85349019809>

Webinar ID: 853 4901 9809

Or One tap mobile:

+12532158782,85349019809# US (Tacoma)

+13462487799,85349019809# US (Houston)

Or Telephone:

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

+1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 719 359 4580 US, +1 253 205 0468 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 646 558 8656 US (New York), +1 646 931 3860 US, +1 689 278 1000 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US

888 475 4499 US (Toll-Free) 877 853 5257 US (Toll-Free)

International numbers available: <https://us02web.zoom.us/j/85349019809>

Name

Absent

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 September 30, 2024 Agenda**
- III. Approval of standing committee minutes (no minutes available).**

IV. Committee Agenda

Item No. 1 - PRESENTATION: UNIFIED GOVERNMENT TRANSPORTATION 2025 SERVICE OPTIMIZATION

Synopsis: Presentation from the Unified Government Transportation Department regarding route assessment for existing routes and enhanced mobility services.

For information only

Tracking #: 21189

Item No. 2 - 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>

15 Single Family Homes + Nehemiah Project

2 Multi Family Units

1 Commercial

Tracking #: 21376

Item No. 3 - LAND BANK PROPERTY TRANSFERS

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>

1 UG transfer into the Land Bank

Tracking #: 21377

V. Public Agenda

Item No. 1 - APPEARANCE: KAREN DANIELS

Synopsis: Appearance of Karen Daniels regarding community development in the northeast neighborhoods of Wyandotte County.

Tracking #: 21391

VI. Adjourn



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	Deasiray Bush, Program Coordinator dbush@wycokck.org x5110	Transportation
AGENDA ITEM #IV.1.		
PRESENTATION: UNIFIED GOVERNMENT TRANSPORTATION 2025 SERVICE OPTIMIZATION		
BACKGROUND		
Presentation from the Unified Government Transportation Department regarding route assessment for existing routes and enhanced mobility services.		
<i>For information only</i>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Unified Government Transportation 2025 Service Optimization		

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



UNIFIED GOVERNMENT TRANSPORTATION DEPARTMENT

Unified Government Transportation 2025 Service Optimization



Presented by: Deasiray Bush



"RideKC, where every trip's a breeze, from buses to bikes, we aim to please!" ~UGT Team

ABOUT US

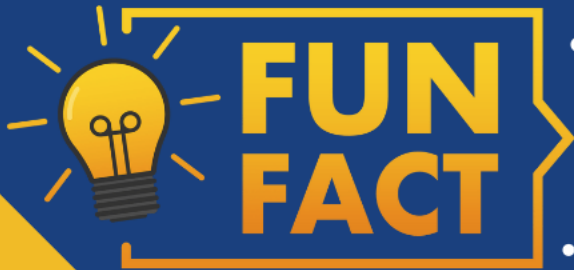
The Unified Government Transportation (UGT) Department operates local fixed route services along major travel corridors, Microtransit within a dedicated service zone, Bikeshare in select areas, non-emergency medical transportation (NEMT), and complementary Americans with Disabilities Act (ADA) paratransit service for persons with disabilities and seniors throughout Wyandotte County.

In addition to these services, UGT operates under the RideKC regional brand and contracts with the Kansas City Area Transportation Authority (KCATA) to supplement public transportation in Kansas City, Kansas



UNIFIED GOVERNMENT FIXED ROUTES

Route	Operator	Frequency	Weekend Days
102 - Central	UGT	60 mins	N/A
103-3rd Street/Fairfax	UGT	60 mins	N/A
113-Leavenworth Rd	UGT	90 mins	N/A
116 - West Parallel	UGT	90 mins	N/A
118 - 18th Street	UGT	60 mins	N/A



- UGT AVG Miles Per Year - 27k

Now, let's put this into context

- Americans drive an average of 14,263 miles per year, according to the Federal Highway Administration (2024 report).
- Kansans drive an average of 9,763 per year (Highway Statistics 2020. Office of Highway Policy Information. (2021, Oct).

KCATA CONTRACTED FIXED ROUTES

Route	Operator	Frequency	Weekend Days	Weekend Frequency
101 - State Ave	KCATA	30 mins	Saturday & Sunday	60 mins
104 - Argentine	KCATA	50 mins	Saturday	60 mins
106 - Quindaro	KCATA	60 mins	Saturday & Sunday	60 mins
107 - 7th Street	KCATA	50 mins	Saturday	60 mins

CURRENT ROUTE SCHEDULES



WEEKDAYS

5:30am - 8:30pm



WEEKDAYS

- 101 State - 5:45am - 11:00pm
- 106 Quindaro - 5am - 8pm
- 104 Argentine - 7:15am - 6:30pm
- 107 7th Street - 6am - 6pm



SATURDAY SERVICE

- 101 State - 6:30am - 6:30pm
- 106 Quindaro - 4:30am - 8:30pm
- 104 Argentine - 7:15am - 7pm
- 107 7th Street - 6:30am - 6pm

