Neighborhood and Community Development Committee
Standing Committee Meeting Agenda
Monday, August 04, 2014
5:00 PM

Location:
Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
5th Floor Conference Room (Suite 515)

Name                      Absent
Vacant                    
Commissioner Brian McKiernan, Chair    
Commissioner Gayle Townsend     
Commissioner Ann Brandau-Murguia  
Commissioner James Walters      

I. Call to Order/Roll Call

II. Approval of standing committee minutes from June 2, 2014

III. Committee Agenda

Item No. 1 - COMMUNICATION: LAND BANK APPLICATIONS

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

Applications
4833 McGurk - Rogaciano Meza for yard expansion
4816 Sortor Dr. - Rogaciano Meza for yard expansion
723 S. Valley St. - Oscar Morales for yard expansion
4959 Elmwood Ave. - Adriana Padilla for yard expansion
646 Oakland Ave. - Tyronn Olliee for yard expansion
Item No. 2 - COMMUNICATION: LAND BANK HOLD/BOARD RELEASE AREAS

Synopsis:
The Land Bank has analyzed property in our downtown with the distinction that the property is not to be released except with Board approval. The Land Bank Manager is recommending the following neighborhood(s):

- Douglas/Sumner
- Strugglers Hill
- Downtown
- St. Peters/Waterway

Tracking #: 140258

IV. Goals and Objectives

Item No. 1 - GOALS AND OBJECTIVES

Synopsis:
Overview/discussion of the next phase.

NCD's outcomes presented at the following standing committee meetings:
April 29, 2013
.a. Housing. Develop policies and programs that:
   - Grow neighborhoods to their maximum potential
   - Make property owners accountable for their property
   - Forster a diverse housing stock
.b. Healthy Community/Recreation. Encourage lifestyles through programs, services, and facilities that maximize the health and well-being of our citizens and enhances equality of life.
.c. Update strategic planning regarding the Land Bank.
.d. Social Services. Promote and provide social services and facilities to improve the life, health, and living conditions of our citizens, targeting the most at risk.

August 26, 2013
.a. Housing. Develop policies and programs that:
   - Grow neighborhoods to their maximum potential
   - Make property owners accountable for their property
• Forster a diverse housing stock
b. Update strategic planning regarding the Land Bank.
c. Social Services. Promote and provide social services and facilities to improve the life, health, and living conditions of our citizens, targeting the most at risk.

September 30, 2013
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.

November 4, 2013
Discussion on how to grow neighborhoods to their maximum potential.

January 6, 2014
Discussion regarding data that could be collected that would help in the creation and completion of housing goals.

February 3, 2014
Presentation on the following, by Ameribid for:
• Their ability to comply with the NON
• Their past history of selling real estate for various entities
• Their recommendation for selling UG and Land Bank properties

This information is in response to an October 2013 notice of need (NON) for real estate brokerage services.
Tracking #: 120136

V. Adjourn
NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, June 2, 2014

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, June 2, 2014, at 5:04 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Walters, Murguia and Townsend.

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 April 7, 2014 standing committee meeting. On motion of Commissioner Murguia, seconded by Commissioner Walters, the minutes were approved. Motion carried unanimously.

III. Committee Agenda:

Item No. 1 – 140184… Communication requesting consideration of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval of the applications.

Best & Final
17 S. Cherokee – Ralph Williams for yard expansion
Albert Rodriguez for yard expansion
(Recommended for Mr. Williams contingent on the fence being removed. If not, the Land Bank recommends that it retains the property.)

Chris Slaughter, Land Bank Manager, stated the first thing we’re going to do is we’re going to the Best & Finals, 17 S. Cherokee St. If you remember, I believe it was back in April, we presented both sides. I made a recommendation and the board felt that there was still more information that was needed and it was asked to be brought back. Since that meeting, I’ve had
an opportunity to meet with and visit both interested parties. May 23 Gordon Criswell also accompanied me and Bill Rodgers of ANDA. We met with Mr. Rodriguez. He empathically stated he would not remove the fence which was one of the issues that we were discussing. He still feels that the Land Bank and myself is out to get him and do him in. I did my best to reassure that’s not the case, we’re just trying to make a recommendation for this property.

Last Friday I met with Mr. Williams, myself and Colin Welch of Legal, he still expressed an interest in the property. However, in discussing things and getting his point of view on his relationship with Mr. Rodriguez it really became clear that wherever this boundary is, if these two properties are next to each other there is going to be issues and maybe even increasing issues between the two. I know your packet has a recommendation for Mr. Williams in the contingency of the fence being removed. We’re still looking at issues on how we’re going to handle the fence. I still believe it’s an issue but I would like to change my recommendation that we just retain the property in the Land Bank until either some sort of solution can be had or it may just be a permanent position in the Land Bank. I really worry that with these two neighbors bordering each other there is going to be continuing issues and I don’t want to put either one in the position to do that just to sell a piece of property. Maybe in the long run or the best thing to do is keep it in the Land Bank, make it a buffer between the two until maybe a more permanent solution can be made.

