



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, November 04, 2013

5:00 PM

Location:

Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
6th Floor Training Room

<u>Name</u>	<u>Absent</u>
Vacant	<input type="checkbox"/>
Commissioner Brian McKiernan, Chair	<input type="checkbox"/>
Commissioner Gayle Townsend	<input type="checkbox"/>
Commissioner Ann Brandau-Murguia	<input type="checkbox"/>
Commissioner James Walters	<input type="checkbox"/>

I. Call to Order / Roll Call

II. Approval of standing committee minutes from September 30, 2013.

III. Committee Agenda

Item No. 1 - LAND BANK APPLICATIONS

Synopsis:

Communication requesting approval of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval.

Side-Lot Applications for yard expansion
1629 Washington Ave. - Joseph Nasser
3327 N. 80th St. - Harold Rector
911 Splitlog Ave. - Marvin Donaldson
1956 N. 26th St. - Glenn Bennett
2251 Elizabeth Ave. - Kevin Franz

943 Walker Ave. - Edelma Edwards
1935 Parallel Ave. - Hipolito Quintana
2907 S. 47th St. - SSC, LLC

Transfers to Land Bank

1316 Shawnee Ave. from City of Kansas City, KS
(the owner of 1314 Shawnee Ave. would like to purchase property for yard expansion)

1037 Freeman Ave. from Unified Government
3306 Freeman Ave. from Unified Government
1431 S. 34th Street from Unified Government
(requests from the Community Development Dept. to take NSP 1 demolished lots and
for Land Bank to hold for future development)

Tracking #: 130373

IV. OUTCOMES

Item No. 1 - Outcomes

Synopsis:

Discussion on how to grow neighborhoods to their maximum potential.

Tracking #: 120136

V. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES**

Monday, September 30, 2013

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, September 30, 2013, at 5:00 p.m., in the 6th Floor Human Resources Training Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Walters, Murguia and Townsend.

Chairman McKiernan announced that because of the large number of items on tonight's agenda and the fact that there are many people interested in those items, they have set up some overflow participation, if you will. Right now we have an audio and a video feed going into the lobby of city hall. It's very important for us to make sure that although I'm told these microphones are quite sensitive, that we do speak in to a microphone or near a microphone whenever we make any comments tonight.

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

- II. Approval of standing committee minutes for August 26, 2013. **On motion of Commissioner Murguia, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

- III. Committee Agenda:
Item No. 1 – 130329... A communication requesting consideration of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval.

Chris Slaughter, Land Bank Manager, stated you'll have to excuse me. This is probably one of the largest Land Bank audiences I've ever had. First, we have twelve applications. They vary. We have one for parking, one for a garden, four for single-family housing, and six for side lots.

Chairman McKiernan stated these have all been previously discussed and approved by the Land Bank Advisory Board. If any commissioners have any questions or need anymore information about any of the properties, we can do that now.

Side-lot applications

4 N. James St. - James Street Real Estate, LLC, for parking
 1618 N. 2nd St. - Somali Bantu Foundation of KS for a garden
 730 Splitlog Ave. - CHWC, Inc., for single family
 734 Splitlog Ave. - CHWC, Inc., for single family
 736 Splitlog Ave. - CHWC, Inc., for single family
 329 N. 8th St. - CHWC, Inc., for single family
 832 Barnett Ave. - Marilyn Varela for yard expansion
 2505 N. 22nd St. - Antonia Ayalla for yard expansion
 733 Troup Ave. - Ephraim Woods, Jr., for yard expansion
 1836 N. 18th St. - Laura Miller for yard expansion
 2851 S. 27th St. - Yvonda Rogers for yard expansion
 724 Sanford Ave. - Sharon Hullaby for yard expansion

Action: **Commissioner Murguia made a motion, seconded by Commissioner Townsend, to approve.** Roll call was taken and there were four “Ayes,” Walters, Murguia, Townsend, McKiernan.

Mr. Slaughter stated we have three properties that we are going to transfer from the Land Bank to CHWC. One if you recall, was transferred last month from the Board of County Commissioners to the Land Bank and now we’re going to add that to the ones we transferred to CHWC last month as part of the project on Ohio Avenue.

Two are for part of a Lets Grow Project. CHWC is going to hold the property for a community garden but it’s tied to a grant. We just want to get that in line so once things move forward, they’ll be ready to go.

Transfers from Land Bank

846 Ohio Ave. to CHWC, Inc. to include it in their project to build 8 new homes in the Riverview neighborhood.
 1045 & 1051 Splitlog Ave. to CHWC, Inc. as part of Lets Grow project. CHWC will hold property for use as a community garden.

Action: **Commissioner Murguia made a motion, seconded by Commissioner Townsend, to approve.** Roll call was taken and there were four “Ayes,” Walters, Murguia, Townsend, McKiernan.

