I. Call to Order / Roll Call

II. Approval of standing committee minutes from December 2, 2013.

III. Committee Agenda

Item No. 1 - ORDINANCE: AMENDMENTS TO RESIDENTIAL RENTAL LICENSING

Synopsis:
Ordinance relating to rental dwellings and the regulating of the issuance of rental dwelling licenses, submitted by Colin Welsh, Legal.

Tracking #: 140030
Item No. 2 - PRESENTATION: 2013 NRC YEAREND REPORT

Synopsis:
Presentation of the 2013 NRC yearend report, by Greg Talkin, Director of NRC.

For information only. No action required.
Tracking #: 140027

Item No. 3 - LAND BANK APPLICATIONS/PRESENTATION BY PACES

Synopsis:
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. Representatives from PACES will be on hand to explain their project in relationship to their applications.

2421 S. 12th St. - Sheryl Colclasure, for a garden
3715 Bell Crossing Dr. - Lydia Mejia, for a garden
6007 Nogard Ave. - PACES, for home construction
6015 Nogard Ave. - PACES, for home construction
6021 Nogard Ave. - PACES, for home construction
6027 Nogard Ave. - PACES, for home construction
6033 Nogard Ave. - PACES, for home construction
6041 Nogard Ave. - PACES, for home construction
2524 N. 60th Terr. - PACES, for home construction
2530 N. 60th Terr. - PACES, for home construction
2536 N. 60th Terr. - PACES, for home construction
2542 N. 60th Terr. - PACES, for home construction
2600 N. 60th Terr. - PACES, for home construction
2610 N. 60th Terr. - PACES, for home construction
1700 N. 7th St. - New Bethel Church, Inc., for parking
1702 N. 7th St. - New Bethel Church, Inc., for parking
1704 N. 7th St. - New Bethel Church, Inc., for parking
1316 Shawnee Ave. - Jose Gurrola-Saucedo, for yard extension

Tracking #: 140032
IV. Outcomes

Item No. 1 - PRESENTATION: REAL ESTATE BROKERAGE SERVICES

Synopsis:
Presentation on the following, by Ameribid:

- Their ability to comply with the NON
- Their past history of selling real estate for various entities
- Their recommendations 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.

For information only. No action required.
Tracking #: 140033

V. Adjourn
The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, December 2, 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, Chairperson; Commissioners Walters, Murguia, and Townsend.

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

Approval of standing committee minutes for November 4, 2013. On motion of Commissioner Walters, seconded by Commissioner Murguia, the minutes were approved. Motion carried unanimously.

Committee Agenda

Item No. 1 – 130403… Recommendation of the Alcohol and Drug Fund Advisory Committee to disburse 2014 Special Alcohol and Drug funds to the following agencies, submitted by Angie Masloski, Public Safety Business Office.

- Alcohol Safety Action Project - $24,961
- Associated Youth Services - $133,967
- Friends of Yates - $90,572

Angie Masloski, Public Safety Business Office, stated one of my duties is to work with the Drug and Alcohol Advisory Board Committee on distributing funds received from the state to provide drug and alcohol prevention, education and intervention. Each year Wyandotte County is awarded funds from the state to the sale of mixed-drink sales in Wyandotte County. This year the board was able to distribute $250,000. When we receive funds from the state, a third of that money goes to the general fund, a third of it goes to a special parks/recreation fund, and a third to prevention and education. We split this fund with Community Corrections on the prevention and education side. They provide funding and services to the people in their drug court.
The Advisory Board was tasked with distributing $250,000 and I handed out a recommendation from the board. AYS, Associated Youth Services, the board is recommending we receive $133,967 for the 2014 funding. They are recommending Friends of Yates receive $95,572 and Alcohol Safety Action Project receive $24,961.

Chairman McKiernan stated we are open for any discussion at this time. The request for action is that we approve the agency grants and forward that approval and those amounts to the full Commission for final approval. I will say that I have some communication from Commissioner Philbrook this afternoon and she expressed a little bit of concern to me after having read the recommendations and the background for the recommendations. She noted that the third organization was funded at less than their request and that the committee had given some reasons for decreasing that funding. Commissioner Philbrook said to me that she was very concerned that a program that was not meeting the stipulations of receiving the grants, for example; being able to document outcomes was getting funded at any level. She just wanted to make sure that we were all aware that she had a concern about funding any agency whether it be through this program or through any other program that we have, any agency that does not comply with the stipulations of the grants. She wanted to pass that along.

Commissioner Townsend stated I have not spoken with Commissioner Philbrook but I share the same concerns that she has. Not only that it’s being funded at less than the request of their organization but that it is being funded at all. Under the reasons noted in the handout provided for reducing funding, it seem like in several significant parts there was not compliance by the requesting entity. Incomplete grant application, just simple things that seem to be requested I guess of any applicant that were not provided. It doesn’t state it here, if it does I missed it, was this application timely? Ms. Masloski stated yes. Commissioner Townsend stated it was timely. Would there be other alternatives for funding? Let’s just say for argument sake, this particular entity, Alcohol Safety Action was not funded, what options would there be for allocating money that they would have gotten or that anybody else would have applied for, whatever the remainder is. Ms. Masloski stated we would have a couple options on that. We could put the request back out to AYS or Friends of Yates and ask them what would you use these funds for if you were awarded additional funds. They could resubmit it. I could get the Advisory Board back together and they could review the request and revote on the issue. Another option we have is we could save the funding for next year, for the 2015 applications and add that to the amount that we would be able to allocate. It would sit in the account code or the bank until December 2, 2013.
next year. **Commissioner Townsend** stated we’re only talking about $24,961. **Ms. Masloski** stated yes. **Commissioner Townsend** asked one of the options would not be going back to the public though? **Ms. Masloski** stated we would have to put out a new Request For Proposal and then take new grant applications. We would have to give other agencies at least two weeks to apply for the funding then we would have to get the board back together. It would be late January, February. That is a possibility if that’s what the Commission chooses to do. **Commissioner Townsend** stated thank you.