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

**Transfer from Land Bank 4022 Springfield Ave. to Rosedale Development Association**

**Mr. Slaughter** stated next we have a property at 4022 Springfield Avenue that we’d like to ask to be transferred to Rosedale Development Association. They have plans to put a community garden in that place.

*June 2, 2014*
Action: Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve. Roll call was taken and there were four “Ayes,” Walters, Murguia, Townsend, McKiernan.

IV. Outcomes:

Item No. 1 – 140185... Discussion on Land Bank Property and Hold Areas

Mr. Slaughter stated I think even further back than February or March we brought to you guys that on an annual basis we review the hold areas. Generally, our hold areas we keep property in place for developers that have ties to that area with past agreements with the Unified Government. There are pros and cons to continuing this. I think holding Land Bank properties for strategic purposes is the vision we should be looking at.

I contacted our current hold area developers. We got some mixed responses. One, who I believe is now or soon to be defaulted or defunked, maybe default is the wrong word, no longer will be operating. They said we don’t have to hold their property anymore. The others have said we’d like to hold it. They may be in a position where they can do some maintenance and they may be in a position where they really can’t do some maintenance. I think maintenance was an important part of the discussion we had last time. When we are holding the property they’re not having to do anything other than just tell us when they need it. They develop it and they move on. We’re left holding the bag to maintain it, get the complaints and do all that kind of stuff. Again, I don’t have a recommendation to say hold area four needs to go to hold and hold area four needs to go not hold. What I’d like to do is just kind of discuss a little bit of what I think our hold strategy on holding should entail and then we can have a conversation based on that.

Early visions for Land Banks were that they would be public entities that would hold acquired large amounts of land for extended periods of time. The rationale with that they could control more effectively land use patterns and development trends. I want to add real quick some of this is taken from a book by Frank Alexander so I don’t want to get hit with plagiarism and copyrighting. Some of those Land Banks, again, they were facilitated for ownership transfer and redevelopment of these properties. In fact, they ended up holding significant inventories for a long period of time. This is true that these instances in which Land Bank automatically receives title to all properties that they basically came from the tax sale. Again, very similar to what we deal with especially with empty vacant property. They go to the tax sale and nobody bids on

June 2, 2014
them because there are high taxes, demo liens on them, no one is going to pay those amounts. They come to Land Bank so we can wipe those away and try to offer them back to the public.

Our goal is not only to get these back on the tax rolls but to really be in a position that we don’t have any Land Bank property. I guess my goal would be to put myself out of business. There’s no delinquent property in our area. The grass is greener on the other side of the vacant lots because they have good ownership and good purposes and stuff. Again, the original vision for Land Banking was when there was a continual lack of demand in the private sector for inner-city properties there will be an inadequate number of potential transferees for Land Bank properties. In this situation Land Bank becomes the default owner of property for long periods of time and the possibility of intentional decisions to hold tracts of land for future uses. A Land Bank should evaluate its inventory of properties with an eye towards public or private uses of the land for which demand may emerge in the future. A couple of examples are, the identification of properties that could be held for future use as public spaces, open spaces, recreational areas, green areas, parks, and especially somewhere around surrounding neighborhoods to stabilize and revitalize them and also, to hold property depending the development of adequate capacity in the non-profit community development sector or pending the possible expansion of existing institutions or industries. Hold areas for groups like CDCs and CHDOs and for-profit groups that want to develop in our county, in our areas, in our town that that’s what we should be holding those for. Really, the question is do we hold them and hold them or do we hold them and maybe look at other avenues that they can be used in the meantime as long as we still try to sell those.

I want to talk about strategic land assembly. From my conversations with developers and the research I’ve done we can have three contiguous blocks of land but they are still going to be parceled the same way with some 25 ft. lots and maybe right next to a 50 ft. and everything and developers that I’ve talked to and or research I’ve done have said you give us the land but then we have to go and get it replatted or we have to get it redefined. Maybe that’s something while we’re holding it that could be something we’re doing in the meantime. Maybe that makes it an even bigger carrot for developers to look at. Some of the major challenges and I’ve touched on a couple. Parcels are often too small to build more than one house on. That could be very expensive for developers for that. Instead of saying come develop in all of our surrounding areas maybe where a majority of our property is in the northeast section east of I-635 north of I-70, maybe taking that strategic view and saying when the developers come how do we want it to

June 2, 2014
look instead of maybe just letting a developer say yeah, we'll take it and we'll carve something up and you guys will be left to decide whether you like it on the back end of it so. We feel that we want to identify those parcels that would otherwise lie undeveloped and unproductive and we also will go a step further and start doing research and data on the delinquent properties out there and how do they fit hand in hand with the existing Land Bank properties that we have. Does that small piece of pie now becomes a larger piece of pie because we strategically go after these delinquent properties in areas that we feel may be more underutilized but could be developed at a later time. We want to do that also in partner with our non-profits. I want to continue to have the Land Bank be a strategic asset for them.