IV. Goals & Objectives

Item No. 1 – 120136... **Presentation on K.S.A. 79-2811-County sale of properties eligible for tax sale for affordable housing, community development or economic development purposes, by Brandy Nichols, Legal.**

Chairman McKiernan stated we do have a second item. This comes under Goals and Objectives. Those of you who were here last month remember that Kansas Statute 79-2811, county sale of properties for eligible tax sale, came up as a peripheral part of one of the other items that we considered. We asked Brandy Nichols at that time if she would do some research and give us some more background on how this statute might be used as a tool for getting properties that are tax sale eligible transferred in a little more timely fashion to organizations and/or individuals who could rehabilitate them and get them back on the tax roll. As part of our goals and objectives, Brandy is going to present her findings to us tonight.

Brandy Nichols, Legal Department, stated what I went ahead and did was prepared a kind of comparison sheet. There are actually two statutes that could have the same end goal: affordable housing with a delinquency, or a vacancy, or being abandoned and that is 79-2811 that we discussed and then there is also the Abandoned Housing Act, which is K.S.A. 12-1750 – 1756a. The 1756a that you see is where most of the meat of the matter is if you wanted to refer back to those. I tried to do sort of a comparison to refresh your memory. 79-2811 allows the Board of Commissioners to sell a property that is eligible for tax sale for affordable housing, community development, or economic development purposes. You do that through a resolution and through that, you have the power to abate or reduce taxes.

The two differences in who controls the transfer of the property under 79-2811, the board of commissioners controls that. By resolution, you authorize the sale and then it's a quit claim deed that goes.

Under the Abandoned Housing Act, it's actually an action in the Wyandotte County District Court that would be brought by the organization that wants to rehab the property. Those are kind of the fundamentals differences how it starts.

The limitations are pretty similar although 79-2811 is a little more broad. It includes community development and economic development purposes. Your Abandoned Housing Act is housing.

One of the hurdles that we get with an organization is do they have the ability to inspect that house before they make a commitment to buy it. Under 79-2811, no, they would not because it's basically a tax sale. An individual tax sale just allows the commissioners to pick the end user. There would be no chance for inspection until you actually sold it. Under the Abandoned Housing Act, the organization would actually be filing a petition with district court where the district court could give them the ability to inspect the property. Then if the property is not worth the time to rehab because it's so far in decay, they can remove their petition from district court. There is a little bit less risk for your organization under the Abandoned Housing Act.

Then we get to the other issue - property taxes being abated or reduced. Again, because 79-2811 is a tax sale, you guys can sell for the amount of the delinquent properties; you can reduce them entirely. Under the Abandoned Housing Act, there is no similar provision. We would have to figure out some way to kind of put that through the Land Bank to clear those taxes. That's going to have some problems as well because only the rehabbing organization, the organization that is going to rehab the house can bring the petition to district court. It would be a little bit cumbersome. There may be some options. I believe the Abandoned Housing Task Force is already working with the Legislature proposing some changes. It may be something that could be proposed if the taxes are a hurdle.

The protections to maintain and rehab the property. Under 79-2811, there is really no clear protection to the organization about being reimbursed the costs that they're out. It's clear in the statute that we, the Unified Government, would have to reimburse the owner that claims they don't have service for the amount of taxes that were paid. You would have to argue in court about what the organization gets back. Under the Abandoned Housing Act, there are direct provisions that state that any money that the organization that's rehabbing the property spends including property taxes, maintenance, boarding, and repair, is reimbursed before the original owner could ask for that property back.

The title issues is the biggest title. That's why we stopped using 79-2811 to begin with. Because of the judicial foreclosures and this issue of service, we're not sure that the title company would give us a title commitment on that. It requires a quiet title action. Both are similar to that. It's not going to remove the quiet title action.

The other issue is about the property owner; can you stop the transfer of property. When you look at the tax sale, 79-2811, there is nothing that prohibits the board of commissioners from going ahead and selling that property even if the original owner came up. That would be a decision for you guys. It would be an interpretation that came. Under the traditional tax foreclosure action, they can redeem up until the day before the sale. That would be something you would want to look at with a lot

of scrutiny, if you still had somebody who came back that wanted to buy that property. Whereas, under the Abandoned Housing Act, the District Court Judge would say sure you can keep the property as long as you rehab it and bring it up to code in 90 days. By the way, you have to show us you have the ability to do that. The timeframes are really about the same other than under the 79-2811, vacant means that it hasn't been cared for with usual maintenance for one year. That also means the grounds around the building. Whereas, the Abandoned Housing has to be unoccupied, it has to be delinquent. It's a little bit higher burden to jump through but the timeframes relatively are the same.