**Commissioner Walters** asked could you go over for us why you think the Board did choose to fund this group. **Ms. Masloski** stated some of the reasoning is there were a couple of board members who did vote not to fund this program at all. Before my time, before some of the people on the Advisory Board, a recommendation was made. I would say from what it sounded like over a decade ago not to fund this program. Apparently, there was a large backlash from I don’t know if it was the Administrator’s Office or the Commissioner’s about not funding the program. The thought of the board was we could fund it for half of what they requested and see how the Commission feels about that. Some of the people on the board were concerned about a backlash about not funding the program because of such community support and they have been in the community such a long time. There were Advisory Board members who wanted that option. I do have Advisory Board members here if you would like to ask them any questions. **Commissioner Walters** stated I was hoping to hear that some of the challenges were more administrative than paperwork related rather than politically related.

**Chairman McKiernan** stated we do have a request to speak to the committee. What I can do at this time is recognize them.

**Scott Robinson, 2200 N. 57th Terr.,** stated I was appointed by Gayle Townsend. I have been in the field of serving people who have addiction problems for over 30 years. I have been working as the administrator/owner of one of the local providers for the last 19 years. I have been a resident of Wyandotte County a little over 60 years. I’m not going to say how far over but it’s been a little over. I have some definite problems with this program. First of all, they were saying that they wanted to seek people in the jail as they have been doing for the last 30 some years. I have problems with that in that they didn’t say how much, how many, who is selected to be indigent, how that indigent person was selected, what made them qualify, yet we have in place already within the city and county services so they can obtain a lawyer if they are indigent.

*December 2, 2013*
The other problem I have with this particular program was that we have about 50% of the people who are arrested and charged with alcohol and drug related activities are Hispanics yet they provide no provisions for them nor do they plan on any. I think it is a travesty for us to actually fund someone who wants to give treatment to a select few. I don’t think that is the way that we want to move forward in this overall process. Yet, the other two programs were able to very succinctly talk about where their money was going to be spent, how it was going to be spent, the programs that were supposed to be implemented and those that have already been implemented and how they were able to verify completion and success. Do we really want to spend money on people for the most part ASAP is giving people who have a second DUI? We are telling them even though you have spent your money unwisely we are going to give you treatment free or are we going to start putting our dollars where they can do the most good with the children and their prevention services as well as with those children who aren’t able to work but do need help. We have quite a bit of drug problems within our community because the average age that they start is 14 and when are we going to start addressing that.

**Commissioner Townsend** asked, Mr. Robinson, what is the significance of the second DUI with regard to funding and program. What is the significance of that as opposed to the first? **Mr. Robinson** stated with the first DUI you can get diversion and so it can be kept off your record. With the second one you are going to have some time in jail, at least two days, or you can go through ASAP program for a little under $400 and you don’t have to go to jail. That is directed toward those who has money, not toward those that aren’t but who he’s willing to, he has usually 12 and 13 slots per month and he’s willing to have the county pay for one slot. **Commissioner Townsend** stated help me understand the significance. Are you advocating for or against the fact that there is a second DUI here?

**Ms. Masloski** stated the two programs that Mr. Robinson is talking about the recommendations would not fund those. The first information he was talking about was the jail evaluations. Dr. Reese and other providers in the county go into the jail and provide substance abuse evaluation to the offenders to try to help them get into services quicker and so they don’t have to spend that much time in jail. We did not chose to fund that so that is not part of this application.

The second program was a weekend intervention program which is the other program Mr. Robinson is talking about where second time offender DUI’s could go to a motel for two days and get intense education about substance abuse. We did not choose to fund that program either.

**December 2, 2013**
**Commissioner Murguia** asked at a motel? **Ms. Masloski** stated at a motel. They have a security guard. They stay there from Friday night until Sunday evening and receive education services. **Commissioner Murguia** asked in the motel room? **Ms. Masloski** stated yes. Dr. Reece has stated it’s a way to keep them instead of letting them go home back to their home environment. It’s a way to keep them, it’s a class type setting. The program that the Advisory Board is recommending funding is the COPS Program which is their treatment program. That was the recommendation for the $24,000 not the other two programs.

**Mr. Robinson** stated what I’m eluding to is do you really want to fund someone who has chosen or who may have an addiction. They have gotten a second DUI and has put everyone around them at risk and then we’re going to pay them so they can go for free for treatment but other folks who may need it that aren’t in AYS, and there are at least five other programs within the county for the same people. They would have to compete against them in free.com. Do you really want to do that? What you will be doing is you will be selling those other programs out. They will not be able to stay in business. It’s just that simple.

**Chairman McKiernan** stated it sounds as if we have many possible resolutions to this. One of the possible resolutions being approving the recommendations as they were written and brought forward. A second being directing the committee to reissue an RFP which will then add time and committee work on to that. **Ms. Masloski** stated, correct. I’m okay with it if you’re okay with it. **Chairman McKiernan** stated a third would be to go back to the other two agencies who were funded and ask how they might utilize additional funds and a fourth would be to take that money that was assigned to ASAP and roll it over until next year’s disbursement, next year’s grant cycle process. That seems to be our four options.

**Commissioner Walters** stated I wonder if I could add another one or maybe it’s the same. Could we not accept the recommendation for Associated Youth Services and the Friends of Yates and request that the board come back to us with further recommendations on what they might think best be done with the $25,000? **Chairman McKiernan** stated we have an excellent fifth option. **Commissioner Townsend** stated I agree.

December 2, 2013
Chairman McKiernan stated fund the first two as recommended by the board and then bring it back to the committee for recommendation on how to move forward with those other funds.

Ms. Maskloski stated just so I’m understanding, what you are recommending is to fully fund Associated Youth Services and Friends of Yates and then we as a committee. Commissioner Walters stated I think we’d like to you reconsider the $24,961 and come back with a second recommendation. Either recommend what you’ve done before with more information or another direction.