Here are some possible suggestions that we can throw around. My goal is hopefully by next standing committee to have a policy for you guys to review. Some of these will probably be involved in that. I think when it comes to hold areas if we're approached by a developer who wants a specific area of land and they want the right of first refusal, they want us to hold it, they don't want anybody touching it, that's where the discussion comes in are you going to maintain it? What are you going to do? If you're not going to maintain it, do we suggest then there will be some sort of fee. You will not get this for free. Hold it, maintain it, you get it for free. Hold it, we maintain, there is going to be a cost added to that. It may not be a significant cost but it will probably be more than just free. If that's the route we go, I would like the authority to as I'm approached for five parcels of land to just go ahead and make that transfer over and then come back and report at a later time. Instead of saying if you would have gotten me this last week, I could of got it on the agenda so now we have to wait until the July meeting. You know time sometimes is very important for development. If they want to come back at the end of that term and add time to it, that would be something you guys would make the decision on. I think in the meantime, while we are holding the land and waiting for the developer what do we do with that? In the past, we've approved an adopt-a-lot program but we had trouble with liability issues and insurance issues. I think having that discussion again, having the option for individual or groups to come and take on Land Bank land, take on the maintenance without necessarily owning it is something that we need to look at to lessen the burden of our maintenance costs.

Commissioner Murguia stated, Chris, great presentation as always. Lots of thought put into it. I know you work very hard at your job and I really appreciate it. When you were talking it gave me an idea. It may have been what you said but I'm going to say it again. I think what would be

June 2, 2014
a great strategy because we have this sort of abandoned property situation all over the city is that I still think our policy of giving not-for-profits, CDCs, the first right of refusal especially in our urban core what they tend to do the majority of development, that's a great policy, I like that. I think that the second best option would be that if an NFP, not-for-profit, doesn't want to maintain that land then we shouldn't be holding it for them. What I think this could promote is partnerships between not-for-profit and for-profit developers where the for-profit they have this need to maintain the property. This is the way I would do it. If CHWC wants us to hold five vacant lots and they're willing to maintain them, I think that's fine. I would defer to your professional judgment on the timeframe. I'm not as concerned about a timeframe if the lots are being mowed and cared for and they look decent but if you are, I'm open to that. **Mr. Slaughter** stated just to add. I think this should be an annual discussion because I think in the past it was we're going to hold it, when I took this position, if something was on hold it was five years before it even discussed again so people had to wait and wait and wait. I don't have a developer's background and stuff but I would think that if we held something for a year and you were still unsure whether you were going to develop those lots then maybe we need to say there's other strategies out there. I'm open to work with whatever kind of timeframe there is. I would just like us to get away from this open check kind of thing to say okay, you got that area as long as you need it. I've heard over the years plenty of people say I just want this small little 25 ft. lot. Well, no, I need it for my bank. I would like it to be short or seasonal maybe, but I fully understand where you're coming from.

**Commissioner Murguia** stated I would also say I would add something you said it needs to be at least an annual discussion. As far as I'm concerned this can be a monthly discussion. If something comes up that is an issue that you didn't anticipate, I would hope you bring it forward to us. I want to see our staff new things and different things and I want them to have the flexibility to reevaluate those even as often as a monthly basis. I think we'll just get really good the more we're looking at it and the more we're working those kinds of deals. All I'm saying if you still want a timeframe, I'm good with that. I have no real objection. I'm just saying right now my main objective is that if a not-for-profit is going to put it on hold, they need to be able to maintain it at minimum. If they can't and they found a for-profit partner that was willing to come in and maintain those lots, I'd be good with that also. Then once the not-for-profit, as I said my example before, if CHWC came in and said we're not going to maintain it and we're not

**June 2, 2014**
interested, I don’t think anything is wrong and maybe others object for reasons. I don’t think anything is wrong with a for-profit putting a hold on vacant lots if they’re going to maintain them. I think that could be the next level. If we could get out of the lot maintenance business I’d be very happy. I wouldn’t necessarily feel any need to charge them a fee. I think you could eliminate charging fees across the board if the holding of the lot had requirements for the person requesting the hold which would be like mowing and edging and how often it has to be done like a maintenance agreement and that way you wouldn’t have to worried about to worried about charging them a fee to hold the lot. Then you’d just having to spend that fee to have that lot mowed when call and complain. Mr. Slaughter stated just for clarification, when those non-profits request those properties you’re right, we don’t charge them anything, it’s a simple transfer over. If they’re going to maintain them, I would say that we continue that practice. If they say I can’t maintain it but we really need it because three months down the line we’re going to possibly get this money and this is going to happen. Then I would just say, if we have to maintain it than maybe there should be a fee per parcel, maybe its $100 or $150, maybe its $900. I don’t know. All I am saying is if we’re going to hold it for you and you’re not having to spend anything on that and then you want to get it for free, I just think maybe we need to revisit that strategy.