I know this is really dry. I know it's a lot of information. I'm more than happy to answer some questions if you have any. I just tried to give you a brief overview so you guys can do some comparing.

Chairman McKiernan stated just to reiterate, we already had in place the normal tax sale process. We have our semi-annual sales for those properties that are eligible for them. In several discussions that we've had, people have wondered if we might have a more facilitated process because every now and then we are approached about certain properties from organizations that would have the capacity to begin a more immediate or a more timely renovation of those properties. Certainly, we want to stop the slide of these properties into a state of decay that effectively makes them uninhabitable again or unrehabable.

Commissioner Walters stated 12-1756a looks like it's geared toward housing, but on the last page it talks about commercial real estate. **Ms. Nichols** stated there is actually a brief definition under the Abandoned Housing Act that just deals with the commercial as far as structures go. **Commissioner Walters** asked so it could apply to both housing and commercial property. **Ms. Nichols** stated that would be a better question for Colin Welsh. **Colin Welsh, Legal Department**, stated yes, that's correct; however, the end use is written as housing which is a little bit confusing. You're correct. **Commissioner Walters** asked could you maybe clarify if that it's different than that; if commercial real estate can be an ordinance can be applied to commercial real estate if not used for housing. **Mr. Welsh** stated we're looking at the state statute. They made some changes recently. If I recall, it is geared toward the end use for being housing.

Chairman McKiernan stated I thought it was for economic development purposes which would include both residential and commercial properties. **Ms. Nichols** stated that would be 79-2811. Looking at this, I'm curious when you would read the definition up to it says "commercial real estate

means use other than one to four residential units or for agriculture purposes.” I’m curious if what they thought they were doing was apartment complexes under commercial, but it is unclear. We can research that and get back with you. **Commissioner Walters** stated yes; just clarify that. **Mr. Welsh** stated it’s not clear. It specifies that they are supposed to be using it for housing but it seems to me it’s an oversight by the legislature. We’ve been trying to make several other changes to that statute. It’s stuck right now.

Commissioner Murguia stated along those same lines, it looks to me like you could use 12-1756a for a mixed-use development potentially as long as there is a component of housing involved in that mixed-use development. **Mr. Welsh** stated I think it’s arguable. **Commissioner Murguia** stated because there will be housing there, but it will have economic development as well. It doesn’t prohibit economic development according to the statute. **Mr. Welsh** stated but it doesn’t specifically provide it. **Ms. Nichols** stated we’ll do some more research into that. **Commissioner Murguia** stated okay because that’s important.

Commissioner Walters stated as I read the minutes from the meeting that I missed, evidently there was quite a bit of discussion about getting a clean title. Is there a resolution to that or is this a limitation of 79-2811? **Ms. Nichols** stated it’s kind of the limitation of both of them. Some of the potential resolutions would be is under 79-2811, we would want to work with the title company and get some guidance from the title company. We would ask for a declaratory judgment perhaps as one way to get around that which is basically a quiet title at the beginning. We would file a petition and ask the judge to find that it’s eligible for tax sale and that we’ve notified everybody according to law, including publication, when it was allowed and to get a judgment that says yes, this is eligible for tax sale; yes, you have complied with the service requirements and then go through the resolution to see if that would resolve the title issues. Some of the other cities, if we’re just talking about this kind of in thought process, other cities that we’ve seen have actually talked about doing an RFP with a title company that under certain circumstances, they would actually agree to provide the title insurance as they had oversight with the properties that we are working on.

The Affordable Housing Act also would have the same issue because it only gives you a judicial deed. Through the course of that action, you can actually start a quiet title at the same time and basically resolve it all at the same time. It’s going to be problematic but less problematic as far as title goes. That is one of the issues and concerns and why 79-2811 kind of fell out of favor. We would have to do some work.

September 30, 2013

Commissioner Murguia stated I'm not sure I understand. Let me see if how and out of the box it might apply. If we decided to use 79-2811 on a sale as-is basis where we have control over how much we charge for that property, could we just set a nominal amount to charge for that and then leave clearing up the quiet title issue to the new property owner? **Ms. Nichols** stated absolutely.

Commissioner Murguia stated I'm just saying that because it be a quicker way to turn the ground that we are trying to get rid of. **Ms. Nichols** stated the goal would be to get a quiet title action before anyone needed any sort of financing. Presumably, if you have an organization that is able to cover the costs of the rehab, you could do the quiet title at the same time that the resolution was going. As soon as that resolution went forward, you could do it that way. Some of the ways that we talked about it applying is Inspector Lidtke with Code Enforcement is actually sending me properties right now that he feels are still in decent shape. I have sent them to, and I meant to get that map for you guys to kind of give you an example. I've compared them over to the tax sale list to see what's been in the tax sale and what has not been in the tax sale. In that little area, the hope would be that if you went under one of these, then you could go have a targeted area, a group that wants to do it. We would know everything about it including the status with the BPU, maybe we could get that information more quickly. It would be interesting if we could figure out a way to do this to find out these properties that are going vacant immediately to keep them on our radar and then have a targeted sale, almost it's own tax sale as a resolution.