Commissioner Townsend stated what I’d like to see along that line is to have an opportunity for the community at-large to rebid so to speak. I believe you said that could be done. Ms. Masloski stated that can be done. Commissioner Townsend stated and so the public at-large again would have the opportunity to bid, to make application. Chairman McKiernan stated for these recommended funds. Commissioner Townsend stated right. That way we are still getting them out for the purposes. It would be fair notice to anyone else while not holding up these other two.

Chairman McKiernan stated so let me see if we can craft it into a motion. Let me see if I can correctly restate this as a motion. Commissioner Walters moved that we fund AYS and Friends of Yates at the amounts originally recommended by the Advisory Committee. That we then ask the Advisory Committee to reconsider reopening an RFP process for the purpose of gaining new applicants for the other $24,000. Also, incumbent in that would be that we not fund ASAP, to release that $24,000.

Commissioner Townsend stated the recommendation would be to the committee to issue the RFP not just beyond considering it. Chairman McKiernan stated yes. Fund the first two, not fund the third. The committee now is asked to reissue the RFP and consider new applicants for the remaining 24.

Action: Commissioner Walter made a motion to approve Associated Youth Services and Friends of Yates and reopen RFP for the other $24,000 and not fund Alcohol Safety Action Project, seconded by Commissioner Murguia. Roll call was taken and there were four “Ayes,” Walters, Murguia, Townsend McKiernan.

December 2, 2013
Item No. 2 – 130411… Resolution approving a cooperative agreement with Rosedale Development Association concerning the construction and maintenance of a mountain bike trail in Mt. Marty Park, submitted by Colin Welsh, Legal.

Colin Welsh, Legal, stated we are just asking for your approval of the agreement before you. It requires no outlaid expense from the UG other than signage, which we have an internal department for. Rosedale is doing everything else.

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

Commissioner Murguia stated I feel bad. All of these kids came in. Chairman McKiernan stated we are actually going to hear from them in a little while. Heidi Holiday stated but they will be using the trail as well. Chairman McKiernan stated if I’m not mistaken, didn’t they engage in helping to clear some of the trail land and brush to establish the trail. Ms. Holliday stated yes. Chairman McKiernan stated if I’m not mistaken, isn’t the incline of the terrain at that trial something greater than flat. Heidi Holliday, Rosedale Development Association, stated it’s not just a mountain bike trail too. It will be a recreational multi-use trail so hikers are welcome back there as well. The trail is beautiful. It’s pheonomially beautiful back there. You can’t tell you’re in the city any longer.

Roll call was taken and there were four “Ayes,” Walters, Murguia, Townsend, McKiernan.

Item No. 3 -130407… Presentation on the Rental Licensing Program to include recommended changes, by Greg Talkin, NRC Director. For discussion only.

Chairman McKiernan stated this is a presentation from Greg Talkin about an initiative that our Neighborhood Housing Task Force has been talking about in regards to one aspect of rental licensing. They are bringing this issue before us tonight for presentation for discussion and consideration. They are not asking for any action on this item tonight.
Greg Talkin, Neighborhood Resource Center, stated they are partners with the direction we’re currently going with Community College. As the Commissioner stated we’re just bringing this forward for feedback as well as provide you with information of what’s been going on. One of the items is coming out of the Housing Task Force. There are several. Rental Licensing is one of those that we’re a little bit ahead of the game on several things what we believe to be some possible solutions. We will be bringing, provided the direction you give us this evening, we will be bringing an ordinance and further recommendations for vote at some point through a change of ordinance.

Before I get into this slide I’d like to mention that we have a number of members in this room that have participated in the Housing Task Force and have been on the subcommittee for the Rental Licensing Task Force that was involved in this process. I want to thank them for participating tonight.

Notes:
• This Presentation if for Commission Information and Feedback only at this time.
• In the Future Staff Will Come back to the Governing Body with Recommended Changes to the Rental Licensing Ordinance
The Rental Licensing Program was approved in June of 1997 and for the most part other than a couple of modifications that ordinance has had very little change. We changed a requirement that required taxes to be paid on the current property that is being licensed before they can obtain a license. At one point, we changed I can’t remember what the item was, it had to do with conditions of the property. This was originally a Livable Neighborhoods initiative. This was actually their very first initiative when the Livable Neighborhoods office was formed. The program was highly pushed by neighborhood groups due to some housing conditions in the community that was associated with rental licensing or rental properties. Why do we have a Rental License program? To improve the quality of rental properties and housing stock. Address neighborhood issues that arise from rental properties.

Currently, I want to note under that bullet the issues that we can address today are primarily associated with the condition of the property. There will be things coming forward in the future that may address crime and maybe some social issues but just for right now that bullet, as the ordinance stands, we can only address property conditions under the license. One of the overall efforts for the Rental License Program was to reduce the number of code complaints.
Just a few statistics. We don’t have good records all the way back to conception of the program. We started collecting in 2002 so we got about a ten-year history of the number of rental units that our community has had licensed. You can see that over approximately a ten-year period we’ve increased the number of units somewhere around 10% or greater.
This is a statistic dealing with the number of buildings. These buildings house all the units referenced in the previous slide. This slide would also represent the number of licenses because we license properties by building not by unit. Some of the buildings may have anywhere from one unit to 20 units. As you can also see that has increased over the ten-year period, 10% or greater.
Now for this evening we are bringing forward basically one proposal right now but I did want to mention one because it kind of intertwines a little bit with this. The crime free addendum requirement, that’s an item we’ll bring back later also but tonight’s program won’t really address it but just briefly, the crime free addendum.

We started off to change the ordinance to possibly request the contract between landlord and tenant that there will be a crime free addendum attached that would allow the landlord to take action on the tenant if a lot of crime is happening at the property. That’s initially where we thought we we’re going to leave it. However, the police department has been a big partner in this and they are currently looking at and investigating other options dealing with this to where they may actually be actively involved in notifying the landlords of activity that is happening in their properties. They may go as far as requesting some type of report or some type of correction report or action report on how the landlord is going to correct the items, the crime activity that is going on at the property. Ultimately, we may come forward and request if those items aren’t met that we take action on the license and revoke it associated with crime. That’s where I got back to the other bullet to where we only deal with property conditions. This will be a request possibly to also address crime with licensing.