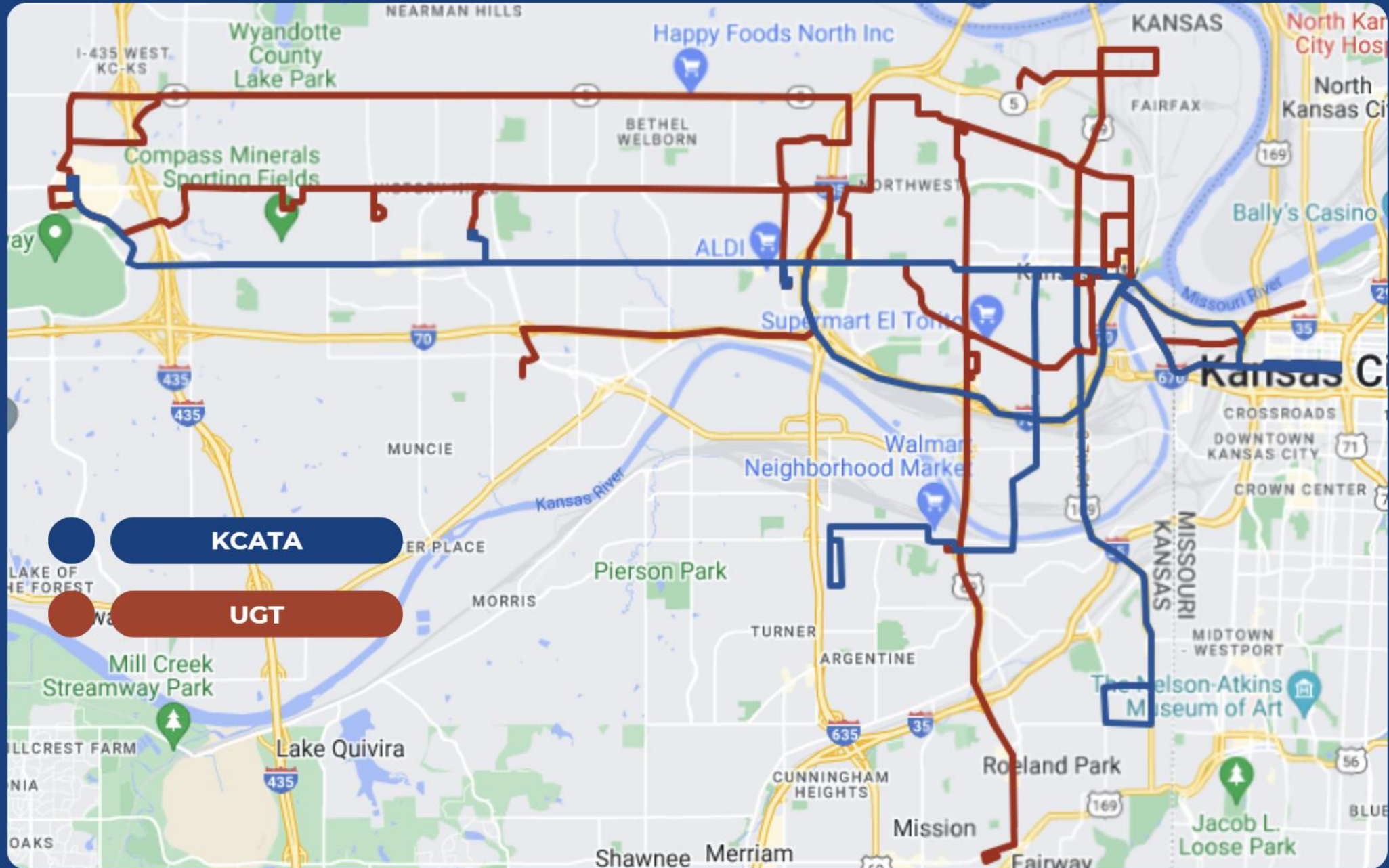


SUNDAY SERVICE

- 101 State - 10am-7:15pm
- 106 Quindaro - 4:30pm - 7:50pm

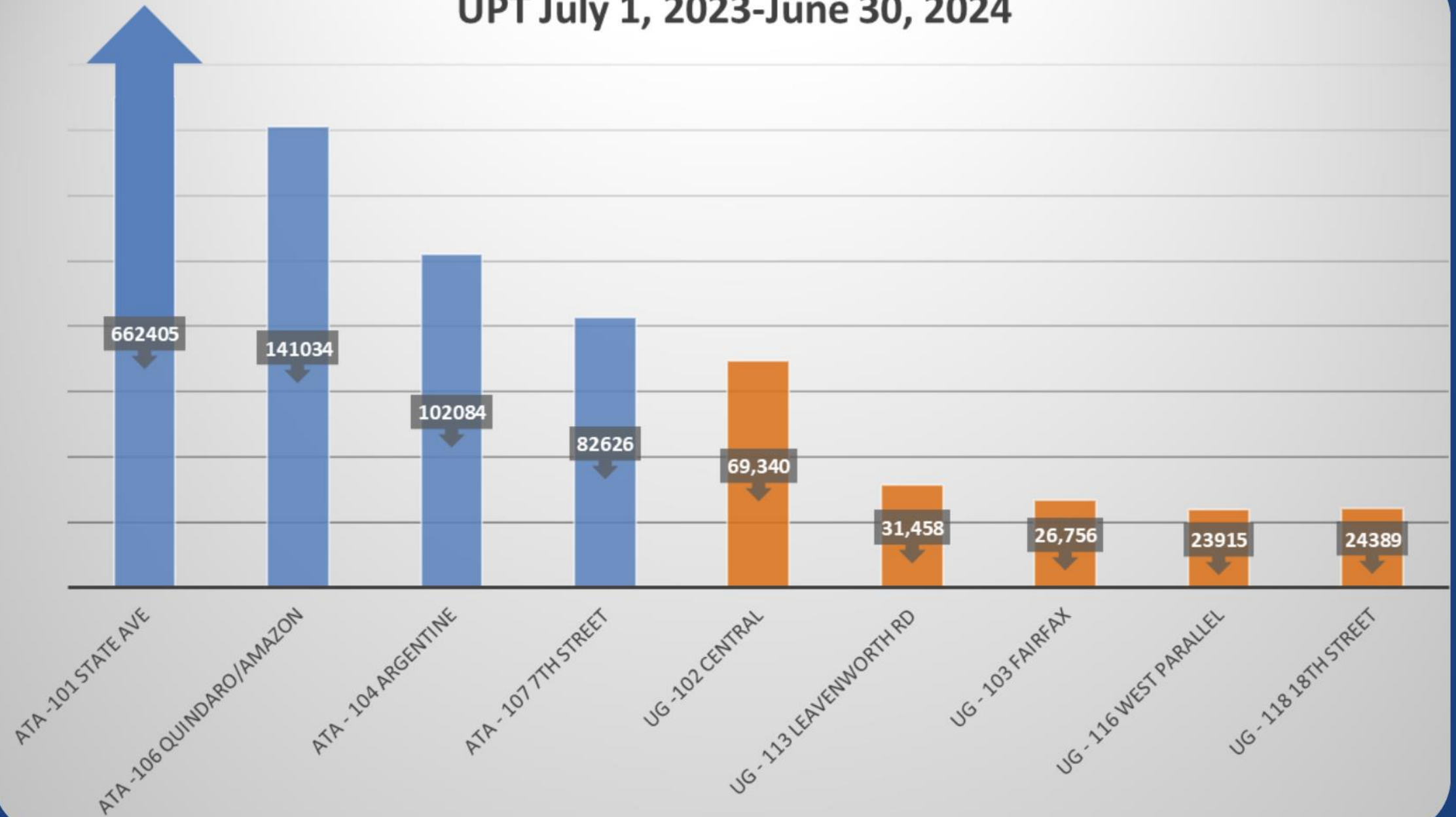


Existing Transit Coverage by UGT & KCATA

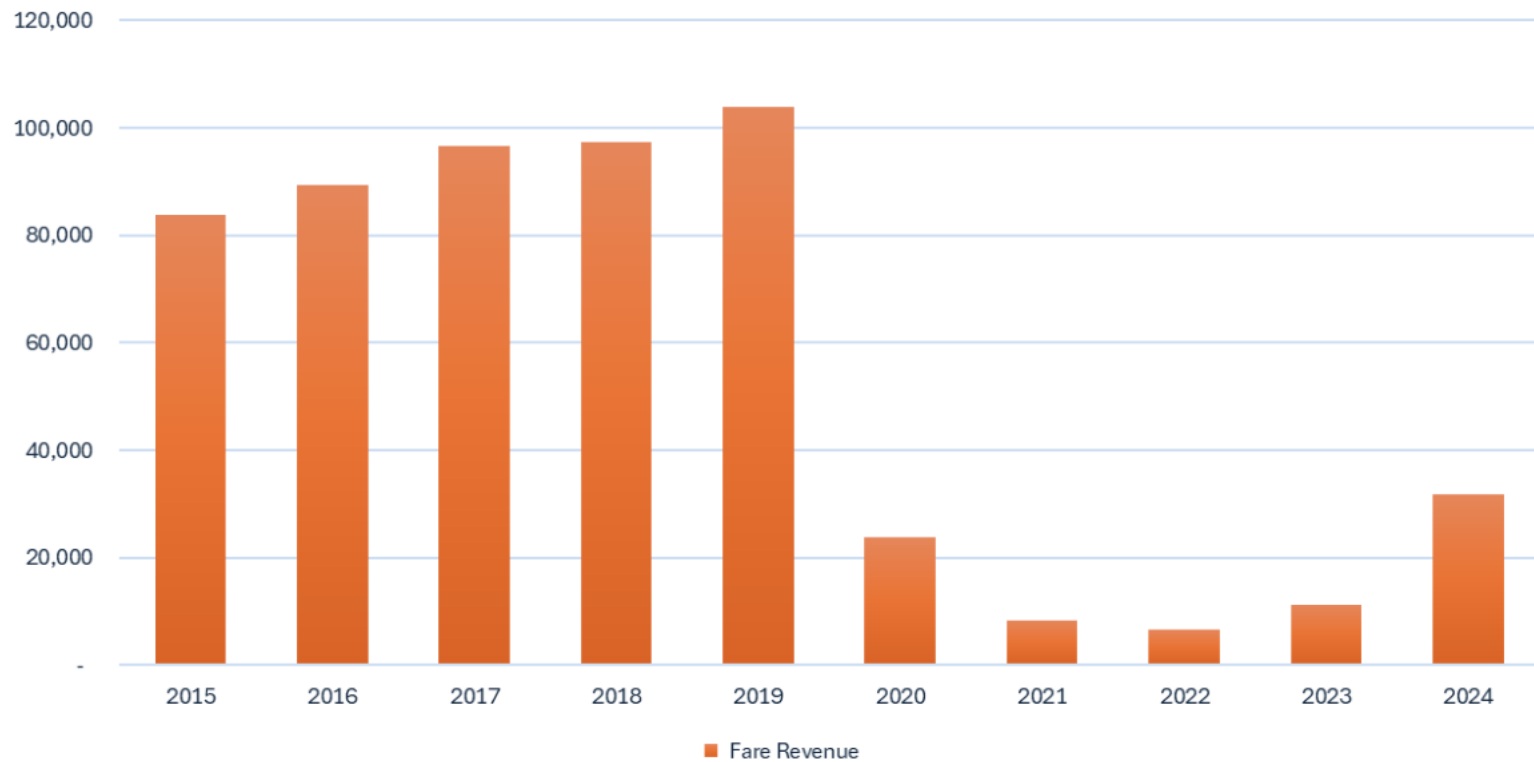


This map of Kansas City, Missouri, displays a variety of neighborhoods and landmarks. Key areas include Wyandotte County Lake Park to the northwest, Happy Foods North Inc in the north-central region, and North Kansas City to the northeast. The downtown area is centrally located, featuring landmarks like the Nelson-Atkins Museum of Art and the Crown Center. Major highways such as I-435, I-70, and I-670 are clearly marked. The Missouri River flows along the eastern edge, while the Kansas River is visible in the central-western part. Other notable locations include Pierson Park, Lake Quivira, and the Hindu Temple & Cultural Center of Kansas City. The map also shows the intersection of various roads like Independence Ave and 18th and Vine.

UPT July 1, 2023-June 30, 2024



Fare Revenue



FARE REVENUE TREND



-92%

Decrease in Revenue

Based on

FARE SCENERIOS

2023 Ridership (174k)

+261K

2024 Ridership (125k)

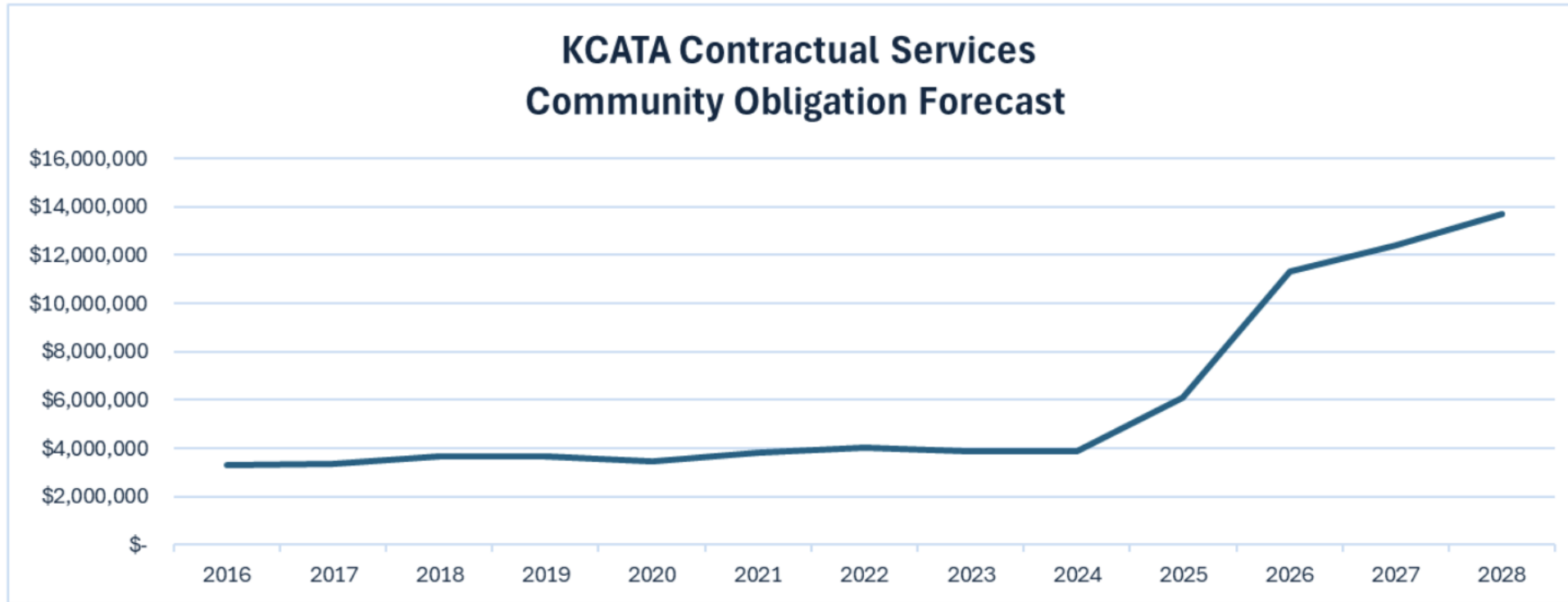
+180K

Based on \$1.50 per trip

- 1.AVG Revenue Trend \$95k (2015-2019)
- 2.Decrease in Revenue due to Zero Fare
- 3.October 2023 - Reinstated Microtransit Fare (\$3 each way per person)



KCATA Contractual Services Community Obligation Forecast



+57%

2025 Service Increase

Based on

CURRENT LEVEL SERVICES

+2.4M

2025 Budget Request



1. AVG Obligation \$3.8m (2016-2024)
2. +57% increase in 2025
3. ARPA funds expire in 2025
4. Limited operational grants after ARPA funds
5. 100% Community Obligation in 2026
6. Based on current level services

WHAT IS THE PLAN?

MOVE FORWARD

Revamp Routes, Expand Services, and Build a Better Network for Enhanced Public Mobility!



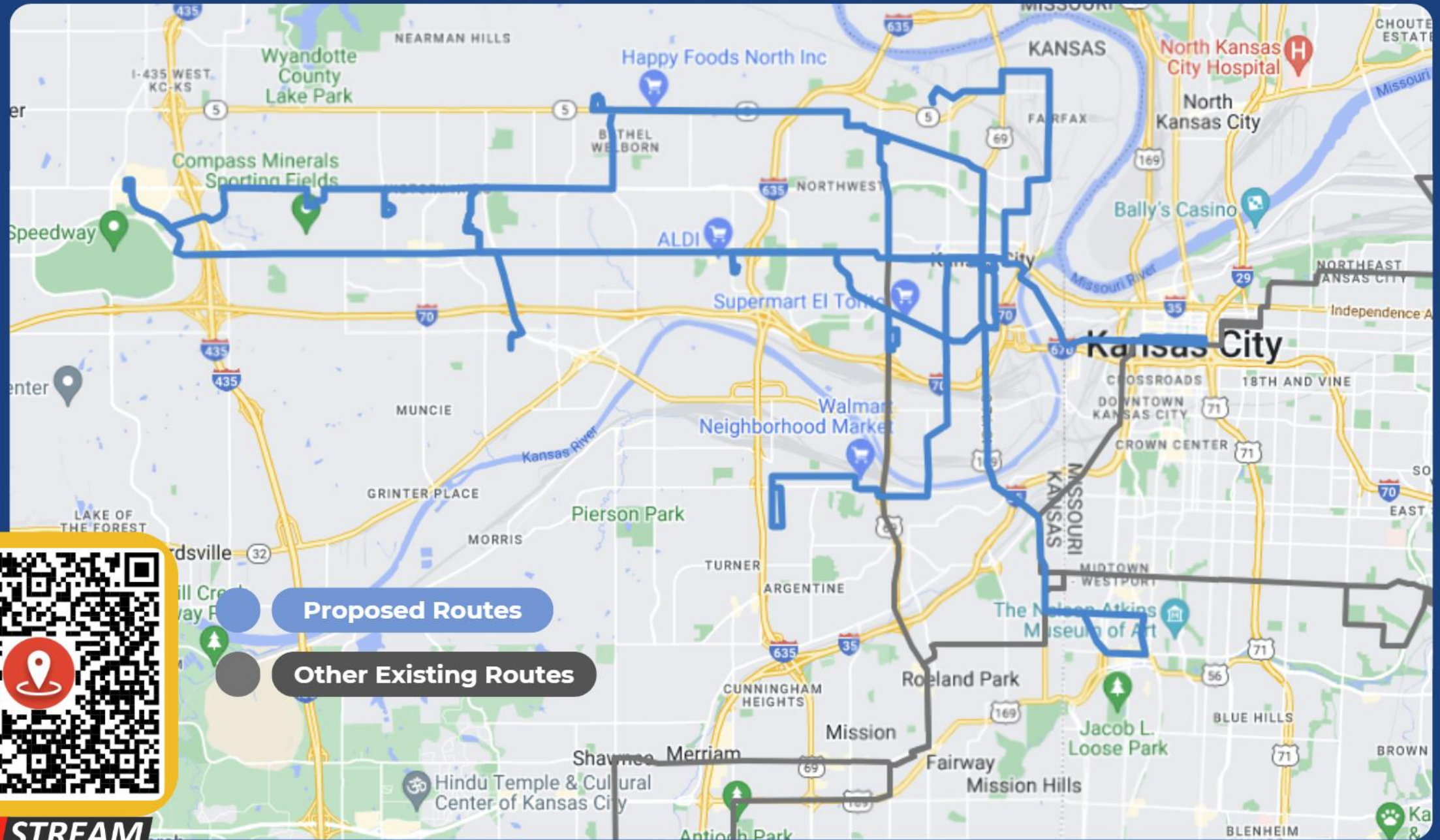
2025 OBJECTIVES

1. Optimize Routes
2. Enhance Coverage based on Budget
3. Collaboration w/ KCATA
4. Comprehensive Service Analysis
5. Demographic Data