Chairman McKiernan stated just as a heads up to the commissioners who are on this standing committee, in light of the large number of items we have on our next meeting agenda, what I'm going to do and in light of our upcoming October strategic planning committee, I am going to email everybody who is on this committee just a copy as a refresher of the commission goals that have been assigned to this committee. I'd like everybody just to put a little thought before we go to strategic planning. Those goals really are very high level; their outcomes. They are aspirations as much as they are specific and measurable. I'd like everybody to give some thought to what it looks like if we achieve that goal. How are we different if we achieve that outcome? What shorter term goals that are specific, that are measurable, that are achievable, could we articulate? For example, in this case, if we have x thousand properties eligible for a tax sale, do we set a goal that we have x hundred fewer in some timeframe. Just how we might start to get a more measurable and achievable goal that would help us to meet those outcomes and if we can then bring those ideas to our strategic planning session, then we'll

September 30, 2013

have a head start with a potential for a more fruitful discussion that day. We really appreciate this because this ends up possibly being one of the tools that we would use to accomplish some of those more specific and measurable goals.

Chairman McKiernan stated we will adjourn the Neighborhood and Community Development Standing Committee. We will give everyone a chance to switch places. We have a new member coming in for the next committee. I do want to let everybody know who has arrived after we started the other meeting that because of the large number of items on the next agenda and the interest in one or more of those items, we do have an audio and video feed to the lobby of city hall. You probably heard us talking as you came in. Anyone who is standing here, I've been asked just to remind you that you do have a seat possible if you'd like to be in the lobby. If you are here so that you can maybe participate in the discussion about one of the items on our next agenda, that's fine. I just want to let everybody know that we do have seating available with an audio and a video feed and those are downstairs. We'll take just five minutes.

Action: No action taken.

V. Adjourn

Chairman McKiernan adjourned the meeting at 5:25 p.m.

tk



Staff Request for Commission Action

Tracking No.
130373
<input type="checkbox"/> Revised
<input type="checkbox"/> On Going

Type: **Standard**
 Committee: **Neighborhood and Community Development Committee**
 Proposed for the following Full Commission Meeting Date: 11/21/2013

Date of Standing Committee Action: 11/4/2013
(If none, please explain):

Changes Recommended By Standing Committee (New Action Form required with signatures)

Date:	Contact Name:	Contact Phone:	Contact Email:	Ref	Department / Division:
10/30/2013	Chris Slaughter	573-8977	cslaughter@wycokck.org		Administration/Land B...

Item Description: **ONLY VISIBLE TEXT WILL BE PRINTED**

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Item (1) - Side-Lot Applications (8)
 Item (2) - Transfers to Land Bank (4)

Action Requested: **ONLY VISIBLE TEXT WILL BE PRINTED**

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

Publication Required

Budget Impact: (if applicable)

Amount: \$	
Source:	
<input type="checkbox"/> Included In Budget	
<input type="checkbox"/> Other (explain)	

Supporting Documentation

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WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	LOT SIZE			ADVISORY BOARD RECOMMENDATION
Joseph Nasserri	1625 Washington Ave	1629 Washington Ave	Yard Expansion	50	X	140	APPROVED
Harold Rector	8018 Parkview Ave	3327 N 80th St	Yard Expansion	111	X	188	APPROVED
Marvin Donaldson	917 Splitlog Ave	911 Splitlog Ave	Yard Expansion	50	X	125	APPROVED
Glenn Bennett	1962 N 26th St	1956 N 26th St	Yard Expansion	50	X	120	APPROVED
Kevin Franz	2257 Elizabeth Ave	2251 Elizabeth Ave	Yard Expansion	45	X	120	APPROVED
Edelma Edwards	941 Walker Ave	943 Walker Ave	Yard Expansion	25	X	123	APPROVED
Hipolito Quintana	1931 Parallel Ave	1935 Parallel Ave	Yard Expansion	50	X	130	APPROVED
SSC, LLC	4605 Shawnee Dr	2907 S 47th St	Yard Expansion	536	X	310	APPROVED

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Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: JOSEPH NASSER
Spouse (if applicable): _____

2. Name of Corporation (if applicable) _____

3. Street Address: PO BOX 6527

4. City, State, Zip: LEAWOOD KS 66206

5. Home Phone #: 9132195801 Work Phone #: _____

6. E Mail Address: ECS @ KC.RR.COM

7. List Properties you own in Wyandotte County: (1) 235 N. 17th ST. KC
(2) 6848 DONAHOO - KC (3) 1625 WASHINGTON AVE - KC