December 2, 2013
Why Are Proposing these Changes?

- BOC Strategic Goals as currently listed
  - **Housing - Neighborhood/Community Development**
    - Develop policies and programs that:
      - Grow neighborhoods to their maximum potential;
      - Make property owners accountable for their property;
      - Foster a diverse housing stock
  - **Maintain rental licensing and landlord training**

The item tonight is Landlord training. Why are we proposing these changes? One of the biggest reasons is the Board of Commissioner’s strategic goals under Housing. Some of the major targets are growing neighborhoods to their maximum potential. Make property owners accountable for their property and foster a diverse housing stock. We think that this effort will help all of us. The primary reason specifically listed is maintain rental licensing and landlord training. I want to note that currently we do not really have a landlord training program. We provided a landlord training program years back and it was all voluntary. The resources dried up through HUD and other partners that we had that were providing that training for free and it was strictly voluntary. At the current moment we do not provide any landlord training.
We are proposing these to achieve Board of Commissioner’s strategic goals. To help educate landlords so they can operate their businesses more effectively and efficiently. We believe it will assist with landlord/tenant relations, will reduce the gap between good and bad landlords. Primarily, we feel that gap can be reduced just by educating the bad landlords because one of the items I’ve seen in both the Housing Task Force and the subcommittee is that it’s amazing the difference of knowledge between some of the landlords. One of the landlords was very knowledgeable about the eviction process. He had it down to a science and, therefore, it was not an issue for him. Another landlord didn’t have any idea how to do it so he had problems with that. We’re hoping just through the education component we can decrease that gap between the good and bad landlords and give them some good information.

We are proposing these to help to communicate laws and ordinances to the landlords in an educational setting. That’s instead of an enforcement setting we’re hoping that this will result in fewer neighborhood complaints and fewer code violations found during the field inspections.
Examples of Possible SMART Goals

- Landlord training modules will be completed and available to landlords by June 30, 2014.
- 100% of first-time landlords (first rental license) will complete landlord training between July 1 and December 31, 2014.
- 20% of current landlords (one or more rental licenses) will complete landlord training between July 1 and December 31, 2014.

At the last NCD Committee, Commissioner McKiernan and the commissioners, you guys discussed SMART goals. These have kind of been put in there as examples of what this program might be able to look at and process SMART goals. These are the easier ones. The other ones that I’ll propose in a second, but basically landlord training modules will be completed and available to landlords by June 30, 2014. 100% of the first-time landlords, those that have never been licensed with us that are trying to currently license their first rental license property will complete landlord training between July 1 and December 31, 2014. 20% of the current landlords, one or more having one or more rental license will complete landlord training between July 1 and December 2014.
Examples of Possible SMART Goals

- Reduce the number of citizen complaints about rental properties by 10% by December 31, 2014.
- Reduce the number of tenant complaints about landlords and/or rental properties by 5% by December 31, 2014.
- Reduce the number of property code violations in rental properties by 20% by December 31, 2014.

Here’s some outcome SMART goals. The thing about these are they are a little more difficult for us because we have to make sure we have a baseline. These may not be exact but we may have one or two things that we may have to take a year to establish a baseline. We may have to tweak the SMART goals a little bit to match the information we already have. We’ve been thinking about that. These are just examples.

- The first one, reduce the number of citizen complaints about rental properties by 10% by December 2014.
- Reduce the tenant complaints about landlords and/or rental properties by 5% by December 2014.
- Reduce the number of property code violations and rental properties by 20% by the end of 2014.
Landlord Training Hurdles(1)

- Numbers Involved
  - Approximately 3,000 Landlords
  - The number does not include managers, assistants, or property management companies

- Example
  - If we were to require all landlords to complete their training within two years, it would be necessary to provide one training a month for 120+ landlords
  - Or would need to provide training twice a month for 60+ landlords

Some of the hurdles that we discussed, talked about. We have over 3,000 landlords. That number does not include the managers, assistants or property management companies involved in our rental property in our community. As example of the type of training we’d have to provide if we were to do a classroom setting, would require all landlords to complete the training if we were doing a two-year period, it would be necessary to provide one training a month for 120 plus landlords or we would need to provide training twice a month for 60 plus landlords.
Find a facility that is available and large enough would be difficult. Having instructors that could commit this kind of time was also difficult. Class size ideally should be no more than 20 to 30.

Housing Committee Recommendation

- Implement online training for the first step
- Require additional in-class training in the future for the more problematic landlords
- Find a partner who already provided online training/education
- Collaborate with a group of current landlords to create content for the training course
I mentioned the Housing Committee earlier and this is the overarching committee that’s been involved. There was a lot of discussion and out of those discussions these are the key points that lead us to where we are at today. Implementation of online training for the first step what seemed to be an item that was discussed heavily and kind of the direction we’re going down at this point.

Require additional in-class training in the future for those more problematic landlords for either landlords that need some additional assistance or those that are a problem. We could look at the in-class training as a second step that we could develop after getting the first step going that would be looked at as punishment or just additional education to try to get that landlord what they need to operate their vision business better.

The committee recommended finding a partner who already provided online training and education and also that we collaborate with groups of current landlords to create the content of the training courses. That last bullet is where we form the rental licensing subcommittee and of the members on that committee you can see we had the former Mayor and Commissioner, who was the Mayor at the time that we implemented the landlord licensing that we currently have. We also had a number of landlords on the committee. We initially started off with those individuals that were on our Rental Licensing Board and that did expand to other landlords that had an interest in participating. A number of those individuals are here this evening, neighborhood leaders, Community College, and a number of UG staff.
Commissioner McKiernan's quote, "This group has provided us with very valuable feedback on Rental Licensing and Code Enforcement!"