Commissioner Murguia stated have you ever in the entire time you’ve been managing the Land Bank had a situation where a not-for-profit has said we need you to hold this and we might have some money in the near future. I don’t know anywhere in our city, in particular, in the urban core, where the not-for-profits are working where people are clamoring for our vacant lots. If they don’t have the capacity to mow the grass, I guess I don’t understand why we would hold it, especially when they’re not in direct competition. Nobody is lobbying for them. Mr. Slaughter stated this is all based and directed on our current way of doing things. I’ve been told over the years there is development in this area either don’t touch the Land Bank properties or when they ask for them, you just give them over to them. All along, the Unified Government is charged with maintaining these properties good or bad, up or down, yes or no, that’s just how it is. All I’m saying is for the added privilege of getting a lot for free so someone can build on and develop and be successful maybe, we can just ask for lawn a mowing every once in a while. That’s kind of what I’m thinking Commissioner Murguia stated I hope you know I’m in agreement with you. I’m saying the exact same thing you are. What I’m saying is, if anybody

June 2, 2014
regardless, wants these lots to be held, they should be responsible for a maintenance agreement with you on these lots. I’m just saying the only thing I would expand it to include that is if no not-for-profit wants these held but for some good luck fortune to us, a for-profit wants these lots held we should afford them the same option of signing a maintenance agreement where they could come in and maintenance these lots until they’re ready to actually acquire them. Mr. Slaughter stated I’m fine with that. Commissioner Murguia stated I think that would be really easy to manage. It wouldn’t be so detailed. You wouldn’t be collecting fees and having to mess with all of that. It’s just my opinion unless you think anything different. Mr. Slaughter stated if we go the fee route, I would assume that would just happen like a normal transaction. This is due at this point and upon receipt, then I will just deed you the property. Commissioner Murguia stated would you be happy though with just some maintenance agreement that the lot should be mowed and cared for. Mr. Slaughter stated I would be happy that they would be maintained and we wouldn’t have to pay for it. Commissioner Murguia stated there we go.

Chairman McKiernan stated I agree with Commissioner Murguia. Effectively, we have a defacto hold program. How many times if we hold it for somebody they get right of first refusal? How many times has the right of first refusal been exercised with some of our vacant lots? I’m guessing it’s not many. Mr. Slaughter stated it just depends on the area. Chairman McKiernan stated I’m guessing it’s not many. I agree, I would certainly support that in exchange for specifically holding a property or properties that we would ask the CDC or whoever that we are holding them for to help us out with the maintenance and for that consideration I would support as you said, if we’ve established the hold area, at the time that that property is ready to be developed I would support just an administrative transfer. We’ve already established the hold area; we’ve already established the relationship, I don’t know why you would have to bring that back to us another time to say we’re going to do what we said we’re going to do and now we’re really going to do it. I would support that you just administratively transfer that property at the time that that entity comes forward. I think that we really ought to try to find a way to more aggressively market the availability of these properties to promote more need for first refusal. We’ve talked about this many times and we don’t know how to do it yet without a cost to us but more people need to know, I would think, about the availability of the property. I completely support your suggestion that we take care of any issues that might be roadblocks like replatting, let’s take care of that in-house, can we take care of site. Whatever we

June 2, 2014
can take care of in house that would promote somebody saying, oh yeah, I’ll take that piece of property and I’ll put a structure of some sort that generates more taxes than just a nicely mowed vacant property. I would support replatting, whatever it might take, to make those properties more attractive. I would support marketing those properties so that there actually is a need for a first refusal every now and then. If somebody comes in and says I have to have that piece of property, let’s do something. I support maintenance in exchange for a hold otherwise there is a fee for transfer. If we have an agreement for maintenance, I support administrative transfer at the time that property is ready to be developed. I support replatting and whatever else we can do in-house to make it more attractive. I think we should market not only for development, how do we market the Adopt-A-Lot program. I mean a lot of our neighbors, bless their hearts, are doing it out of the goodness of their heart. Can we actually recruit some adopters? Mr. Slaughter stated there is a pretty good demand right now for – I’ve been approached numerous times by groups that would love to do this. My response has always been is we just haven’t worked out the details that protect us, protect you. It really comes down to a liability issue and stuff. Commissioner Murguia asked what’s the liability. Mr. Slaughter stated we’re going to ask that certain activities aren’t going to be allowed there. We’re going to want to make sure - Commissioner Murguia stated like? Mr. Slaughter stated we don’t want any parties. Commissioner Murguia stated on a vacant lot if it’s next to your house. Mr. Slaughter stated if we’re going to control it, I wouldn’t think we would want anything going on that good cause damage. Chairman McKiernan stated I envision our adoption program as adopted to take care of it not adopt it to have activities on it. Mr. Slaughter stated I also can’t go out and foresee every lot that’s being adopted every day of the week. I think we would have to put some restrictions in to say you can put a garden there, you can put a couple park benches or volleyball net or something. We really don’t want to see this as a congregation for people to come and consider it a social area and there’s trash and stuff all over the place. We’ve got to make sure that somebody that’s also on there that if somebody falls and breaks their ankle doesn’t come back and sue the Land Bank or the Unified Government. There are protections that have to be put in place. I would really like to see it be in a position that some of these organizations who aren’t going to have a lot of money don’t have to go out and buy expensive insurance or that kind of stuff. Find a happy medium between for what we feel comfortable and what the groups feel comfortable. I think we’ll have a lot of success as far as reducing the number of lots that we could control from a maintenance standpoint.