LONG-TERM STRATEGY

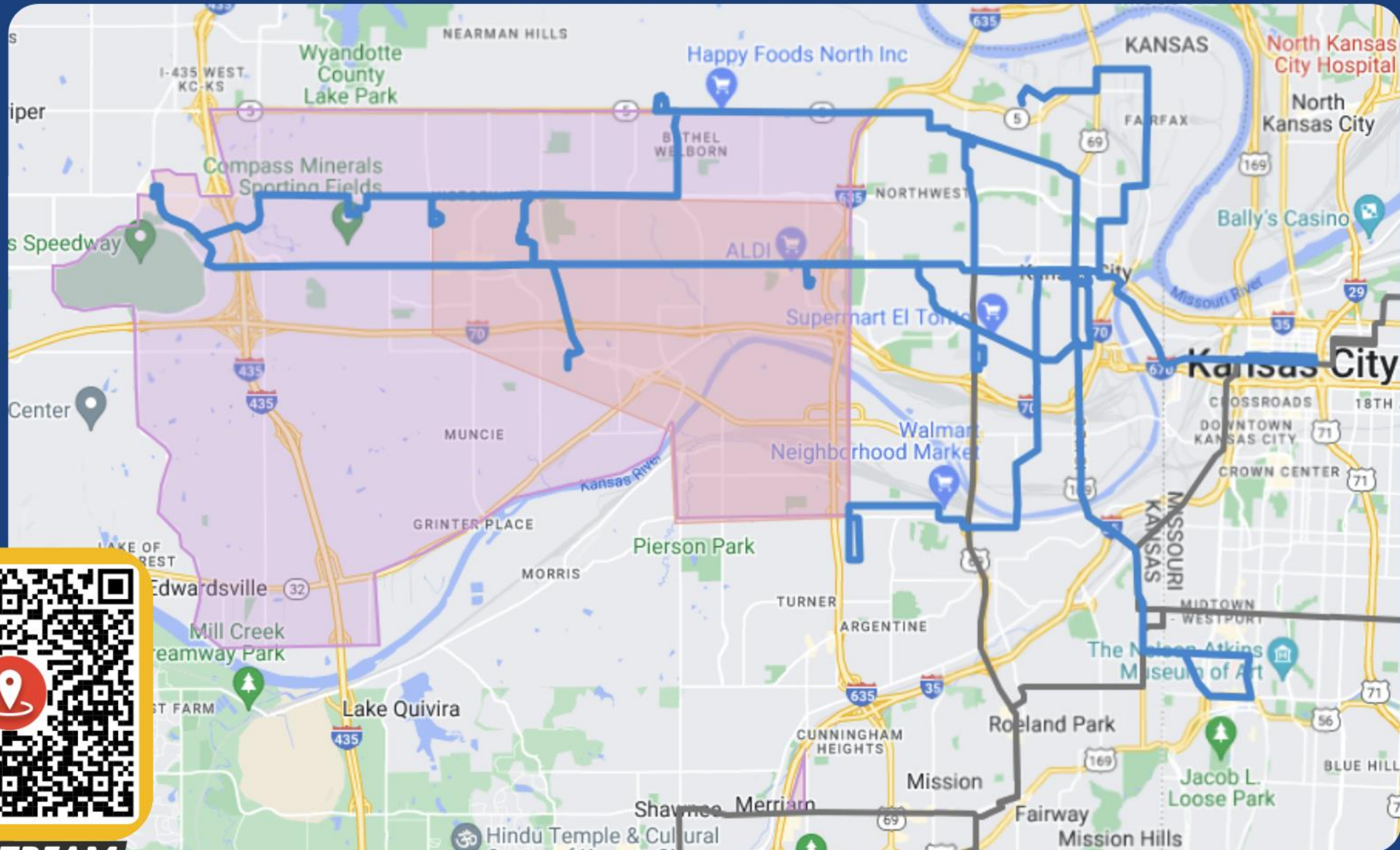
1. Invest in microtransit to serve dense population areas
2. Offer multi modal flexibility
3. Introduce service routes based on community needs & Economic Development Opportunity
4. Identity funding opportunities
5. Reinstate FARE

2025 Alternative Service



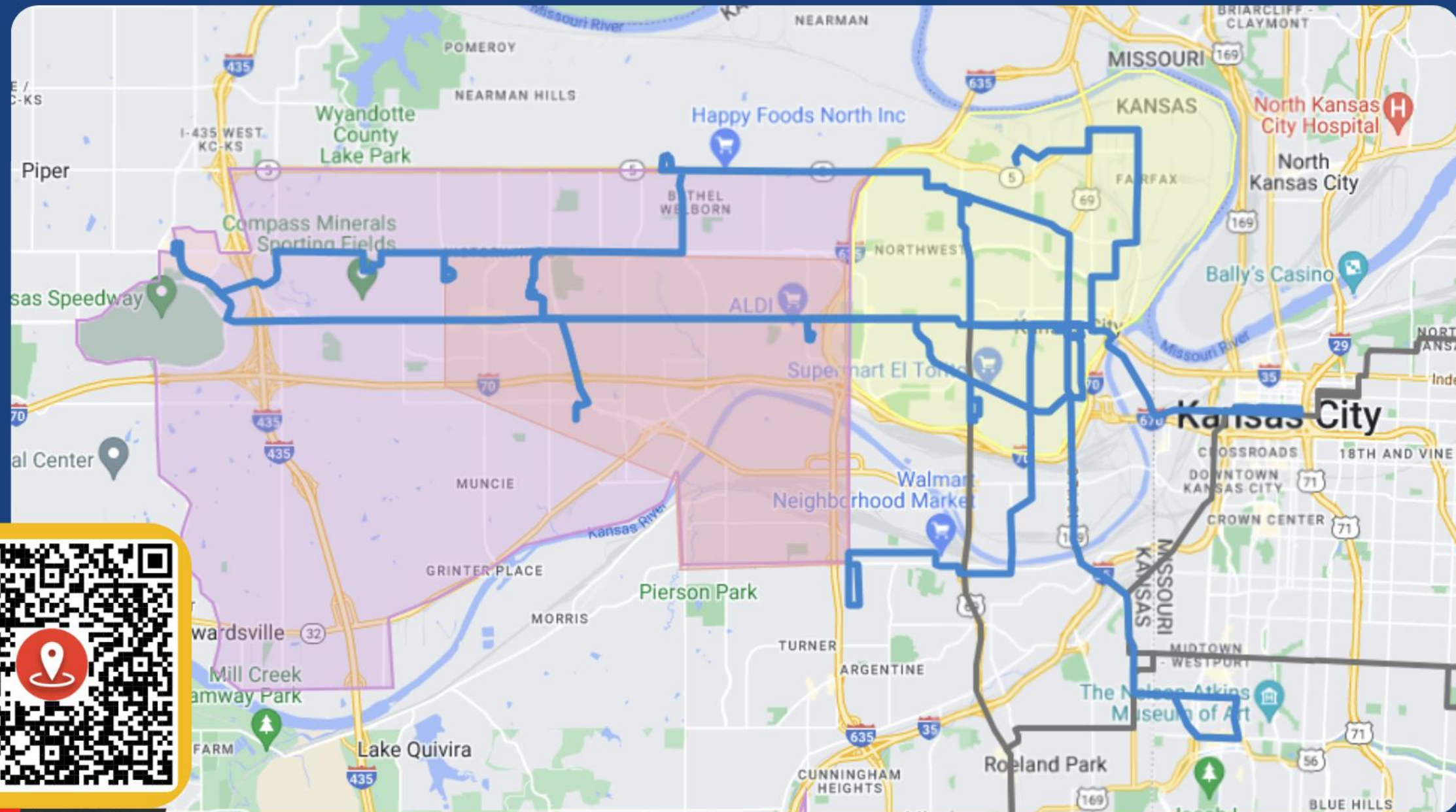
LIVE STREAM

2025 Alternative Service



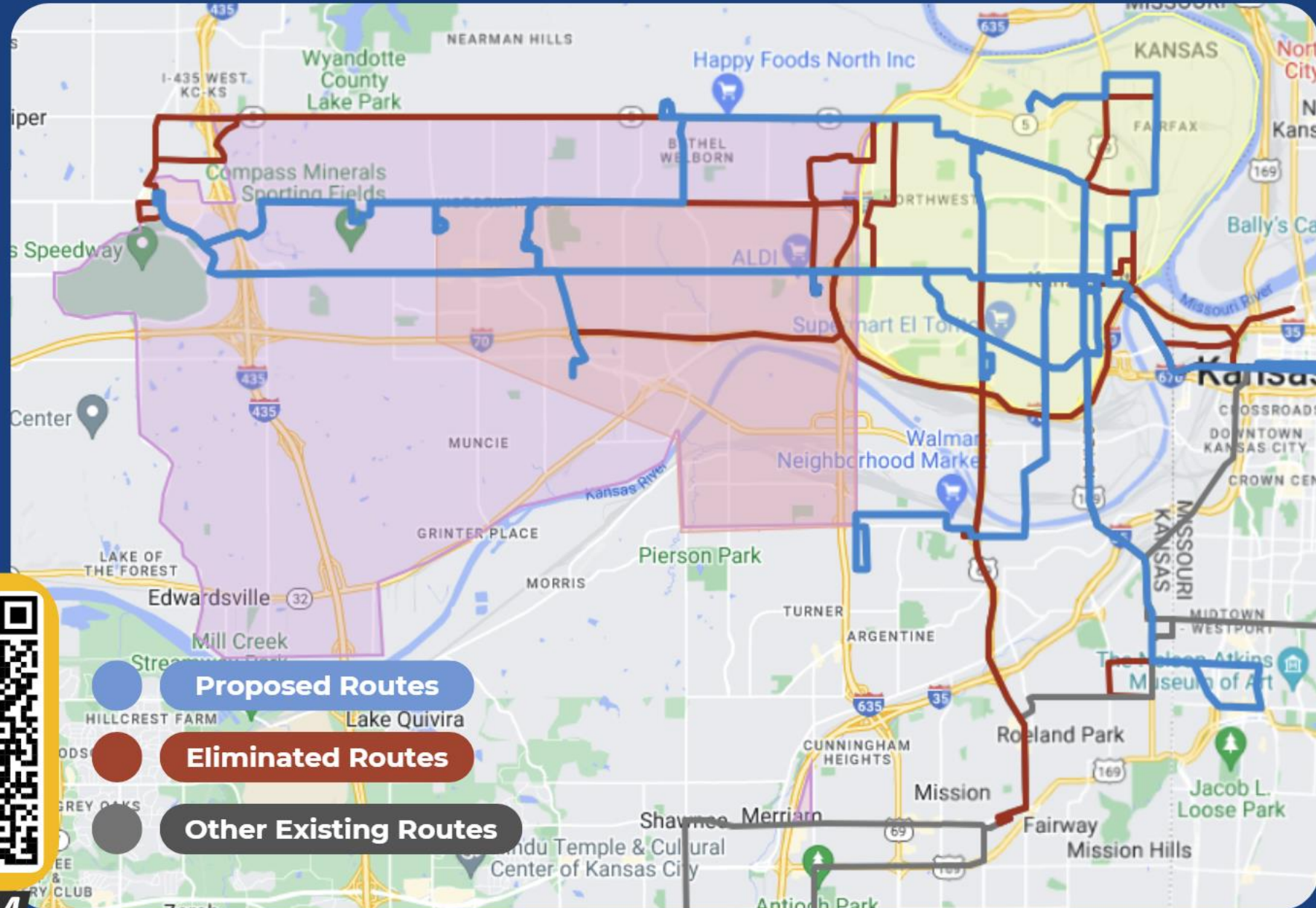
LIVE STREAM

2025 Alternative Service



LIVE STREAM

2025 Alternative Service



LIVE STREAM

2025 Alternative Service

- 102 Central - No Changes
- 103 3rd Street
 - Redesigned to serve Northeast rather than Downtown MO
- 113 Leavenworth Road
 - Eliminate West of 61st Street
 - Portions of the route would take over the 106 Quindaro
- 116 West Parallel
 - KCKCC to Legends (excluded 47th Transit Center)
 - Portions of the route would take over the 106 Quindaro
- 118 18th Street
 - Eliminate
 - 402 Johnson Dr/Quivira provides rush hour service
 - Serves Mission Transit Center
 - Serves 16th Street on Central Avenue
 - Serves 7th & Minnesota Transit Center
 - Serves 18th Street on Minnesota
- 101 State Avenue - No Changes
 - Changes may be made to weekday service to accommodate service on other days or route(s)
- 104 Argentine - No Route Changes
 - UGT will operate
 - No weekend service
- 106 Quindaro
 - UGT will operate
 - Redesigned to extend to KCKCC
 - Serve the eastern part of Leavenworth Road
 - No weekend service
- 107 7th Street
 - Extend to the Plaza