**Former Mayor and Commissioner**

Carol Marinovich

**Landlords**

W.R. (Bill) Ames
James Clinkenbeard
Brad Bower
Scott Mayes
Scott Buechers
Sam Alpert
Annie Trotta

**Neighborhood Leaders**

Ed Linnebur
Barb Kill
Carol Diehl

**KCKCC**

Marisa Gray
Susan Stuart

**UG Employees**

Mary Jane Johnson
Debby Graber
Greg Talkin
Terry Ziegler
Colin Welsh

**KCKCC Partnership**

- UG staff met with KCKCC Staff
- On Line landlord training was possible.
- Cost for UG would be $0
- KCKCC would handle registration, training, and testing
- All training fees would go to KCKCC
- Training fees will be reasonable for the landlords
We determined by the subcommittee and also by the Housing Committee that we felt that the Community College was a great partner in this. UG staff met with the Community College staff and we discussed the possibility of online training and it was definitely possible. They already provide online education and training. The costs to us at this point would be zero. The Community College would handle registration, training, and testing. All training fees would go to the Community College to cover the costs and training fees would be reasonable for the landlords.

### Development of Training Modules

- Sub Committee meets every month to discuss training
- Modules that have been identified so far are:
  - CPTED (Crime Prevention through Environmental Design)
  - Drug Recognition
  - Fair Housing
  - Lease/Rental Agreements
  - Evictions
  - Screening/Applications
  - Rental Licensing/Inspections
  - Conduct on Premises (yet to be developed)

The subcommittee meets for the most part every month to discuss the training. So far the modules that have been identified are CPTED Crime Prevention through Environmental Design, drug recognition, fair housing, lease/rental agreements, evictions, screening applications, rental licensing and inspection, and conduct on premises. The conduct on premises we’re still looking at and developing. Part of that presentation or training module may be developed along the lines if we do the crime free addendum. That would have to be included in there.

For the next few slides I have Susan Stuart with the Community College. She’s been an active partner as well as Marisa Gray. I’m asking if she would kind of give the presentation on these slides and kind of go through them as they have been developing this along side with the rental licensing subcommittee.

**December 2, 2013**
Susan Stuart, Director of Online Education, KCKCC, stated what we’ve recommended is the use of our current learning management system, this is going to change but we will still have an online course system. We currently support around 7,000 students. 7,000 enrollment about 3,500 students in our online course environment. We have the system set up with a help desk and all the resources that would be necessary to provide the training for Wyandotte County Landlord Training Program. On this screen you will see this is a very limited number of modules. This is just a proof of concept to see what we could put together and have – sort of a visual to decide what we want it to look like. There is a pre-test available for each module so if the landlord feels they’ve got this down, they can take the pretest and be done. The pre-test would be delivered one question at a time with multiple choice, self-graded and scores would be listed to show what they did and didn’t get.

December 2, 2013
The next part of this is a sequential learning piece. This particular one was developed with a piece of software that we currently have a site license for at KCKCC so there would be no additional problem getting this. As I said it is sequential. You can see there in the contents and the landlords would proceed along that learning path.

We can also build in knowledge checks so every few pages you could ask questions for every topic. This is what it looks like in a current learning management system as a whole. As you can see this is currently just proof of concepts so that is Latin text so we wouldn’t ask anyone to do that.

These have been split into small modules so that there isn’t an overwhelming amount of information for the landlord to have to go through before they can test out of it.
Pre-Test

Please complete the test prior to completing the module. If you score 80 or higher, you are not required to complete the module below.

1. 36 yards on the premises should be no more than.
   - A) 4 feet tall
   - B) 3 feet tall
   - C) 2 feet tall
   - D) No absolute should be on premises

Next

Score and Continue Later

Due Date: 11/21/2013 7:00:08 PM

Points Awarded: 4.00
Points Allowed: 4.00
Percentage: 100.0%

1. Stairway on the premises should be no more than:
   - A) 4 feet tall
   - B) 3 feet tall
   - C) 2 feet tall
   - D) No absolute should be on premises

Points Awarded: 3.3
Correct Answer(s): A

2. Which is over the counter medicine used to make meth:
   - A) Ritalin
   - B) Methamphetamine
   - C) Amphetamines
   - D) Mepe

Next

Due Date: 11/21/2013 7:00:08 PM

Points Awarded: 0.33
Points Allowed: 1.00
Percentage: 33.3%

1. Stairway on the premises should be no more than:
   - A) 4 feet tall
   - B) 3 feet tall
   - C) 2 feet tall
   - D) No absolute should be on premises

Points Awarded: 3.3
Correct Answer(s): A

2. Which is over the counter medicine used to make meth:
   - A) Ritalin
   - B) Methamphetamine
   - C) Amphetamines
   - D) Mepe

Next

Due Date: 11/21/2013 7:00:08 PM

Points Awarded: 0.33
Points Allowed: 1.00
Percentage: 33.3%
Tagger Graffiti

Urban "art"

• Tagger Graffiti
• Urban "art"
• An exciting yet dangerous activity
• Tagger graffiti can deface and destroy public property

Goal is to tag as many places as possible

• Harder the tagger the more reputation gained

(Imagen de graffiti en la ciudad)

December 2, 2013
Mr. Talkin stated just one note on those last slides, the power point of course is the basis of it. The Latin that is being referenced is all of what the presenter would be discussing if he we’re doing a live presentation. That is their change to educate the people and give more detail on those slides.