8. Do you (or your spouse) have any Code Enforcement violations? Yes ___ No X

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No X

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 1629 WASHINGTON AVE
 Vacant Land KC
 Structure PARCEL # 091231

2. Proposed Use of Property:
 Yard Extension. Go to section 4.
 Parking. (Must comply with UG regulations) Go to section 4.
 Garage. Requires building permit. Go to section 4.
 Home Addition. Requires building permit. Go to section 3.
 New Home Construction. Requires building permit. Go to section 3.
 Commercial Construction. Requires building permit. Go to section 3.
 Rehabilitation of existing structure. . Requires building permit. Go to section 3.
 Other: _____

Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes__ No__
(Call Planning & Zoning at 913-573-5750)
 2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
Other: _____
 3. **Must attach a letter of credit or pre-approval letter from your bank.**
 4. **Must attach drawings for your proposed project.**
 5. Proposed use of property:
 - o Home Ownership.
 - o Rental Home.
 - o Business/Commercial Use.
 - o Apartments.
 - o Other, Specify: _____
 6. Will you seek Tax Increment Financing or other public tax exemptions? _____
 7. Will you seek Neighborhood Revitalization Tax Rebates? _____
 8. Starting Project Date: _____ Completion Date: _____
- Comments: _____

Section 4: Additional Comments & Terms of Proposal.

I PROPOSE A PURCHASE PRICE OF \$430,000
AND NOT OWE ANY BACK TAXES OR
ASSESSMENTS OR TAX LAINS FOR
THIS PROPERTY.

Incomplete applications will not be considered and will be returned to the sender.

As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

Joseph B. Nasser JOSEPH NASSER 4-22-13
Applicant's Signature Print Your Name Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter

Rec 9/18/13 *CS*



Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Harold Wayne Rector
Spouse (if applicable): Melody
2. Name of Corporation (if applicable) _____
3. Street Address: 8018 Parkview Ave.
4. City, State, Zip: Kansas City, KS 66109
5. Home Phone #: 913-788-8244 Work Phone #: 913-669-2473
6. E Mail Address: hrector@kcirr.com
7. List Properties you own in Wyandotte County: 2630 S. 27th
8018 Parkview Ave
8. Do you (or your spouse) have any Code Enforcement violations? Yes__ No
9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes__ No

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 3327 N. 80th Terr.
 - Vacant Land
 - Structure
2. Proposed Use of Property:
 - Yard Extension. Go to section 4.
 - Parking. (Must comply with UG regulations) Go to section 4.
 - Garage. Requires building permit. Go to section 4.
 - Home Addition. Requires building permit. Go to section 3.
 - New Home Construction. Requires building permit. Go to section 3.
 - Commercial Construction. Requires building permit. Go to section 3.
 - Rehabilitation of existing structure. . Requires building permit. Go to section 3.
 - Other: _____

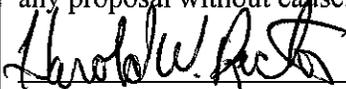
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes__ No__
(Call Planning & Zoning at 913-573-5750)
2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
Other: _____
3. **Must attach a letter of credit or pre-approval letter from your bank.**
4. **Must attach drawings for your proposed project.**
5. Proposed use of property:
 - Home Ownership.
 - Rental Home.
 - Business/Commercial Use.
 - Apartments.
 - Other, Specify: _____
6. Will you seek Tax Increment Financing or other public tax exemptions? _____
7. Will you seek Neighborhood Revitalization Tax Rebates? _____
8. Starting Project Date: _____ Completion Date: _____

Comments: _____

Section 4: Additional Comments & Terms of Proposal.

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.


Applicant's Signature

Harold W. Rector
Print Your Name

9/17/13
Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter



Rec 9/20/13

Unified Government Land Bank Application

Section 1: Personal Information.

1 Applicant's Name: Martin J. Cervellson Spouse (if applicable): _____

2 Name of Corporation (if applicable) _____

3 Street Address: 7102 Haskell Ave

4 City, State, Zip: Kansas City, Mo 66109

5 Home Phone #: (913) 334-1332 Work Phone #: (913) 371-0208

6 E Mail Address: _____

7 List Properties you own in Wyandotte County: 77 514th St.
KCK - 917 Splitlog Ave KCK

8 Do you (or your spouse) have any Code Enforcement violations? Yes ___ No

9 Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 911 Splitlog

- Vacant Land
 Structure

2. Proposed Use of Property:

- Yard Extension. Go to section 4.
 Parking. (Must comply with UG regulations) Go to section 4.
 Garage. Requires building permit. Go to section 4.
 Home Addition. Requires building permit. Go to section 3.
 New Home Construction. Requires building permit. Go to section 3.
 Commercial Construction. Requires building permit. Go to section 3.
 Rehabilitation of existing structure. . Requires building permit. Go to section 3.
 Other: _____

Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes ___ No ___ (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual ___ Corporation ___ Nonprofit: ___
Other: _____

3. **Must** attach a letter of credit or pre-approval letter from your bank.