SCENARIO ANALYSIS

Scenario 1 Start January 1st		Scenario 2 Start January 1st		Scenario 3 Start July 2025	
<i>*Implement all route changes</i>		<i>*Eliminate 118 - 18th Street</i>		<i>*Implement route changes mid-2025; based on Scenario 2</i>	
Pros	Cons	Pros	Cons	Pros	Cons
Cost Savings (\$350k)	Rider Disruption	18th Bridge Replacement Project	Scaled JO Connectivity	18th Bridge Replacement Project	Communication Challenges
Resource Allocation	Public Backlash	Phased Approach	Budget Impact (\$1.3m)	Phased Approach	Lack of Clarity
	Loss of Accessibility	Limited Operational Challenges		Limited Operational Challenges	Logistical Challenges
	Erosion of Trust	Controlled Rider Disruption		Controlled Rider Disruption	Erosion of Trust
	Operational Challenges	Community Trust Building			Budget Impact (\$500K)
	World Cup Connection Disruption	Operational Readiness			Impact Regional Connections
	Multi-Modal Options				World Cup Connection Disruption
	Title VI Compliance - Limited Timeframe				Scaled Weekend Accessibility
	Scaled Weekend Accessibility				Impact Regional Connections
	Impact Regional Connections				

Today’s Choice, Tomorrow Impact ~Sean Flanery

FIXED ROUTE CONNECTIONS



7TH STREET

- 101 State Ave
- 102 Central
- 103 3rd Street
- 106 Quindaro
- 107 7th Street
- 402 Johnson County

47TH STREET

- 101 State Ave
- 102 Central

LEGENDS

- 101 State Ave
- 116 West Parallel

KCKCC

- 101 State Ave
- 116 West Parallel
- 106 Quindaro

MISSION TRANSIT CENTER

- 402 Johnson County



Proposed Routes

Route	Operator	Frequency (Preliminary)	Weekend Days	Weekend Frequency
101 - State Ave	KCATA	30 mins	Saturday & Sunday	60 mins
102 - Central	UGT	60 mins	N/A	
103-3rd Street/Fairfax	UGT	60 mins	N/A	
104 - Argentine	UGT	60 mins	N/A	
106 - Quindaro	UGT	60 mins	N/A	
107 - 7th Street	KCATA	50 mins	Saturday	60 mins
116 - West Parallel	UGT	90 mins Increase Frequency	N/A	



NEXT STEPS



TITLE VI ANALYSIS

A Title VI analysis is conducted to ensure compliance with Title VI of the Civil Rights Act of 1964. This federal law prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.

- 01. ACCESS TO SERVICES**
- 02. DISPROPORTIONATE IMPACT**
- 03. COMMUNITY OUTREACH**
- 04. COMPLIANT PROCEDURES**
- 05. LANGUAGE SERVICES**

Overall, the goal of a Title VI analysis is to promote equity and prevent discrimination, ensuring that all individuals are treated fairly and have equal opportunities to benefit from federally funded programs.

\$20K

Associated Costs

QUESTIONS?

5033 State Avenue
Kansas City, Kansas 66102
Email: ugtransit@wycokck.org
Phone: 913-573-8351
Website:
www.wycokck.org/departments/transportation



Unified Government Transportation Department



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #IV.2.		
LAND BANK OPTIONS		
BACKGROUND		
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 15 Single Family Homes + Nehemiah Project 2 Multi Family Units 1 Commercial		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Options 09.30.24, Nehemiah Initiative Project Presentation (3)		

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: September 18, 2024
SUBJECT: Option applications for consideration

The following **option application(s)** will be presented at the 09/30/2024 meeting:

Please visit the new site to review the applications below

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

A. Single Family Homes – 15 Homes + Nehemiah Project

7. Junior Miguel Paz Morales – 1 home
 - i. 3431 Barnett Ave – 059421
8. Pillar KC LLC – 1 home
 - i. 1517 N 55th St – 918005
9. Fran Sutton, FMJ Properties – 1 home
 - i. 3501 Lust Dr – 079409
10. Juan Gilt / Patricia Carreon – 2 homes
 - i. 17 S 13th ST – 103245
 - ii. 1241 Ridge Ave – 067000
11. Jared Storhaug – 1 home
 - i. 841 N 84th St – 009406
12. Mohamed Huubse – 1 home
 - i. 1852 S Early St – 155050
13. Jorge Gutierrez – 1 home
 - i. 1122 Lafayette Ave – 157002
14. Altar Support – 7 homes
 - i. 2605 Sherman St – 109666
 - ii. 2607 Sherman St - 109667
 - iii. 2611 Sherman St - 109668
 - iv. 2615 Sherman St - 109669
 - v. 2701 Sherman St – 109670
 - vi. 619 Georgia ave – 132109
 - vii. 622 Rowland Ave - 111801

15. Nehemiah Project - ???

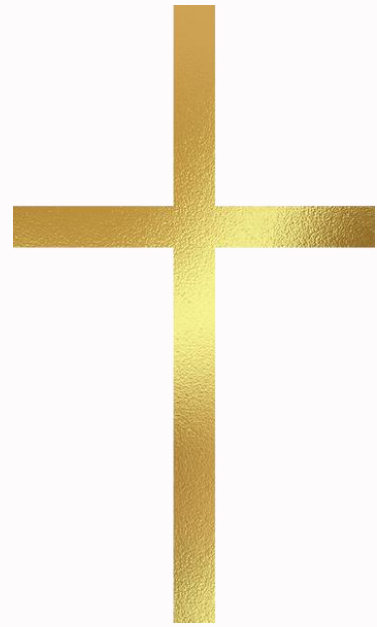
- i. 3090 N 18TH ST - 162402
- ii. 3084 N 18TH ST - 162403
- iii. 3056 N 18TH ST - 162407
- iv. 3054 N 18TH ST - 162408
- v. 3042 N 18TH ST - 162410
- vi. 3058 N 18TH ST - 162506
- vii. 2936 N 18TH ST - 162600
- viii. 3061 N 20TH ST - 162416
- ix. 3063 N 20TH ST - 162417
- x. 3069 N 20TH ST - 162418
- xi. 3075 N 20TH ST – 162419
- xii. 3035 N 20th St – 162604
- xiii. 3019 N 20th St - 162602
- xiv. 2836 HIAWATHA ST - 158759
- xv. 1818 YECKER AVE - 115779
- xvi. 1828 YECKER AVE - 158753
- xvii. 1826 YECKER AVE - 158754
- xviii. 1816 YECKER AVE - 158756
- xix. 1810 YECKER AVE - 158757
- xx. 1806 YECKER AVE - 158758
- xxi. 1800 YECKER AVE - 158760
- xxii. 1811 YECKER AVE - 158764
- xxiii. 1821 YECKER AVE - 158766
- xxiv. 1823 YECKER AVE - 158767
- xxv. 1825 YECKER AVE - 158769
- xxvi. 1829 YECKER AVE - 158770
- xxvii. 1831 YECKER AVE - 158771

B. Multi Family – 2 units

- 7. Don White – 2 Units
 - i. 1007 N 33rd St – 194334

C. Commercial

- 7. RA Engineering Corp
 - i. 5320 State Ave - 406501



NEHEMIAH INITIATIVE PROJECT

Vision for Community Growth and Engagement

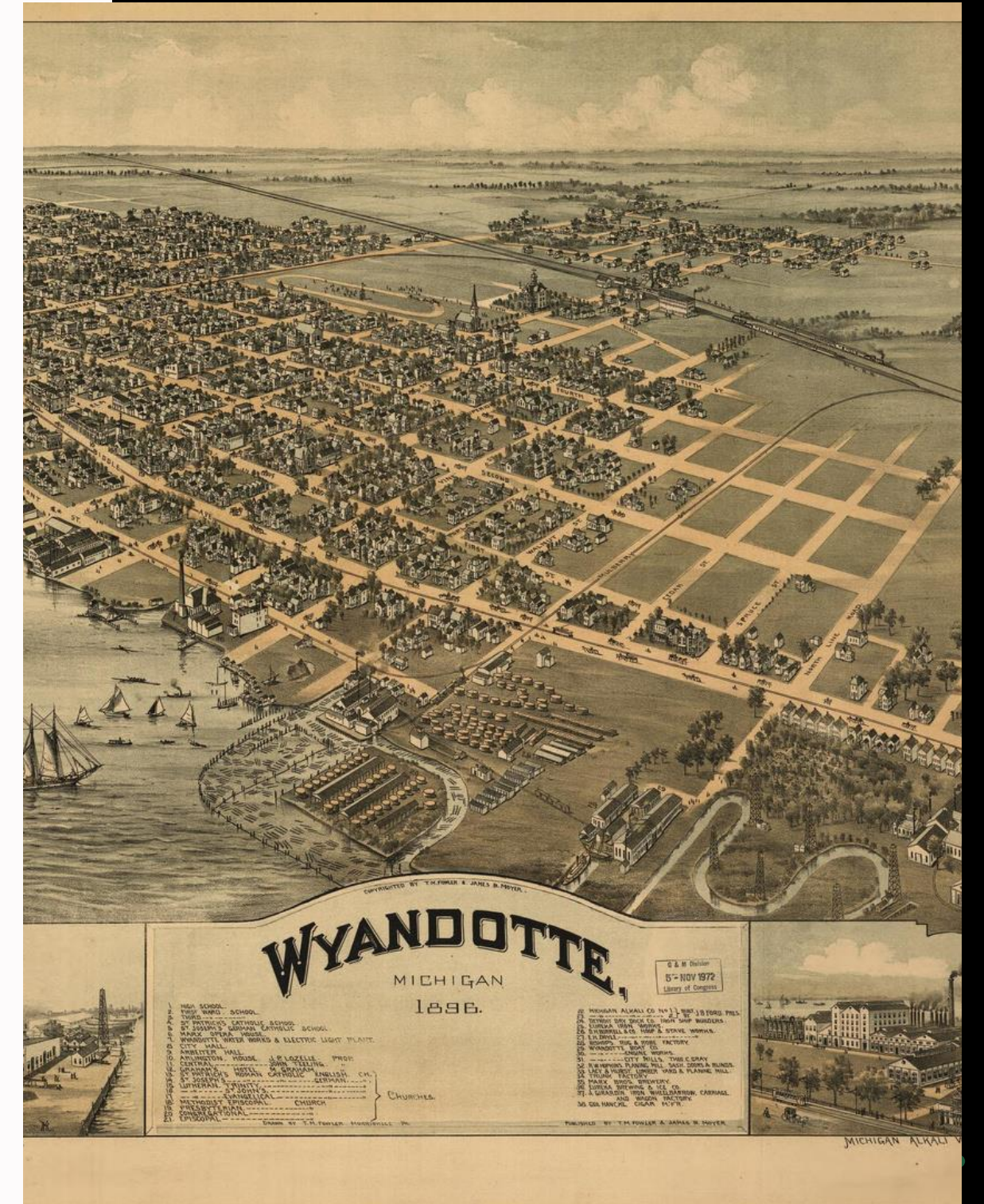
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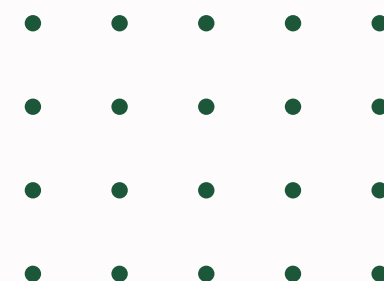
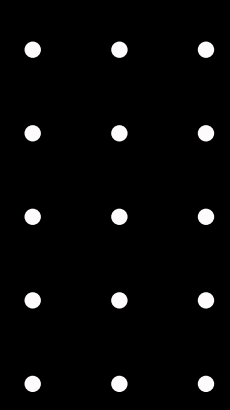
- Don Kelly
- Craig Donnell, Sr.
- Earl Watson, Jr.
- Steve Hooks

Date: September 30, 2024

Content

- 01** Introduction
- 02** Vision & Goals
- 03** Location & Site Analysis
- 04** Architectural Renderings
- 05** Timeline
- 06** Budget/Funding
- 07** Stakeholders/Partners





INTRODUCTION



Project Overview

We are excited to introduce the Empowerment Temple Redevelopment Corporation's latest real estate development project, a transformative initiative designed to enhance our community's quality of life through thoughtful urban planning and sustainable growth. This two-phase project will begin with the construction of modern, single-family homes and progress to the development of a state-of-the-art community center, both offering significant incentives, including tax abatements.

Project Overview

Phase 1: Single-Family Homes & Senior Living Residences

In the first phase, we will develop 15 single-family homes across 16 lots, offering modern design and high-quality construction. These homes are designed to meet diverse needs and budgets, ensuring accessibility for families of varying sizes. These homes will be an excellent investment for future homeowners, combining style, comfort, and affordability.

In addition, we are also planning for senior living facilities, designed to provide comfort and convenience for our elder community members.

Phase 2: Community Center & Parking Lot

The second phase will focus on creating a vibrant, multifunctional community center. This facility will serve as a cornerstone for the neighborhood, offering various services and amenities to promote health, education, and community engagement.

In addition to the community center, we are also planning for parking to accommodate everyone. This will be designed to provide convenience for all who visit.

Market Snapshot

Competitive Workforce Market:

Kansas City, KS competes with surrounding municipalities for a share of the local workforce and the tax base and revenue generation associated with it. Most of the residential workforce *leaves* Kansas City, KS for job opportunities. Only 20,867 residents (30%) live and work in the city.