There has been a lot of time and effort on this to this point both by the committees, UG staff, and especially the college. We wanted to bring this forward to make sure that we got a little bit of feedback as to we’re going the right direction before we jump in and try to wrap this up and get an ordinance produced, get the training finished and try to bring this to life.
Rental Licensing Ordinance Changes

Should the ordinance be updated?
  * Landlord Training will be a prerequisite for obtaining a Rental License

Chairman McKiernan stated at this point we are really open for any discussion, any comments, any input back. I’ll just say that for myself this issue of landlord training was first brought to me by a gentleman who owns several rental properties here in Kansas City, Kansas who said that there are so many people getting into this for the first time and doing a poor job that they are making it hard on me. I don’t know if any of the landlords who are here in the room have a similar or opposing view to that. That was the first time that I really had that crystallized for me that people who are doing it poorly are making it hard for the people who are doing it well. Any other comments, any other discussion, and basically what we want to know is do you have a recommendation to the committee to go back and continue to work this up.

Commissioner Townsend stated I do just have some general questions based on the slides. There was a slide that said there are about 3,000 landlords, is this in the city/county? Mr. Talkin stated this is the city of Kansas City, Kansas only. Our ordinance does not apply to Bonner Springs or Edwardsville.
Commissioner Townsend asked did that number include, for lack of a better term, I guess the singular landlords and the corporation, the corporate entities that are landlords? Mr. Talkin stated yes it does. Commissioner Townsend stated for this training, which I think is good. It will be helpful. If the owner of the property is a corporation, who would be tested, who is responsible for taking that test if the owner is a corporation? Mr. Talkin stated we’re working through some of those details but I think we’re leaning in the direction of making a recommendation that it’s the property manager at that point that are on site, the property management company that is on site, would be a key to getting in the training because they are the face with that facility. Commissioner Townsend asked of the 3,000 about what percentage of that would be the corporate versus the individuals, do you have any idea. Mr. Talkin stated I don’t know. Commissioner Townsend asked with the current testing online, what are we talking about is it two hours for the course, an hour, what is the training? Mr. Talkin stated we are trying to break it down into modules and we’re trying to make it where when they take in all the modules it totaled a full days training. Eight hours and they won’t have to take it all at one time. They can do each module single which would be approximately an hour. The key is they can test out. If they have enough knowledge and they do the pre-test and they answer the certain percentage that we establish to be acceptable, they would not have to take the rest of the module. They can take 5 or 10 minutes. Commissioner Townsend stated so let’s just say someone just getting into it and they would take the whole thing they should set aside about eight hours total time. Mr. Talkin stated yes.

Ms. Stuart stated but you can break it into whatever you’re comfortable with. Modules would be developed to be a shorter duration so you wouldn’t be so overwhelmed with it. Commissioner Townsend stated but to get the certification or to complete it you’re talking about eight hours. Mr. Talkin stated yes. Commissioner Townsend stated what about recurrence. You do this once, are you done as long as you’re a landlord or what’s the thought about that. Mr. Talkin stated we thought about it. We’ve not come to a recommendation yet. Basically, consider it like a continuing education at a certain point. It is in discussion. It may be an item that we bring forward in the first recommendation or it may be something that we do later. That’s one item that I’d like to bring forward in the initial recommendation so that’s established. That would still give us time to figure out exactly what that would require. We may establish the number maybe they only have to have two additional hours of some sort of other training or other online course but we would have to establish. Commissioner Townsend stated eight hours sounds pretty complete but I mean once you’re through with that are you

December 2, 2013
eight hours and done or eight hours and maybe two years hence or five years hence. Are you still talking about that? Mr. Talkin stated yes.

Chairman McKiernan stated do we have any feedback for the group to continue working on this and bring us forward a more flushed out recommendation for updating our ordinance. Commissioner Townsend stated I think it’s a good idea.

Chairman McKiernan stated it looks like from this point of view it looks like everything is good so far. I’d say let’s work this up into a proposal for an ordinance change and then we’ll discuss it again. Mr. Talkin stated thank you commissioners.

Action: No action taken.

Chairman McKiernan stated for the gentleman who are waiting patiently while we are switching seats I will tell you that every week staff asks me so how long will this meeting go and I say heck I don’t know and I’ll pick a number and this time I picked a wrong number so we’re a little bit behind our schedule but we’ll get to you in just a moment.

Item No. 4 – 130410… At the request of the commission, discussion on barring prospective landlords from obtaining a rental license if there are delinquent real estate taxes owed on any property owned by the applicant, submitted by Colin Welsh, Legal. For discussion only.

Colin Welsh, Legal, stated currently the ordinances provide that an individual or a corporation applying for a rental license is barred from obtaining that license if the property for which they’re trying to get the license is tax delinquent. Commissioner Walker brought it to the Legal Department to research whether or not we could expand that to bar the respective licensee who had any tax delinquent property within our bounds. He wanted us to bring it forward to have you all bat it around as to whether you want to proceed with that, do you want me to write an ordinance, what have you.

Commissioner Murguia stated I would like you to proceed with that? Mr. Welsh stated noted. Chairman McKiernan stated I’ll ditto that.

December 2, 2013
Commissioner Murguia stated but there’s no action taken tonight. Mr. Welsh stated correct. Chairman McKiernan stated if we authorize Mr. Welsh to proceed or encourage him to proceed then he will go through as the previous group did work it into a request for action to update our ordinance to include that.

Commissioner Murguia stated I’m assuming you’re here because we do have the capability to do that. Mr. Welsh stated yes. I should have mentioned that. Jody Boeding, Chief Counsel, stated he’d give legal analysis on whether it was doable, constitutional but I would advise you in this quorum to raise the cons of going down this route. Mr. Welsh stated I should have done that already. It goes hand in hand. The problem really is that many landlords on the deed for each individual property deed it to a different corporate entity. Trying to track down who actually owns what is going to be a big administrative headache.

Commissioner Murguia stated I hear what your concern is. Who is going to go to that level of trouble? I need a real life example and who that pays taxes is going to want. Who pays taxes on a regular basis is going to want to aid and abet someone that doesn’t. Who does that?