June 2, 2014
Commissioner Murguia stated so Chris, I just want to say, I really appreciate the extensive thought that you put into these lots but I’ve got to tell you maybe because this issue has been over and over again in different area., whether that person controls the lot or not, it’s the same concept. If some kid cuts across a vacant lot that’s owned by the Unified Government and breaks their leg, in my mind we’re talking about the same level of liability. We think things out to that level we’re just borrowing trouble. If somebody wants to Adopt-A-Lot, who knows there could beer drinking at these gardens. I know people that garden and drink beer. I’m sure there’s beer drinking going on or something going on there. We can’t even enforce our current codes. Do you really think we’re going to run around and be the Adopt-A-Lot Enforcers? We don’t do any of that. Mr. Slaughter stated I would hope that yes, we would be good stewards but this is also being recorded so I would hate to say no, we wouldn’t care what goes on there. Commissioner Murguia stated I’m not saying promote it. I’m just saying we don’t need to borrow the trouble. If people want to Adopt-A-Lot I will say publicly and on the record, I’m okay with taking the risk. I’m hard pressed to believe that someone or a group of people get unruly or out of control on a vacant lot that much is going to happen to us. Mr. Slaughter stated I understand where you’re coming from. From a policy standpoint, I guess I’m looking at letter of the law versus spirit of the law. It’s just the position I’m in. Commissioner Murguia stated I think sometimes we across the board get really caught up in that. We get way too caught up in that and that prevents us from moving forward. I think if you’ve got offers to adopt out lots where people are willing to mow them and edge them and take care of them, because that’s the complaint I hear from my fellow Commissioner’s, I say we adopt them out. I am saying on the record, I’m willing to take that risk. If someone wants to sue us because they had too much to drink and they broke their leg on a vacant lot they adopted, I want to see that go to court.

Commissioner Townsend stated I’d like to just echo my thanks to the work that you’ve done as Commissioner Murguia and Commissioner McKiernan have said. I’m not going to list all the things I’m in agreement with, pretty much all of them. I would certainly be in agreement with a frequent review of the procedures that you’re talking about minimally a year or just as we are doing now. I think that’s necessary. Commissioner’s Murguia recommendation about releasing the holds for not-for-profits and for-profit sounds reasonable. I would also like to have us consider that private individuals might want to come forward and have these lots developed.

June 2, 2014
and this hold policy not be a stumbling block. I have a particular case in point in my district where this family has put hundreds and hundreds of thousands of dollars into building a new structure. Right next to them are these two ugly lots one is open land, the other has a crumbling structure on it. The homeowner said that they had approached us about buying those but they were in this development hold. Well the particular development is blocks and blocks away in a TIF district. There hasn’t been any development there for a while, not saying there won’t be, but this property isn’t even contiguous to it. It would certainly be more beneficial to that homeowner and to the increased value of this home not to be blocked by policy. I would like to see any policy we have deal with these issues as well. I’m not sure what is the current hold time in terms of years, months, whatever that the right of first refusal exists. Mr. Slaughter stated I don’t believe there is one. It would go away if the development fulfilled its promise. Commissioner Townsend stated I would think there should be some limitation on how long a hold should exist.

Chairman McKiernan stated if I could jump in real quick and piggyback on top of that. What’s the first refusal? What do we ask? For example, this person who developed a house, there’s a Land Bank lot next door, they would like to acquire that possibly for extending the lawn of this new house and they say I want that lot to improve it. It may not have a structure on it but it will be improved compared to its current condition. What are the criteria for us to say either yes you can or no you can’t? Mr. Slaughter stated well in a hold area we would contact the developer who was associated with that and I would say I’ve had an application for property for yard expansion or garden or whatever, is it still part of your plan? If they email me back or call me back and say yes, we plan on putting a house there, we plan on that one and the other one next to it, we plan on doing this. I generally send a letter to the applicant saying sorry the property is still on hold and it’s unavailable. Commissioner Townsend stated that’s why there should be a limitation. Chairman McKiernan stated that’s not first refusal, that’s just an outright indefinite hold. It would seem to me that first refusal would be well, the company that’s got this hold, if you’re not going to do something with it in this timeframe than this person who has a legitimate use for that property we’ll give all due consideration to that sort of transfer. It seems to me that that’s not just a hold with a right of first refusal, that’s an indefinite hold. Mr. Slaughter stated indefinite hold, right of first refusal. I guess I’ve blurred those two lines but the way I just described it is pretty much how the process has worked. Commissioner

June 2, 2014
Murguia stated we like it the other way. Chairman McKiernan stated I would like to suggest that we consider the true right of first refusal. Do you have a use for this particular property in the foreseeable future whatever that timeframe is and if not, somebody else who has come to the table with the right procedure and says I have a use for this property. Again, maybe there is a criteria about vacant land versus a structure. I just think we should have a true first refusal here. If somebody wants it, let them pay taxes on it. Commissioner Murguia stated I can only see one difficult situation here. Let me give you a scenario. I work better in that situation. If Gayle has a vacant lot next to her house and a developer has it on hold and is maintaining it and Gayle comes forward, she doesn’t want to own it, she just wants to use it for a community garden; my preference would be that it remain held for the developer. A community garden is not a higher and better use than a well maintained potential development piece of property. That’s the only time I could see it being a conflict. Do you see what I’m saying. However, you’re going to have, in this scenario, if Gayle next door has a vacant lot and a developer has a hold on them and they’re maintaining them and Gayle has three children and she simply wants to put a fence around it and make it part of her property so that her kids have a place to play, I do think that she’s willing to accept ownership. She is a current tax paying citizen of Wyandotte County, her immediate need for that lot should trump the hold.