Gutting of Urban Core:

The urban core has seen little economic growth. Disincentivizing locals from taking up residence there and impeding the city from maintaining or securing any additional tax base.

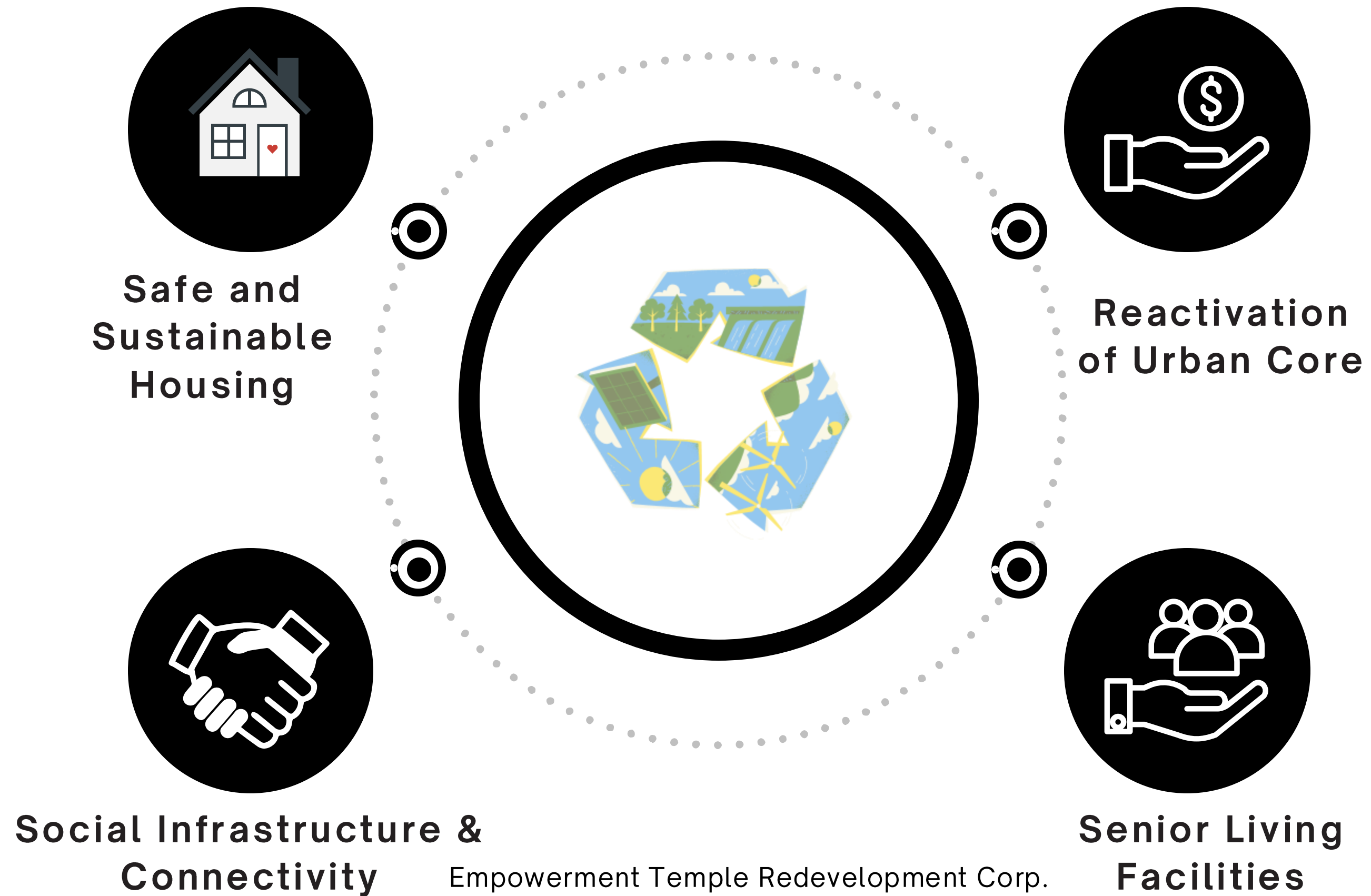
Purpose of Developing

- Cultivate partnerships with with community champions
- Empower neighborhood groups to promote collective ownership
- Cultivate local entrepreneurial spirit and small business development
- Leverage Neighborhood Revitalization Act (NRA) Tax Rebate
- Provide private security and encourage establishment of self-improvement district
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles
- Promote energy efficiency
- Combat food insecurity by addressing food desert
- Alignment with community needs and values



VISION & GOALS

Our Goals



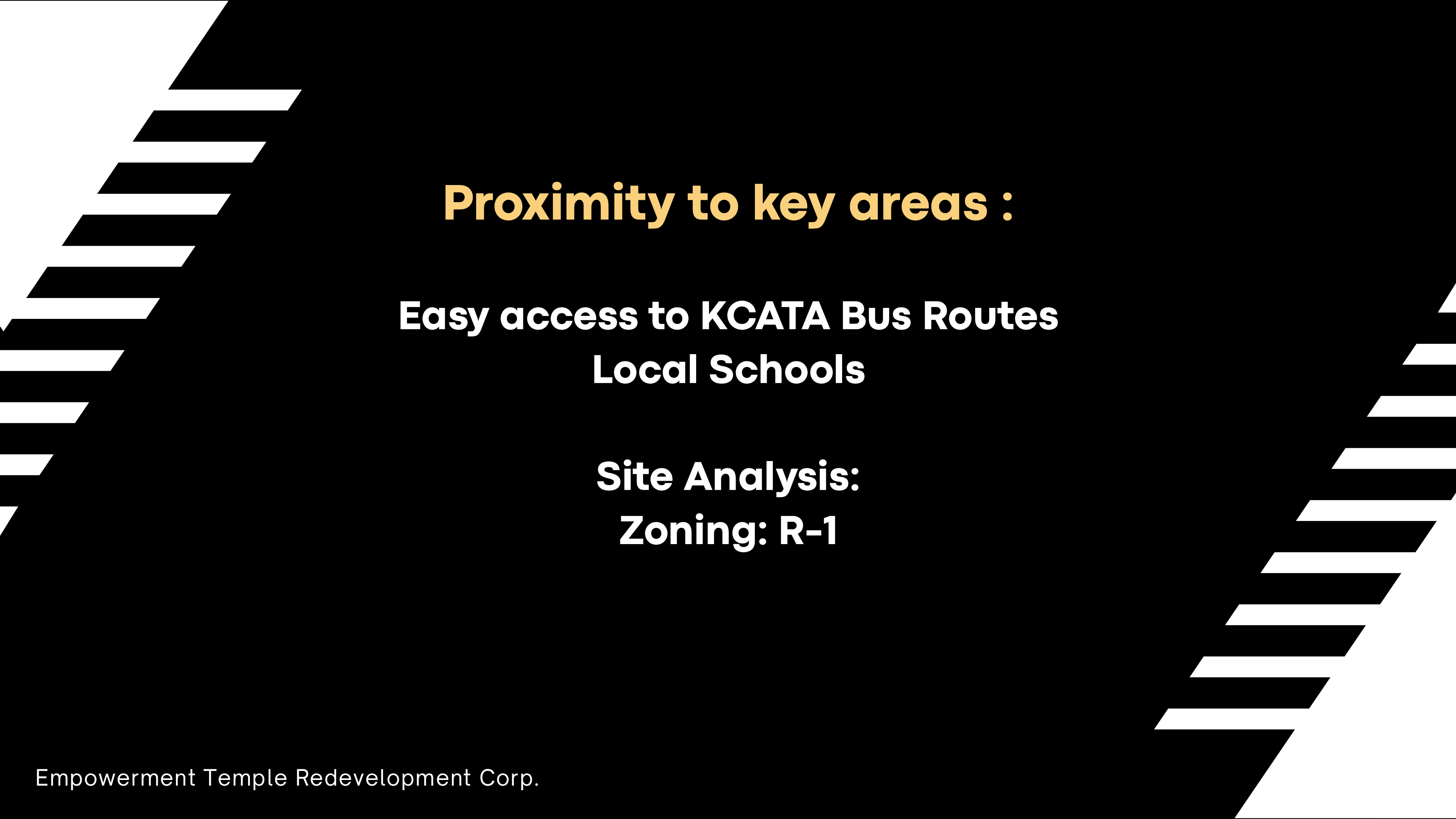
Our Vision

**Creating a central hub for
community
activities and worship.**

**Promoting social cohesion,
cultural events,
and spiritual growth.**



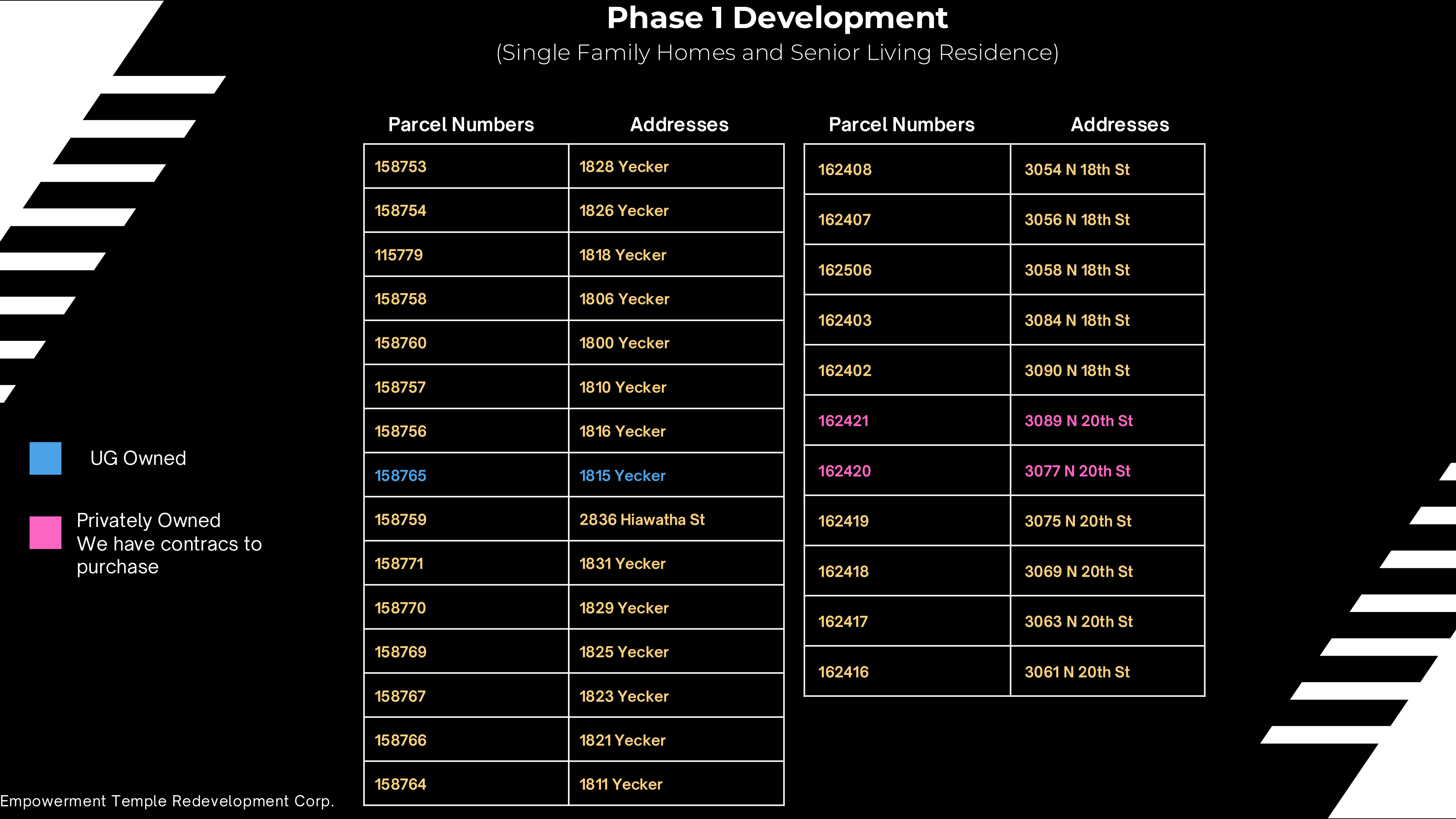
LOCATION & SITE ANALYSIS



Proximity to key areas :