Debbie Graber, Rental License, stated we did have a particular landlord when he was brought to court he changed his incorporation so that summons was no longer valid and at that point when we issued a summons for that new corporation, he changed it back to another name so yes, that is something they will do. They will change, they’ll reincorporate or they’ll put Ann Murguia Incorporated on this piece of property and Brian McKiernan on this piece of property as a incorporation in order to avoid this. I absolutely agree with you that I believe anyone that lives in the city should pay their taxes. Let met say that upfront. All I want is for you to understand that just like with our Contract for Deeds and for some other issues that we have there will be those unscrupulous people that are going to try to get around it. A corporation is one of them.

Commissioner Walters stated I have a similar question as how far are you going to go in trying to identify the owners of a corporation. Let me ask you, does the rental license go to the corporation. Mr. Welsh stated yes. Commissioner Walters asked is it transferrable? Ms. Graber stated it’s not transferrable. Commissioner Walters so in that case, if the corporation had a rental license, they couldn’t reorganize with a different corporation and continue to rent under the previous license could

December 2, 2013
they? Mr. Welsh stated for that specific property. Ms. Graber stated for that specific property, correct. Commissioner Walters stated I agree that there will be challenges. I could see that certain people might have property under dozens of different corporations but I think the goal is, is the ordinance appropriate? It would be nice to try to figure out whether it really would be too big of a hurdle to try to require that the rental license application identify all the owners to make your life easier. Ms. Graber stated again, when we’re talking about this particular ordinance, we’re talking about a landlord that lives in Wyandotte County that maybe has paid all of their taxes on their rental property because that is required. Their personal residence may not so they would have to bring that into compliance. That would work for anyone that lives in this county. We do have several that don’t. I understand what you’re saying. Commissioner Walters stated are you saying if they live in Shawnee and they are delinquent on their house in Shawnee, we don’t get involved in that. I have no way of checking that. Commissioner Murguia stated I don’t really care. That’s Shawnee’s problem, I got my own. Ms. Graber and again, just understand that anyone that holds a rental license in this city their taxes are paid. Unequivocally they are paid. That doesn’t include their personal residence but anything that is a rental property their taxes are paid.

Chairman McKiernan stated well it sounds to me like you have unanimous encouragement from this standing committee to continue to work this up, address all of the hurdles that we may face, estimate how big of a hurdle it is going to be and give us some solutions to overcoming that hurdle and we would encourage you to work this up into an ordinance amendment that would come back then to us.

Commissioner Townsend stated I agree with that. It was just one of the points that was made if I’m understanding. This would regard rental property, delinquency on rental property, not just their resident. Commissioner Murguia stated any real property including their residence. Commissioner Townsend stated the only concern I had about that was let’s say the person lives in Shawnee are we putting an equal burden on a landlord who lives in Wyandotte County and is at risk and the other people are not at risk. That’s the only apparent inequity I’m hearing in this. I think to be most equal it would deal with rental property but there seems to be an inequity if we can’t go after any landlord. The ordinance would have a more owners effect on one group than another. That would be my concern with that but still go on and write it up and see what happens. I do have that reservation.

December 2, 2013
Chairman McKiernan stated, Greg, I was remiss after our last item not to thank everybody who has been a part of this working group. They have put in, and I sat through one of their meetings, they have put in a lot of thought and a lot of work into these proposals that are now coming forward to us. Be sure to thank everyone in the group from us for all of their work and we look forward to a request for action in the future. Thank you.

Commissioner Murguia stated I think there were some people from the public that wanted to speak in regard to these two ordinances.

Chairman McKiernan stated I’m sorry. I did not realize that. At this time, if there is any member of the public who would like to address the committee on either of these previous two items, we’ll invite them to come to the microphone at the end of the table, state your name and your address for the record and then we’ll hear your comments.

The following appeared:

Marcia Rupp, 2816 N. 46th, Neighborhood 46ers. We’ve been going for about 15 years. I just want to say I’ve had a lot of cooperation of police and codes on helping. We have eight duplexes in our neighborhood that are Section 8. I have the cleanest, safest neighborhood in Wyandotte County. I think the police would probably tell you that. This has been a lot of hard work by myself and members of our group, by police and by codes. I wish I could say the same thing for Livable Neighborhoods but I can’t. With the other two that’s who you really need. They have been really good. I don’t have email but I don’t have to because I got several phone calls and they asked me to be here so I’m speaking for them. This is so important about rental property and about drug houses. Most of the time when there’s drugs it’s usually rental property and for some reason the landlords just aren’t, I don’t know if they’re educated enough or what it is that they’re not concerned with it. All they care about is the almighty dollar. Most of these landlords don’t even live in Wyandotte County. They live in Johnson County or Missouri or someplace else. I’ve had landlords tell me don’t send literature to my people. A nice letter done by Captain Webb when he was in Community Policing was given to me, don’t send literature to the people to educate them and these people might have lived someplace where they weren’t going by codes laws and ordinances.

I actually spent some time six years in the patrol units and I actually learned from those Sergeant’s how to be a neighborhood watch leader. They told me don’t get involved in domestic and