4. **Must** attach drawings for your proposed project.

5. Proposed use of property:

- Home Ownership.
- Rental Home.
- Business/Commercial Use.
- Apartments.
- Other, Specify: _____

1 Will you seek Tax Increment Financing or other public tax exemptions? _____

2 Will you seek Neighborhood Revitalization Tax Rebates? _____

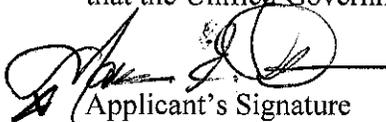
3 Starting Project Date: _____ Completion Date: _____ Comments: _____

Section 4: Additional Comments & Terms of Proposal.

*PER CONVERSATION WITH CHRIS SLAUGHTER
MR DONALDSON WILL BUY PROPERTY IN DISPUTE FROM
LAND BANK FOR \$500.00*

Incomplete applications will not be considered and will be returned to the sender.

As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

 **MARVIN E. DONALDSON**
Applicant's Signature Print Your Name Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101

Fax 913-321-0237 Phone 913-573-8977

Attn: Land Bank Manager, Chris Slaughter

Rec 9/23/13 ~~CSS~~



Unified Government Land Bank Application

Section 1: Personal Information.

- Applicant's Name: Glenn Bennett
Spouse (if applicable): Sandra Bennett
- Name of Corporation (if applicable) _____
- Street Address: 1830 Lawrence Dr.
- City, State, Zip: KCK 66106
- Home Phone #: _____ Work Phone #: 913 915 5888
- E Mail Address: glennett@yahoo.com
- List Properties you own in Wyandotte County: 975 14th, 2614 Hickam, 2236 Hickam, 4701 Parkview, 1321 Rowland, 1967 N 26th ST, 1830 Lawrence Dr., 2615 Espanola
- Do you (or your spouse) have any Code Enforcement violations? Yes ___ No
- Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No

Section 2: Proposed Land Bank Purchase.

- Address(s) of Property 1956 N. 26th St KCK 66104
 Vacant Land
 Structure
- Proposed Use of Property:
 Yard Extension. Go to section 4.
 Parking. (Must comply with UG regulations) Go to section 4.
 Garage. Requires building permit. Go to section 4.
 Home Addition. Requires building permit. Go to section 3.
 New Home Construction. Requires building permit. Go to section 3.
 Commercial Construction. Requires building permit. Go to section 3.
 Rehabilitation of existing structure. . Requires building permit. Go to section 3.
 Other: _____

Section 3: Construction Project Information.

N/A

1. Does the project comply with current zoning? Yes ___ No ___ *N/A*
(Call Planning & Zoning at 913-573-5750)
2. Type of Ownership: Individual Corporation ___ Nonprofit: ___
Other: _____
3. **Must attach a letter of credit or pre-approval letter from your bank.**
4. **Must attach drawings for your proposed project.**
5. Proposed use of property:
 - Home Ownership.
 - Rental Home.
 - Business/Commercial Use.
 - Apartments.
 - Other, Specify: _____
6. Will you seek Tax Increment Financing or other public tax exemptions? *No*
7. Will you seek Neighborhood Revitalization Tax Rebates? *No*
8. Starting Project Date: _____ Completion Date: _____

Comments: _____

Section 4: Additional Comments & Terms of Proposal.

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

Glenn Bennett Glenn Bennett 9/23/2013
Applicant's Signature Print Your Name Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter



Unified Government Land Bank Application

Section 1: Personal Information.

- 1 Applicant's Name: Kevin Franz Spouse (if applicable): _____
- 2 Name of Corporation (if applicable) _____
- 3 Street Address: ~~200 S. 15th Street~~ 1139 Grandview Blvd
- 4 City, State, Zip: Kansas City, Ks 66102
- 5 Home Phone #: 913-396-3717 Work Phone #: 913-725-7549
- 6 E Mail Address: KevinFranz1028@gmail.com
- 7 List Properties you own in Wyandotte County: 1139 Grandview Blvd, 200 N. 15th Street, 2257 Elizabeth Ave
- 8 Do you (or your spouse) have any Code Enforcement violations? Yes ___ No
- 9 Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 2251 Elizabeth Ave KCK 66102

- Vacant Land
 Structure

2. Proposed Use of Property:

- Yard Extension. Go to section 4.
 Parking. (Must comply with UG regulations) Go to section 4.
 Garage. Requires building permit. Go to section 4.
 Home Addition. Requires building permit. Go to section 3.
 New Home Construction. Requires building permit. Go to section 3.
 Commercial Construction. Requires building permit. Go to section 3.
 Rehabilitation of existing structure. . Requires building permit. Go to section 3.
 Other: _____

Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes__ No__ (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
Other: _____

3. **Must attach a letter of credit or pre-approval letter from your bank.**

4. **Must attach drawings for your proposed project.**

5. Proposed use of property:

- Home Ownership.
- Rental Home.
- Business/Commercial Use.
- Apartments.
- Other, Specify: _____

1 Will you seek Tax Increment Financing or other public tax exemptions? _____

2 Will you seek Neighborhood Revitalization Tax Rebates? _____

3 Starting Project Date: _____ Completion Date: _____ Comments: _____

Section 4: Additional Comments & Terms of Proposal.

I bought a vacant house from homeowners that did not take care of it. There is a lot next door. I want to improve the house, clean up the lot and fence it in as a large yard for the property.

Incomplete applications will not be considered and will be returned to the sender.

As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

Kevin Franz
Applicant's Signature

Kevin Franz 9.25.13
Print Your Name Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101

Fax 913-321-0237 Phone 913-573-8977

(Attn: Land Bank Manager, Chris Slaughter

573-5745 701 N 7th St

Reel 10/7/13@SS



Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Edelma Edwards
Spouse (if applicable): N/A
2. Name of Corporation (if applicable) N/A
3. Street Address: 941 Walker Ave.
4. City, State, Zip: Kansas City, Ks. 66101
5. Home Phone #: 1-785-341-2344 Work Phone #: _____
6. E Mail Address: N/A
7. List Properties you own in Wyandotte County: 3002 Nth 33rd St
Kansas City, Ks. 66101
8. Do you (or your spouse) have any Code Enforcement violations? Yes ___ No
9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 943 Walker Ave. K.C. K. 66101
 Vacant Land
 Structure
2. Proposed Use of Property:
 Yard Extension, Go to section 4.
 Parking. (Must comply with UG regulations) Go to section 4.
 Garage. Requires building permit. Go to section 4.
 Home Addition. Requires building permit. Go to section 3.
 New Home Construction. Requires building permit. Go to section 3.
 Commercial Construction. Requires building permit. Go to section 3.
 Rehabilitation of existing structure. . Requires building permit. Go to section 3.
 Other: _____

Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes ___ No N/A
(Call Planning & Zoning at 913-573-5750)
2. Type of Ownership: Individual ___ Corporation ___ Nonprofit: ___
Other: N/A
3. **Must attach a letter of credit or pre-approval letter from your bank.**
4. **Must attach drawings for your proposed project.**
5. Proposed use of property:
 - Home Ownership.
 - Rental Home.
 - Business/Commercial Use.
 - Apartments.
 - Other, Specify: N/A
6. Will you seek Tax Increment Financing or other public tax exemptions? No
7. Will you seek Neighborhood Revitalization Tax Rebates? No
8. Starting Project Date: N/A Completion Date: N/A

Comments: N/A

Section 4: Additional Comments & Terms of Proposal.

Yard Extention

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

Edelma Edwards Edelma Edwards Oct. 7, 2013
Applicant's Signature Print Your Name Date

Return Completed Application to: Attn: Land Bank Manager, Chris Slaughter
701 N. 7th St, Suite 421, KC, KS 66101
Fax 913-573-5745 Phone 913-573-8977



Rec 10/9/13 *[Signature]*

Unified Government Land Bank Application

safe

Section 1: Personal Information.

1. Applicant's Name: Hipolito Quintanar
Spouse (if applicable): _____
2. Name of Corporation (if applicable) _____
3. Street Address: 1931 Parallel Ave.
4. City, State, Zip: Kansas city KS 66104
5. Home Phone #: 913 710 7757 Work Phone #: _____
6. E Mail Address: mquintanar66103@yahoo.com
7. List Properties you own in Wyandotte County: 1931 Parallel Ave.
Kansas city KS 66104
8. Do you (or your spouse) have any Code Enforcement violations? Yes ___ No
9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 1935 parallel Ave. Kansas city 66104
 Vacant Land
 Structure 40 Feet wide
2. Proposed Use of Property:
 Yard Extension. Go to section 4.
 Parking. (Must comply with UG regulations) Go to section 4.
 Garage. Requires building permit. Go to section 4.
 Home Addition. Requires building permit. Go to section 3.
 New Home Construction. Requires building permit. Go to section 3.
 Commercial Construction. Requires building permit. Go to section 3.
 Rehabilitation of existing structure. Requires building permit. Go to section 3.
 Other: _____

Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes__ No
(Call Planning & Zoning at 913-573-5750)
2. Type of Ownership: Individual Corporation__ Nonprofit: __
Other: _____
3. **Must attach a letter of credit or pre-approval letter from your bank.**
4. **Must attach drawings for your proposed project.**
5. Proposed use of property:
 - Home Ownership.
 - Rental Home.
 - Business/Commercial Use.
 - Apartments.
 - Other, Specify: _____
6. Will you seek Tax Increment Financing or other public tax exemptions? NO
7. Will you seek Neighborhood Revitalization Tax Rebates? NO
8. Starting Project Date: _____ Completion Date: _____

Comments: no date to starting project just
Yard Extension
I did not send approval letter from bank
according to the information I'll pay cash 40 Feet

Section 4: Additional Comments & Terms of Proposal.