**Easy access to KCATA Bus Routes
Local Schools**

**Site Analysis:
Zoning: R-1**

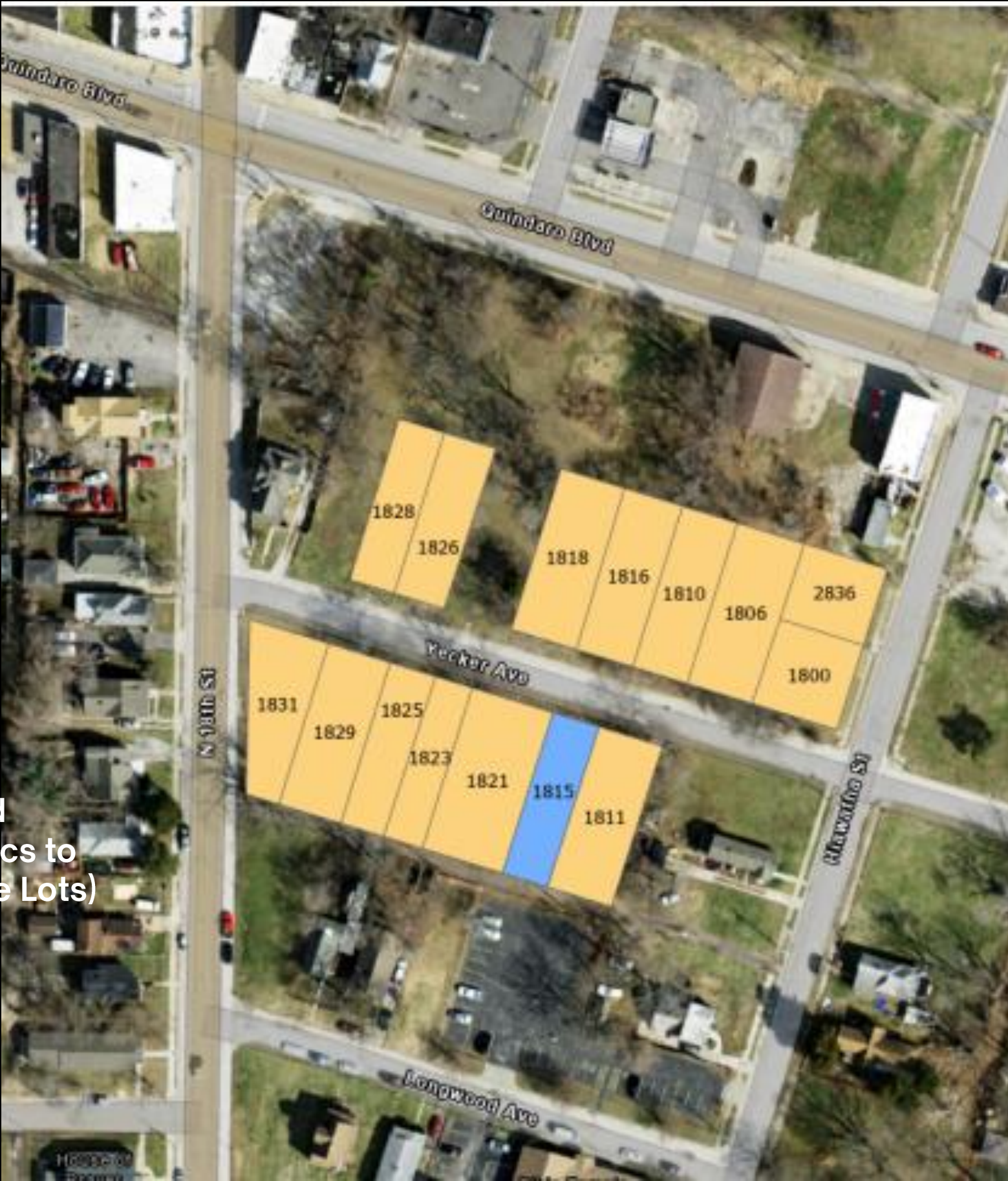


Phase 2 Development

(Community Center and Parking)

Parcel Numbers	Adresse
162410	3042 N 18th St
162600	2936 N 18th St
162602	3019 N 20th St
162604	3035 N 20th St

- Phase 1 Lots
- UG Owned (Phase 1 Lots)
- Privately Owned We have contracts to purchase (Phase Lots)
- Phase 2 lots





ARCHITECTURAL RENDERINGS

SINGLE FAMILY HOMES

2 Bedroom 2.5 Bathroom

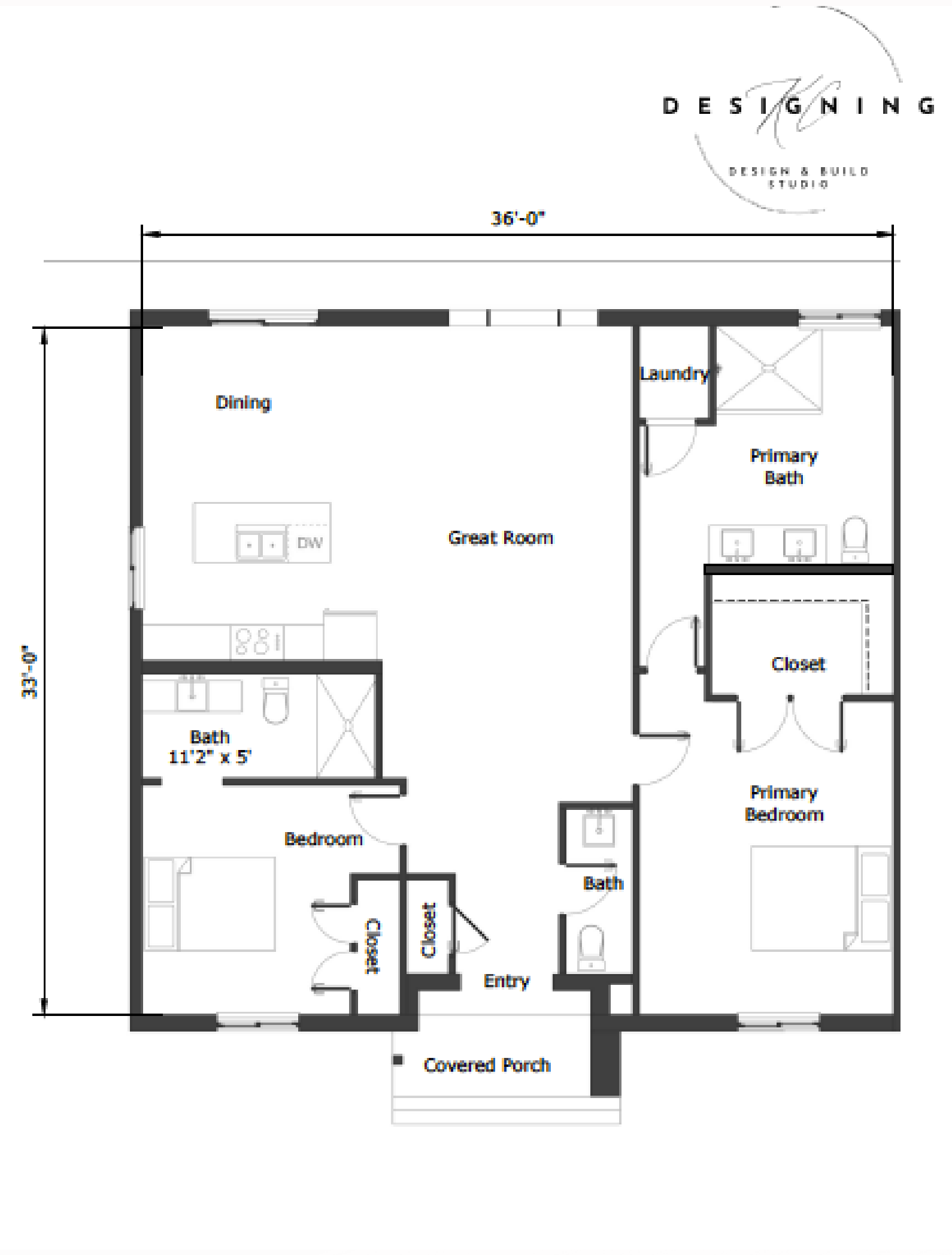
Our homes will offer a warm and inviting feel, featuring modern finishes, generous living spaces, and vibrant interiors. Designed for functionality and comfort, this home offers a perfect blend of style and practicality.

Home Features

- 2 Bed/ 2.5 Bath
- 985 -1085 sqft
- Energy Efficient
- Security System with 1 camera
- All electric
- Solar Panel Ready
- Garage Door w/Opener
- 200 AMP Electrical Box
- Hardwood Flooring
- Stainless Steel Appliances
- Sprinkler System
- Modern Design Throughout
- LED Lighting



2 Bedroom 2.5 Bathroom Floor Plan



3 Bedroom 3 Bathroom

Our homes will offer a warm and inviting feel, featuring modern finishes, generous living spaces, and vibrant interiors. Designed for functionality and comfort, this home offers a perfect blend of style and practicality.

Home Features

- 3 Bed / 3 Bath: 1,377 sqft
- 3 Bed / 3 Bath: 1,002 sqft
- Energy Efficient
- Security System with 1 camera
- All electric
- Solar Panel Ready
- Garage Door w/Opener 200 AMP Electrical Box
- Hardwood Flooring
- Stainless Steel Appliances
- Sprinkler System
- Modern Design Throughout
- LED Lighting