Commissioner Walters stated it just seems like there’s going to have to be some judgment. Commissioner Murguia stated I do. Again, everything that we do requires some professional judgment. I won’t say that’s not going to happen very often Chris. If we spend a lot of time thinking out every possible scenario we’ll never make any progress. I’m just saying those are my thoughts. We don’t need to necessarily address those. You could bring all of those forward to us where we would make that decision and that could become a committee decision, however you want to do it. I’m just saying that’s the only two scenarios where I see and I’ve done plenty of these Land Bank transactions where I understand what’s going on and how people are using them. Commissioner Townsend stated I think it goes back to this right of refusal. It goes back to I think a fundamental change we should make in a time specific to have a right of first refusal with them. So the Gayle without the three kids and not the vacant lot you’re not put in that quandary. I think the right of first refusal only makes sense within a certain time context. If there is currently no time limitation than it doesn’t make any sense, you’ve got the situation as we have here now. Commissioner Murguia stated there’s nothing to say that if nobody else is

June 2, 2014
interested you can’t renew for another timeframe. If somebody holds it for six months, your time is up. If no one else wants it though it doesn’t mean you can’t renew your request for another six months. **Commissioner Townsend** stated but it could be developing or whoever the holder is on notice that you need to move it along. You need to have some plan because time, at some point, is going to run out on you. I think that’s fair to the public, particularly in the situation that I’m talking about. I’ll follow up on the details of this with you later.

The other thing that I’ve heard about is this Adopt-A-Lot program and maybe we’re just over thinking it with the liability issue and the scope of what this Adopt-A-Lot is going to do. I’ve heard of it in terms of just maintenance. Summer is here. There are neighborhood groups that would as a job scenario for young kids, have them cut the property. It benefits the kids in terms of training, giving them something to do, a skill, it also benefits the neighborhood. I would see it in terms of that’s it. You’re adopting a lot just to maintain it. To cut it, that’s it. No volleyball net, no garden, none of that type of thing. With regard to waivers, let them do, I’ll call it, amusement park commonly at all types of thrill rides, whatever, make them sign a waiver. What if we just as part of that have the group or the individual whomever comes to us with this sign a waiver of liability and just be done with. Just keep it simple, maybe we’re just overthinking it. **Mr. Slaughter** stated I’ll confer with our legal staff.

**Commissioner Murguia** stated in regards to Commissioner Townsend’s comments. This may have been prior to most of you. There is a program exactly what you’re talking about through Public Works where neighborhood groups are taking on vacant lots, smaller vacant lots, infill lots and mowing them and maintaining and the Unified Government is paying them to do that. It’s a nominal amount of money, I doubt it really meets all of their costs that they have associated with actually mowing the lot but it does supplement some youth programs. They haven’t really spent a lot of time on that program. It was a program that was implemented about three years ago so Brian, I think you might have been here. **Chairman Mckiernan** stated I do remember the discussion I just don’t know that we’re marketing and promoting that program as much as we could. **Commissioner Murguia** stated that’s why I’m bringing it up because instead of you creating a whole other program, Chris, you might just want to speak to Bob Roddy in regard to that. Tim Nick, I believe, is the one that facilitates that program in my district with a couple of the neighborhood groups. They mow all the smaller lots so we, as the city, only bring out our tractor for the bigger lots.

*June 2, 2014*
Chairman McKiernan stated we've given you a quiet of few things in response to your questions. You were talking about trying to bring back maybe some suggestive policy changes. Is that possible that you could kind of mold all of these together into some suggestions? Mr. Slaughter stated it's in the works.

Commissioner Walters stated would this include the sort of clarification of the right of first refusal concept. Mr. Slaughter stated on my phone I have an APP for Webster so I will try to be more clear and precise on that definition.

Action: No action taken.

Item No. 2 – 140033... Discussion regarding property brokerage services.

Chairman McKiernan stated this is an update from a presentation that we had about 3 or 4 months ago.

Chris Slaughter, Land Bank Manager, stated speaking of marketing we presented to you a AmeriBid, a group that came in and talked about online auctions and chance to sell Land Bank properties. I thought they gave us a very good presentation. I thought it was well received. We entered in contract negotiations with them and during that time we discovered that they have filed for bankruptcy. In conversations with our legal staff we just feel that at least now, it's probably not a good time to go into contract with them. That's basically the update. We will not be doing business with them. We will continue to scour the ways to market and increase the demand of our Land Bank properties. I don't know, maybe I could get good at Facebook if I can have access to it. So back to the drawing board.