I hope you consider my application
the proposal is Keep Clean and Safety
line always being doing for 10 years
and keep security for my Family God bless you

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

Hipolito Quintan-Hipolito Quintanay 10/4/13
Applicant's Signature Print Your Name Date

Return Completed Application to: Attn: Land Bank Manager, Chris Slaughter
701 N. 7th St, Suite 421, KC, KS 66101
Fax 913-573-5745 Phone 913-573-8977



Rec 10/16/13 MS

Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: _____
Spouse (if applicable): _____
2. Name of Corporation (if applicable) SSC, L.L.C. *
3. Street Address: 6432 Saganore Road
4. City, State, Zip: Mission Hills, KS, 66208
5. Home Phone #: 913-362-6432 Work Phone #: 913-362-3366
6. E Mail Address: equityre@KC.RR.com
7. List Properties you own in Wyandotte County: Parcel # 190402
8. Do you (or your spouse) have any Code Enforcement violations? Yes ___ No X
9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No X * in care of: EQUITY REAL ESTATE

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property Parcel # 19401
 Vacant Land
 Structure 2907 So. 49th St.
2. Proposed Use of Property:
 Yard Extension. Go to section 4.
 Parking. (Must comply with UG regulations) Go to section 4.
 Garage. Requires building permit. Go to section 4.
 Home Addition. Requires building permit. Go to section 3.
 New Home Construction. Requires building permit. Go to section 3.
 Commercial Construction. Requires building permit. Go to section 3.
 Rehabilitation of existing structure. Requires building permit. Go to section 3.
 Other: _____

TRANSFERS TO LAND BANK

Owner	Property Address	Comments	Standing Committee Recommendation
City of Kansas City, KS	1316 Shawnee Ave	The owner of 1314 Shawnee Ave would like to purchase property for Yard Expansion.	
Unified Government	1037 Freeman Ave	Request from the Community Development Department to take NSP 1 Demolished lot and for Land Bank to hold for future development.	
Unified Government	3306 Freeman Ave	Request from the Community Development Department to take NSP 1 Demolished lot and for Land Bank to hold for future development.	
Unified Government	1431 S 34th St	Request from the Community Development Department to take NSP 1 Demolished lot and for Land Bank to hold for future development.	



Community Development

Wilba J. Miller, Director

701 North 7th Street, Room 823
Kansas City, Kansas 66101

Phone: (913) 573-5100

Fax: (913) 573-5115

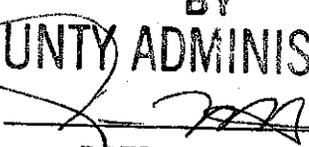
MEMORANDUM

To: Dennis Hays
County Administrator

From: Wilba J. Miller
Director

Date: 10/10/2013

Re: NSP 1 Landbank Lots

APPROVED
BY
COUNTY ADMINISTRATOR
BY 
DATE _____

The rehabilitation of three of the houses originally purchased with NSP 1 funds proved too cost prohibitive for the program. The houses were demolished and were designated green space. However, in order to comply with our NSP 1 Action Plan, the lots need to be redeveloped into affordable single-family housing. The State of Kansas has recommended that we transfer the 3 vacant lots listed below to the Landbank. The lots could be offered to Habitat or other non-profit redevelopers working in the specific areas for redevelopment and sale of single-family affordable housing.

The vacant lots are located at 1037 Freeman, 3306 Freeman, and 1431 South 34th Street. The redevelopment and sale of the lots would have to meet the following parameters:

1. Environmental Review conducted prior to transfer of land
2. Redevelopment of affordable single-family housing within 10 years of transfer to Landbank
3. Redevelopment may be conducted by Habitat or another local developer
4. House must be affordable according to published 95% area median purchase price limits
5. Redevelopment by an eligible housing partner may utilize HOME funds subject to availability
6. Buyer must be at or below published 120% Area Median Income Limits
7. Buyer must provide beneficiary information to verify income eligibility
8. Buyer must obtain first mortgage

Upon your approval, we will submit the request to Chris Slaughter to be presented at the next Landbank committee meeting. Please let me know if you have any questions.

cc: Gordon Criswell