3 Bedroom 3 Bathroom

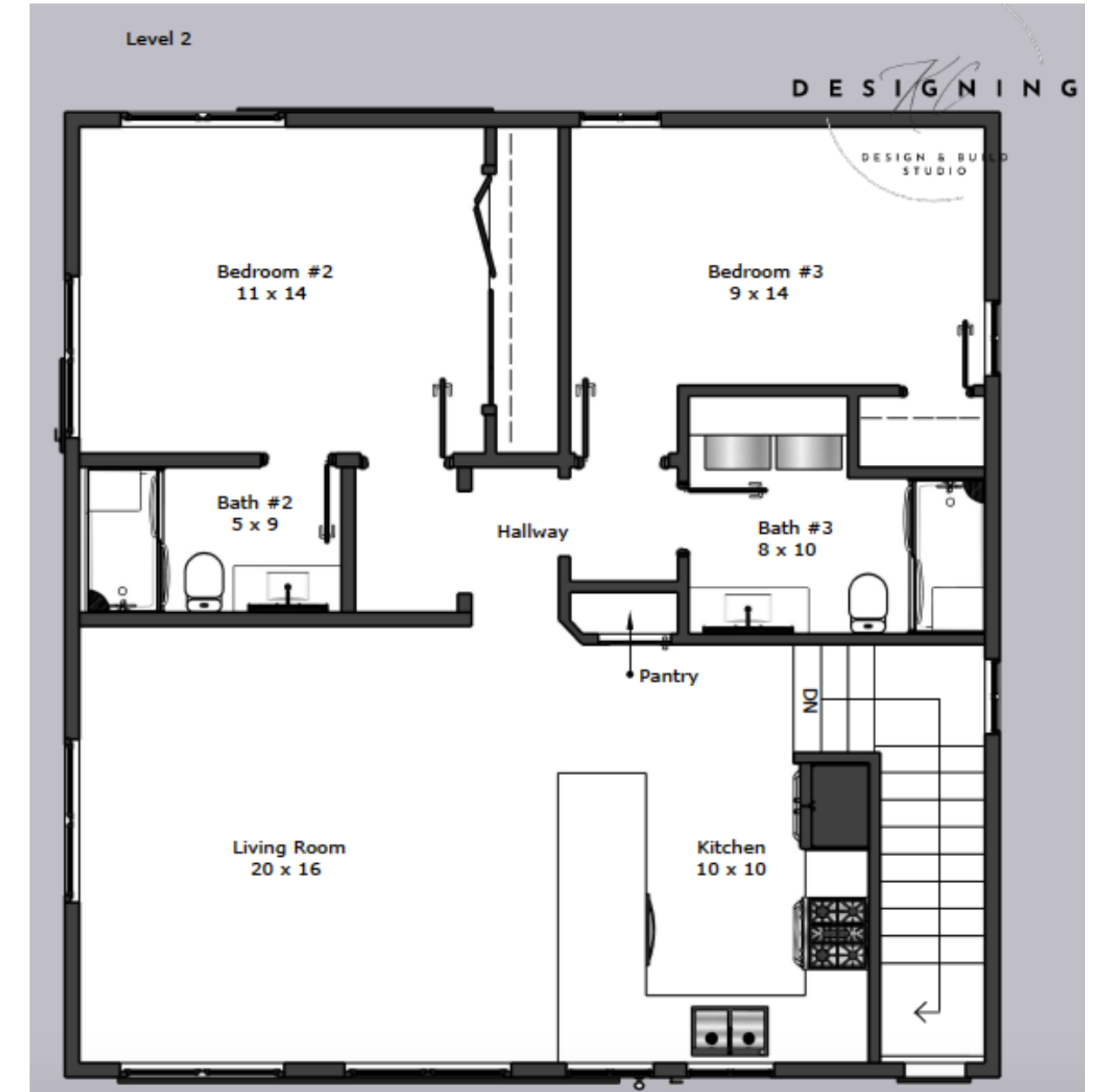
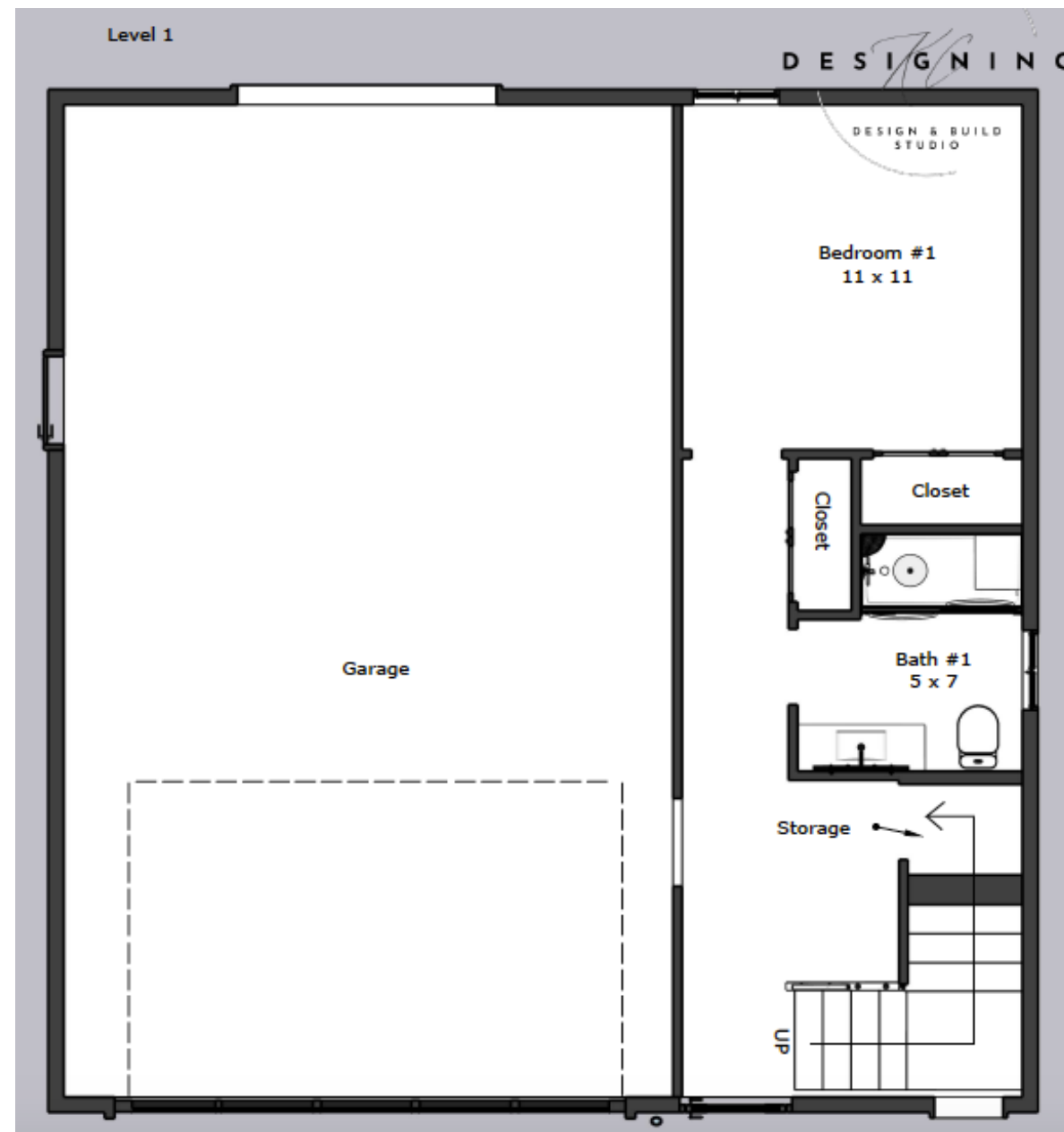
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Home Features

- 3 Bed / 3 Bath: 1,377 sqft
- 3 Bed / 3 Bath: 1,002 sqft
- Energy Efficient
- Security System with 1 camera
- All electric
- Solar Panel Ready
- Garage Door w/Opener 200 AMP Electrical Box
- Hardwood Flooring
- Stainless Steel Appliances
- Sprinkler System
- Modern Design Throughout
- LED Lighting



3 Bedroom 3 Bathroom Floor Plan



An architectural rendering of a single-story senior living home. The house features a brown gabled roof, stone-textured walls, and multiple windows with white shutters. A central entrance is framed by two columns. In the foreground, a circular paved area contains a multi-tiered stone fountain surrounded by small plants. The background shows lush green trees under a blue sky with scattered clouds. The entire image is overlaid with a dark, semi-transparent layer, and the title text is in large, bold, white capital letters. Decorative black geometric shapes are present on the left and right sides.

ARCHITECTURAL RENDERINGS

SENIOR LIVING HOMES

Senior Living Residence

These cottage-style homes will offer a cozy, community-focused living environment for seniors, with easy access to all the resources provided by the community center.

Home Features

- 3 Bed / 3 Bath: 1,377 sqft
- 3 Bed / 3 Bath: 1,002 sqft
- Energy Efficient
- Security System with 1 camera
- All electric
- Solar Panel Ready
- Garage Door w/Opener200 AMP Electrical Box
- Hardwood Flooring
- Stainless Steel Appliances
- Sprinkler System
- Modern Design Throughout
- LED Lighting



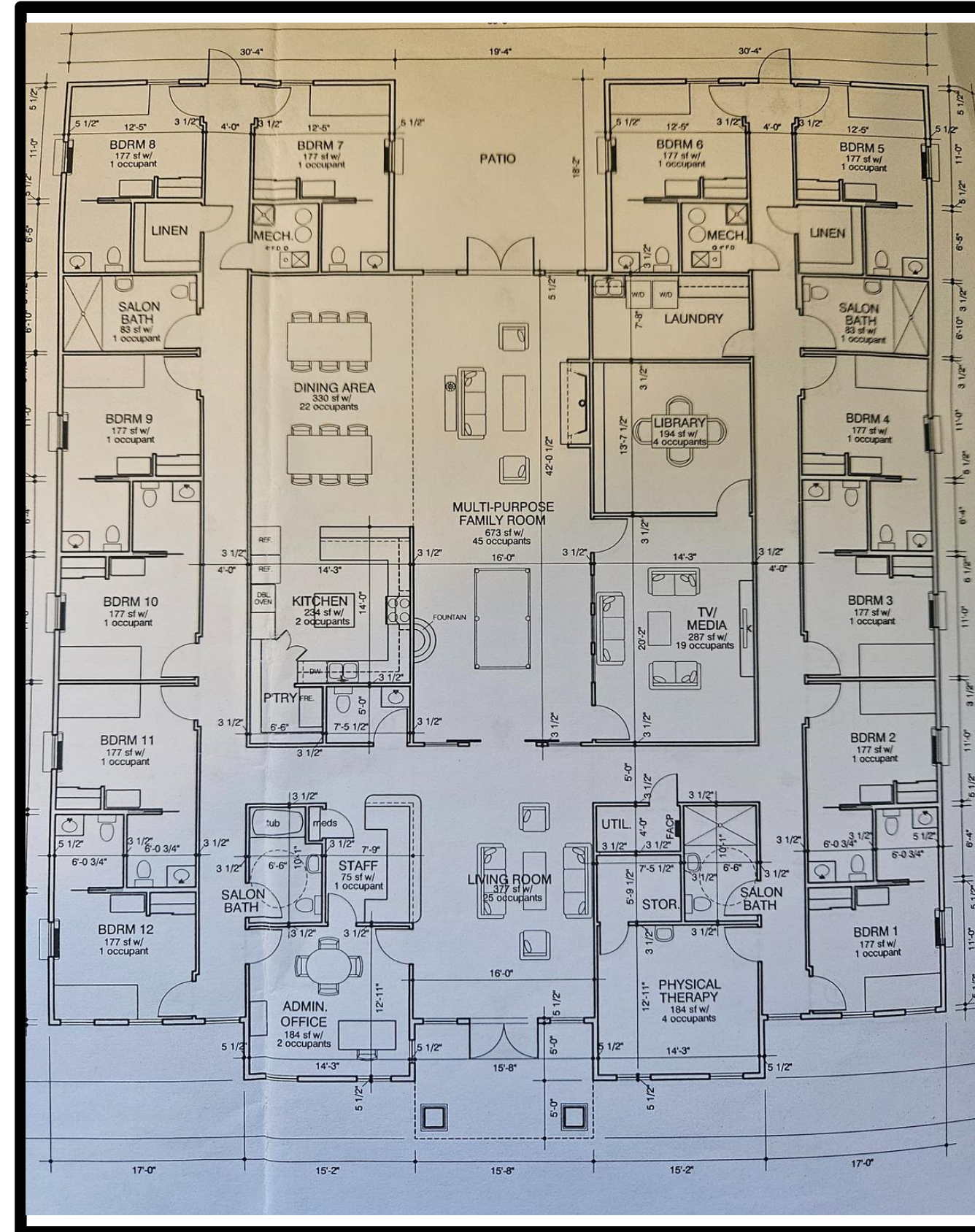








Senior Living Housing Floor Plan





ARCHITECTURAL RENDERINGS

COMMUNITY CENTER

Charles Langston Community Center

The second phase will focus on creating a vibrant, multifunctional community center. This facility will serve as a cornerstone for the neighborhood, offering various services and amenities to promote health, education, and community engagement

Building Features

- Building Size: Up to 18,000 gross square feet, 2-3 stories
- Space for worship
- Office space for church administration.
- Parking and landscaping.
- Multi-purpose hall for events and gatherings.
- Classrooms and meeting rooms.
- Sports facilities.
- Mental Health & Career Training Resources
- Fitness Center











TIMELINE

Key phases for the project.



TIMELINE PER PHASE

01

Single Family
Senior Living
One-Six Months

Land acquisition, site
preparation, design
finalization and permits.

02

Community Center
& Parking

Thirty to Forty-Six Months
Design finalization and
permits.

01

Single Family
Senior Living

Eight to Thirty-Six Months
Single Family Homes
Senior Living Construction

02

Community Center &
Parking

Forty to Fifty-Five Months
Construction of
the community center and
parking infrastructure



The background image shows a person's hands working on a budget. One hand is using a calculator, and the other is writing on a sheet of paper with a grid, likely a budget template. The image is dark and has a semi-transparent overlay with the text.

BUDGETING/FUNDING

Breakdown of planning

Budget/Funding Breakdown

Single Family

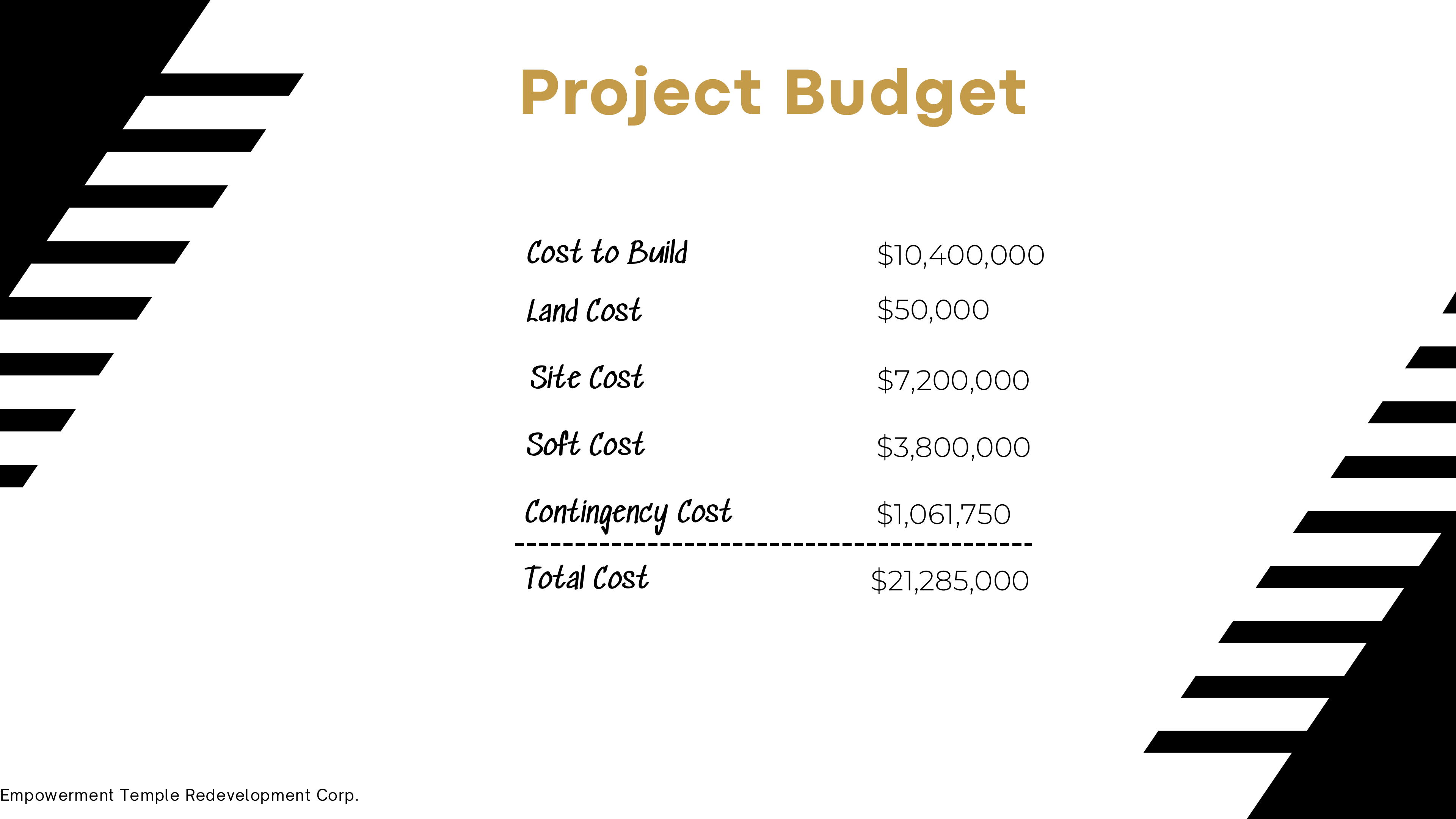
- Construction costs: \$4.1M
 - Landscaping: \$124K
 - Design and consultancy fees: \$495K