Chairman McKiernan stated so does the fact that they filed maybe illustrate the challenges in doing this type of marketing. Mr. Slaughter stated slightly. Chairman McKiernan stated so I say with all guildness here before, we need to market these properties better and yet the company that was trying to do that and actually be a successful company showing a profit, couldn't do that. Mr. Slaughter stated I'm not giving up. I think they had some ideas that we're maybe

June 2, 2014
worth looking at and stuff but them, using their services, is just not going to work out. Chairman McKiernan stated we will keep looking. Mr. Slaughter stated yes. Thank you. That’s all I have.

**Action:** No action taken.

Adjourn

Chairman McKiernan adjourned the meeting at 5:45 p.m.

tk

June 2, 2014
Staff Request for Commission Action

Type: Standard
Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 8/4/2014

Proposed for the following Full Commission Meeting Date: 8/28/2014

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref</th>
<th>Department / Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/22/2014</td>
<td>Chris Slaughter</td>
<td>8977</td>
<td><a href="mailto:cslaughter@wycokck.org">cslaughter@wycokck.org</a></td>
<td></td>
<td>Administration/Land Bank</td>
</tr>
</tbody>
</table>

Item Description:
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) - Applications (7)

Action Requested:
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:

- Included In Budget  
- Other (explain)  

Applications.pdf  
Adobe Acrobat 7.0  
Document  
470 KB  
File Attachment  
File Attachment  
File Attachment
<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>APPLICANT ADDRESS</th>
<th>LAND BANK ADDRESS</th>
<th>PROPOSED USE</th>
<th>LOT SIZE</th>
<th>ADVISORY BOARD RECOMMENDATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rogaciano Meza</td>
<td>4837 McGurk St</td>
<td>4833 McGurk St</td>
<td>Yard Extension</td>
<td>20 x 166</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Rogaciano Meza</td>
<td>4819 McGurk St</td>
<td>4816 Sortor Dr</td>
<td>Yard Extension</td>
<td>30 x 188</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Oscar Morales</td>
<td>721 S Valley St</td>
<td>723 S Valley St</td>
<td>Yard Extension</td>
<td>25 x 115</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Adriana Padilla</td>
<td>4955 Elmwood Ave</td>
<td>4959 Elmwood Ave</td>
<td>Yard Extension</td>
<td>60 x 120</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Tyrone Ollie</td>
<td>642 Oakland Ave</td>
<td>646 Oakland Ave</td>
<td>Yard Extension</td>
<td>50 x 142</td>
<td>APPROVED</td>
</tr>
<tr>
<td>LaRodes Flores</td>
<td>3539 Bell Crossing Dr</td>
<td>3562 N 35th St</td>
<td>Yard Extension</td>
<td>165 x 250</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Melissa Lemmon</td>
<td>2600 Minnesota Ave</td>
<td>2605 Calumet Ave</td>
<td>Yard Extension</td>
<td>25 x 145</td>
<td>APPROVED</td>
</tr>
</tbody>
</table>
Section 1: Personal Information.

1. Applicant's Name: Regaciano Haza
   Spouse (if applicable): 

2. Name of Corporation (if applicable): 

3. Street Address: 1614 Ruby Ave 

4. City, State, Zip: Kansas City KS. 66103 

5. Home Phone #: 913-387-4834 Work Phone #: 913-710-5692 

6. E Mail Address: 

7. List Properties you own in Wyandotte County 933 Ruby Ave, 934 Barrett, 735 Ruby Ave, 936 Kansas Ave, 966 Arbor Lane, 1618 Ruby 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: 4833 No. Country St. K. C. KS. 6610 
   ○ Vacant Land 
   ○ Structure 

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

Ree 5/28/14 CSS
Section 3: Construction Project Information.

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

2. Type of Ownership: Individual [x] 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: extend a yard

6. Will you seek Tax Increment Financing or other public tax exemptions? [x]

7. Will you seek Neighborhood Revitalization Tax Rebates? ______

8. Starting Project Date: ____________ Completion Date: ____________

Comments:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

_This property is certain property that I own and I just want to extend the yard._

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: ____________________ 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
Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Rogaciano Meza
   Spouse (if applicable): Alma Meza

2. Name of Corporation (if applicable)

3. Street Address: 1614 Ruby Ave. K.C. KS. 66103

4. City, State, Zip: Kansas City KS 66103

5. Home Phone #: 913-387-4834 Work Phone #: 913-710-0692

6. E Mail Address:

7. List Properties you own in Wyandotte County:
   - 783 Riverside Ave
   - Permit 385 Riverside Ave 1671
   - 783 Riverside Ave
   - Ruby Ave
   - Ruby Ave 1610 Ruby Ave
   - 1614 Ruby Ave
   - 1617 Ruby 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:
   - 4816 Sedgwick Dr. K.C. KS.
     - Vacant Land
     - Structure

2. Proposed Use of Property:
   - Parking. (Must comply with UG regulations) Go to section 4.
   - 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 ☑ Corpsation ___ 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: Extend a Yard

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: ___________________ Print Your Name: ___________________ Date: 6/25/14

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
Unified Government Land Bank Application

Section 1: Personal Information.
1. Applicant’s Name: Oscar Morales
   Spouse (if applicable):

2. Name of Corporation (if applicable)

3. Street Address: 721 South Valley St

4. City, State, Zip: Kansas City, Kansas 66105

5. Home Phone #: 913-904-8807 Work Phone #:

6. E Mail Address:

7. List Properties you own in Wyandotte County:

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: 723 S Valley St
   - Vacant Land
   - Structure

2. Proposed Use of Property:
   - Parking. (Must comply with UG regulations) Go to section 4.
   - 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.