Community Center

- Construction costs: \$5.4M
 - Landscaping: \$162K
 - Design and consultancy fees: \$648K

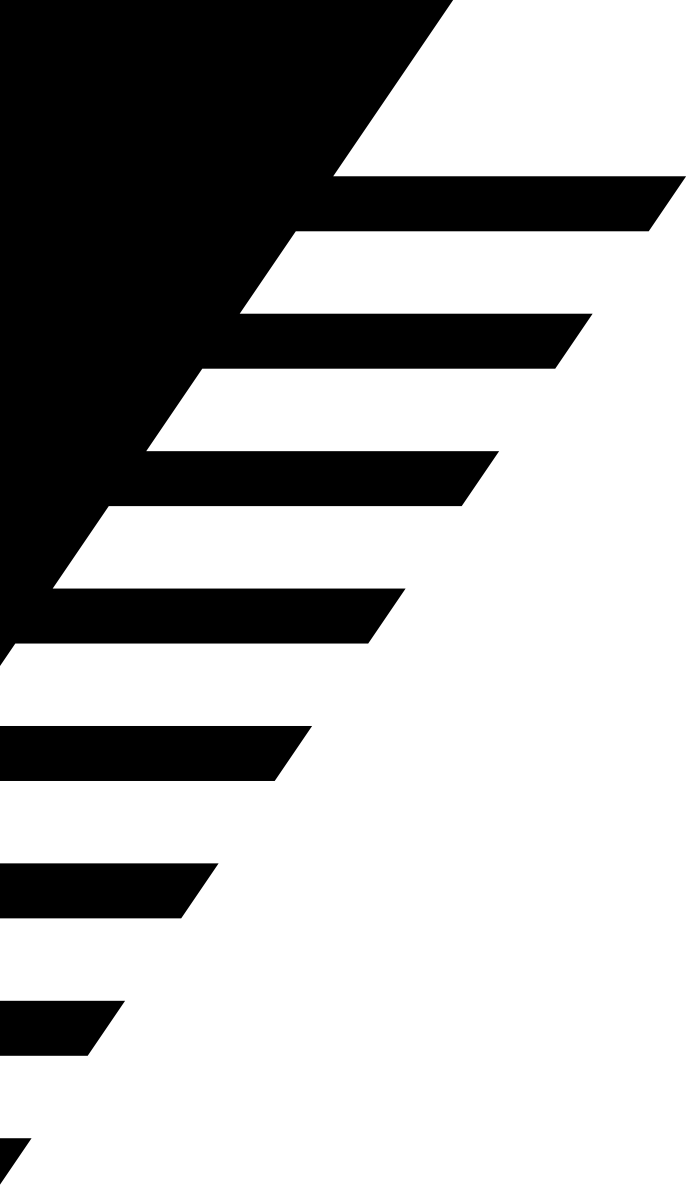
Senior Living

- Construction costs: \$1.4M
 - Landscaping: \$124K
 - Design and consultancy fees: \$165K



Project Budget

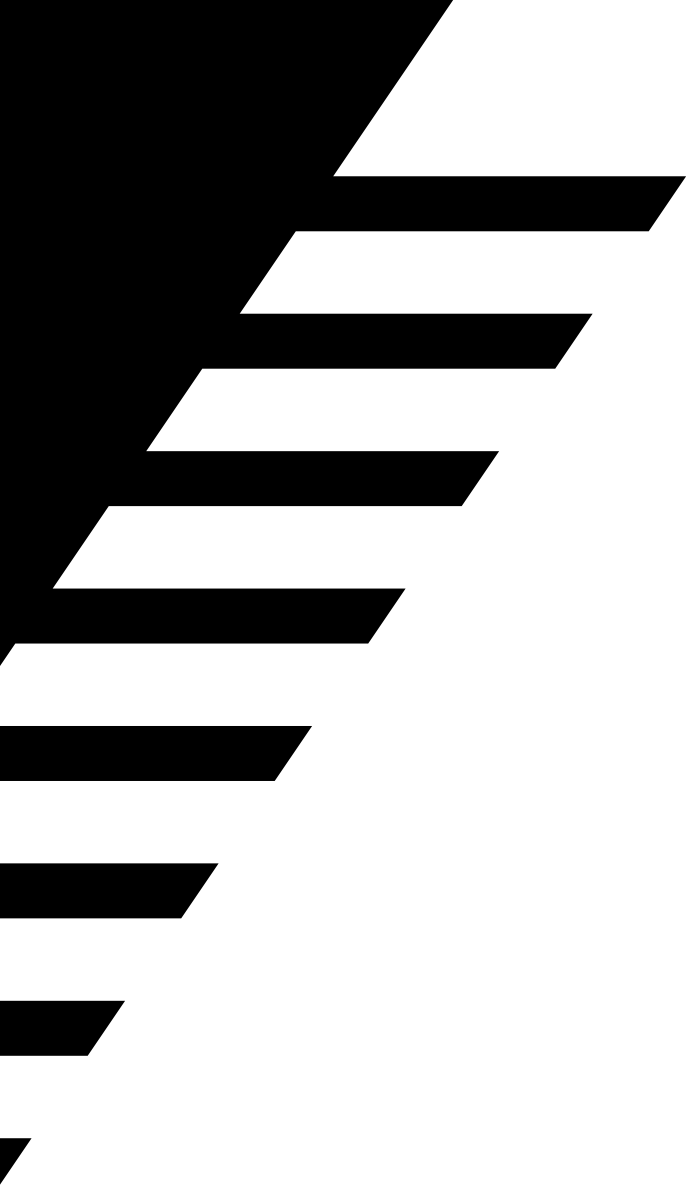
<i>Cost to Build</i>	\$10,400,000
<i>Land Cost</i>	\$50,000
<i>Site Cost</i>	\$7,200,000
<i>Soft Cost</i>	\$3,800,000
<i>Contingency Cost</i>	\$1,061,750
<i>Total Cost</i>	\$21,285,000



Budget/Funding Breakdown

Funding Sources

- Private investors.
 - Donations from the community.
 - Grants and subsidies (if applicable).
 - Potential revenue streams (e.g., event rentals).
- 



ASK

- Land Options
- Tax Abatement
- Infrastructure Allowance
- Assigned (Re)Inspector
- Relocation Fund
- Development Incentives

RETURN

- \$198K - \$300K Residence
 - Market Stabilization
 - Urban Core Reactivation
 - Social Opportunities
- 



STAKEHOLDERS & PARTNERS

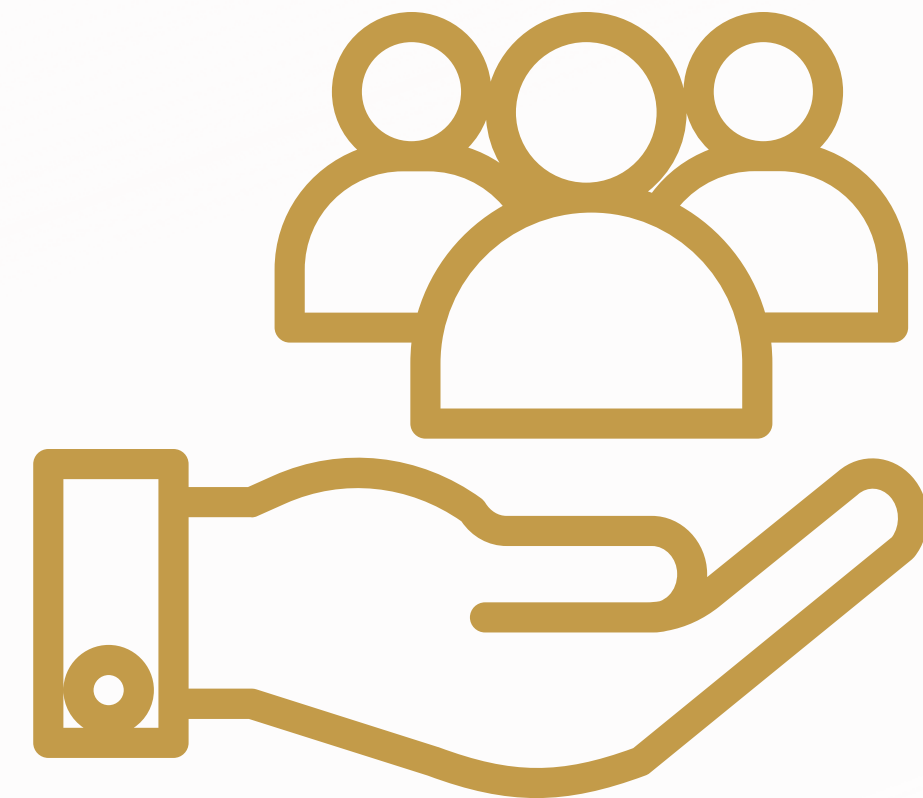
Stakeholder Engagement

Key Stakeholders:

- Local community members.
- Church leaders and congregation.
- Local government and planning authorities.
- Potential investors and donors.

Engagement Plan:

- Regular meetings and consultations.
- Public forums and surveys.
- Communication strategy (website, newsletters).



Team Experience



Projects provided upon request

Development Partners

- Don Kelly Construction LLC
- Donnell Mechanical & Electrical Contracting LLC
- Norton & Schmidt
- J&J Survey
- Ark Engineering
- Measure Twice Restoration
- Attracting Resources
- Mid-America Construction
- Alpha Title
- Stewart Title
- American Mortgage Bank
- DRAW Architect



A background image showing a close-up of two people in business attire shaking hands. The person on the right is wearing a dark suit jacket over a light blue striped shirt. The person on the left is wearing a dark suit jacket. The background is slightly blurred, showing an office setting with a desk and papers.

Join Us in Building a Better Community THANK YOU!

**Don Kelly
Craig Donnell, Sr.
Earl Watson, Jr.
Steve Hooks**

 thewyconeheimiahinitiative@gmail.com



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #IV.3.		
LAND BANK PROPERTY TRANSFERS		
BACKGROUND		
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 1 UG transfer into the Land Bank		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Property Transfers 9.30.24		

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: September 16, 2024

SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** will be presented at the 09/30/24 standing committee meeting:

Please visit the new site to review the applications below
<https://gisapp.wycokck.org/Landbank.html>

PT – Property Transfers

1. Nehemiah Project
 - i. 1815 Yecker Ave – 158765
 1. Transfer of an UG owned property into the Land Bank for the Nehemiah Project.

Request to Speak at a Commission meeting

Submitted on	12 September 2024, 3:49pm
Receipt number	178
Related form version	11

I want to speak to the Commission

First Name	Karen
Last Name	Daniels
Email	karen@bostondanielscorp.org
Phone	9132832203
Street Address	3005 Oakland Ave
City	Kansas City
What city do you live in?	
Do you own or operate a Business in Wyandotte County/KCK?	
State	Kansas
Is your item already scheduled to be heard?	No
Choose a topic that relates to the item you wish to discuss	Community Development
Additional details regarding your request. Please identify which item your comments relate to.	Community Development in the northeast neighborhoods of WYCO

What date is your item scheduled to be discussed?

Date of Commission meeting

Do you wish to speak in favor or against an item?

Digital Signature

Verify your submission.

Karim Hameed

[Link to signature](#)