Oscar Morales 6-24-14
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
Section 1: Personal Information.

1. Applicant's Name: Adriana Padilla
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: 4910 Woodend Ave

4. City, State, Zip: Kansas City, KS 66106

5. Home Phone #: 816-309-0170, Work Phone #:

6. E Mail Address:

7. List Properties you own in Wyandotte County: 4955 Elmwood Ave
   Kansas City, KS 66106

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: 4957 Elmwood Ave
   X Vacant Land
   o Structure

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

8. Starting Project Date: __________ Completion Date: __________
   Comments: ____________________________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

We want to keep it clean and safe for our kids and our neighborhood. We would
maintain it clean and nice looking.

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: ____________________________________________________________________
Print Your Name: Adriana Padilla
Date: 06-25-2014

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
Section 1: Personal Information.

1. Applicant's Name: Tyrone Ollie
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: 642 Oakland Ave

4. City, State, Zip: Kansas City, KS 64101

5. Home Phone #: (913) 238-1528  Work Phone #: 913-238-1528

6. E Mail Address: Tyrone.Ollie@gmail.com

7. List Properties you own in Wyandotte County: Same

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(es) of Property: 646 Oakland Ave
   - Vacant Land
   - Structure

2. Proposed Use of Property:
   - Parking. (Must comply with UG regulations) Go to section 4.
   - 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.

I was needing a yard extension, and we been taking care of the property for 7 years as of now.

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.

[Signature]
Applicant’s Signature

[Signature]
Print Your Name

7-1-14
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
Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Laudes Flores
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: 6450 60th Blvd

4. City, State, Zip: Gables Beach FL 33706

5. Home Phone #: (323) 415-256 Work Phone #:

6. E Mail Address:

7. List Properties you own in Wyandotte County: 3539 Bell Crossings

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: 3562 N 35th St
   o Vacant Land
   o Structure

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

Luandes Flores ____________________________
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
Section 1: Personal Information.

1. Applicant's Name: Melissa D Lemmon ______________________ Spouse (if applicable): David A Lemmon

2. Name of Corporation (if applicable): N/A ______________________

3. Street Address: 2600 Minnesota Avenue ______________________

4. City, State, Zip: Kansas City, KS 66102 ______________________

5. Home Phone #: 913-428-6741 (Cell) Work Phone #: 913-428-6742 (Cell) __________

6. E Mail Address: melu_dew@yahoo.com ______________________

7. List Properties you own in Wyandotte County: 2600 Minnesota Ave, Kansas City, KS 66102 ______________________

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 2605 Calumet Ave, Parcel 055305 ______________________
   ○ X Vacant Land
   ○ Structure

2. Proposed Use of Property:
   ○ X Yard Extension. Go to section 4.
   ○ Parking. (Must comply with UG regulations) Go to section 4.
   ○ Home Addition. 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: ____________________________________

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. Bought 2600 Minnesota Ave, parcel 055322, with house on it, recently; and 2600 R Minnesota Ave/parcel 055304 (a vacant lot behind) came with it. 2600 R Minnesota Ave/parcel 055304 has an old fence around it that also encloses 2605 Calumet Av/parcel 055305. They appear as if one lot when seen in person, but 2605 Calumet Av is listed in the Land Bank. 2605 Calumet Av/parcel 055305 is a vacant lot, also with no street access. Would like to add the 2605 Calumet Av/parcel 055305 from the Land Bank to keep it together with the 2600 R Minnesota Ave/parcel 055304, so both can be cleared and maintained for a lawn and flower garden for family and grandchildren when they visit. The vacant lots are deteriorating and getting overgrown, so would like to clear and maintain and make them beautiful.

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.

**Melissa Lemmon**  Melissa Lemmon  July 14, 2014

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
Staff Request for Commission Action

Type: Standard
Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 8/4/2014
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 8/28/2014
Confirmed Date: 8/28/2014

<table>
<thead>
<tr>
<th>Changes Recommended By Standing Committee (New Action Form required with signatures)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date: 7/23/2014</td>
</tr>
</tbody>
</table>

Item Description:
The Land Bank has analyzed an area in our downtown for a Hold/Board Release area; with the distinction that the property is not to be released except with Board approval.

The Land Bank Manager is recommending the following neighborhood(s):
- Douglas/Sumner
- Strugglers Hill
- Downtown
- St. Peters’/Waterway

The property in these area(s) will not be considered for release unless the Board approves a request from the Land Bank Manager of a potential development(s). The Land Bank will also be pursuing tax delinquent property in these areas to increase the footprint of developable land.

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

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:
- Included In Budget
- Other (explain) Policy action by Commission.