December 2, 2013
civil things. Stay away from that. Follow your codes, laws and ordinances and a judge will back you. They’re right. We have to have to something to follow, the neighborhood watch, so it has to be codes, laws and ordinances. I’ve heard from several of the neighborhood watches they’re not getting the code. I’m not going against codes because I really like codes and I told them what they need to do is ask Greg. I remember the area that you sent community police out into to do codes with some officers, code issues and tagging cars and things like that. I said ask Greg if he can’t get with community police to send the code out with the community police officers and kind of clean up an area that they’re complaining about. Blight really causes crime. That is the number one thing and I swear by it. If you clean it up, they’re going to say those people in that neighborhood care and they’re going to call the police. That is the main thing. I’ve sent newspaper articles to some of the neighbors who don’t understand it and they don’t, they don’t understand why blight would cause crime. It’s because it shows people don’t care and they’re not going to call the police or they’re not going to call codes. That’s the number one thing that really needs to be addressed here is codes and also on the licenses’ it’s not only finding these people with delinquent licenses, not giving them another license to rent. What about the drug house? If a drug house is busted because it’s had somebody in there with drugs and then the landlord is notified about it and he doesn’t shut it down, this happened. I had six police officers show up, took drugs out of the house, they didn’t confiscate it but Major Hansen told the landlord on the phone that it was a drug house and he needed to get those people out of there. He said I will. That was in June. They didn’t pay the rent, that’s when they left, it was December. When you say you got to teach the landlords to tell the people about the bad people that they rent to, who’s going to tell the landlords. I guess that’s where Greg is saying that second probable – is that Greg – Can I ask you a question? Is that where you are saying that if you have the problematic landlords, so bring them in for extra questioning or answers. Mr. Talkin stated the other item will be coming forth later for information has to do with the building. Notify the landlord that there’s been a crime committed on his property. So he’s aware of it first of all. A lot of times they aren’t aware of it. If they’re aware of it, they make take care of it, that’s the key. If they don’t care of it then PD is looking at. We’re not saying going to require, it will require an ordinance. They’re considering looking at requiring a management plan if they reach a certain threshold and then that management plan is to get this property crime ridden free. If that’s not complied with then we would propose probably a recommendation to take action on the license associated with the crime. Mr. Rupp stated what the one gentleman said on the alcohol and on the drugs and about it starting at 14 years old. This is where it’s coming from is these non-parenting,
doing drugs and the children being around it in rental property mostly. I’m not saying all of it but most of it is rental property.

**Action:** No action taken.

**Item No. 5 – 130405…** Request 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 we have three applications tonight for consideration. Two are for yard expansion. One is for parking.

Applications for yard expansion
- 2608 N. 8th St. - Luvenia Lewis
- 1508 S. 18th St. - Daniel Dees
- 711 New Jersey - New Bethel Church, Inc.

**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 two properties that have been requested to donate into the Land Bank.

Donations to Land Bank
- 4115 Sortor Dr. from Rose M. Plesa
- 4105 Sortor Dr. from Rose M. Plesa

**Commissioner Murguia** asked can you just answer real quickly. Why are we taking property into the Land Bank from this person? **Mr. Slaughter** stated the request was made because Ms. Plesa is very elderly. She really has no other family in the county. Per her attorney they put in the request to bring this to the board for consideration. **Commissioner Murguia** asked are they vacant lots. **Mr. Slaughter** stated yes.
Action: Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve the donations. Roll call was taken and there were four “Ayes,” Walters, Murguia, Townsend, McKiernan.

IV. Public Agenda

Item No. 1 – 130408… Appearance of Ben Alexander and bicycle clubs from District 2 presenting their suggestions for improving their neighborhoods.

Chairman McKiernan stated we are welcoming tonight Ben Alexander and several young men who are with him tonight representing bicycle clubs who have a presentation for us. I understand they have been looking in their neighborhoods and they have some observations and recommendations on what could be done to improve our neighborhoods.

Ben Alexander and the Boys and Girls Bike Club presented a presentation regarding suggestions for improving and having a bike trail.

Boys and Girls Club Bike Club
Map of Jersey Park

- Cracked Sidewalk
- 13th Street Tunnel
- Playground and Bridge
- Section of path with Trash

Possible New N 18th Street

December 2, 2013
Free Wheels for Kids at Central Middle School.

John, Mark, Abdullahi, Abdu, Mohammed, Oscar, Alan, Henry, Leonardo, Micklo, Mohammed, Rafael, Maria

• PICTURES OF FREE WHEEL FOR KIDS
FREE WHEEL FOR KIDS
PICTURES

Proposed Central Ave

December 2, 2013
Central ave

- The problem that central Ave has is that the Roed have lots of cracks, holes, and lots of bumps, so we need the Roads to get fixed and be smooth and clear for the people to be safe because sometimes bad things happen and people don’t want other people to be scared to go to central ave in 18th street.

Proposed 10th street
What switch back trails are and why we need them

• We use switch back trails for easy ways to go up hill
• Single track trails are much more fun to ride. You never have to worry about cars crashing into you.
Switch back helps the environment by helping reduce erosion.

This is a switch back trail
10STREET

Oscar
Alan
Henry
Leonardo

10TH STREET

We added:
• 2 bike lanes
• Sidewalks
• Lights
10TH STREET UPDATED

This has been our version of 10th street and we think that with these new updates, our community can become a better place.

PARALLEL PARKWAY AVENUE
Leonardo Hernandez
7th grade

December 2, 2013
This is how I want Parallel park way to be when we ride. It’s because we’ll go there by the park there is and I put bike lanes because if the bike group people go by the car lane the car riders will get mad actually and wont be patient and you will get beep. And it could be better and more of the calories your losing if we ride in parallel parkway because the roads are long.
A student stated we’re in the Free Wheels Bike Club and we’re from Central Middle School.

A student stated these are the cars and leave space for the bikes so that cars don’t hit us.

**Mr. Alexander** stated what did you like about Central Avenue? The student stated there’s no big bumps. **Chairman McKiernan** stated it’s all pretty level isn’t it.

**Mr. Alexander** asked what don’t you like? The student stated I don’t like how the street has holes in it. **Chairman McKiernan** stated you’re going to leave us a copy of this and we’ll have your recommendations. **Mr. Alexander** stated sure.

**Chairman McKiernan** stated on this one you are actually asking us as we consider streets to consider specific lanes for bicycles. Is that correct? **Mr. Alexander** stated correct.
Mr. Alexander asked is there anything you see on there that you want to add on? What about 10th St.? A student stated we added two bike lanes and we added the barrier in the middle so if cyclist or riding bikes, the cars won’t hit them.

Commissioner Walters asked going back to Central, were you actually proposing that Central become a oneway street? Mr. Alexander stated no.

Mr. Alexander stated talk about switch back trails. A student stated switch back trails for easy ways to go up hill. Single back trails are much more fun to ride. You never have to worry about cars crashing into you. Switch back helps the environment by helping reduce erosion.

Mr. Alexander stated do you remember why we were talking about doing this? The student stated because it was on a big hill. Mr. Alexander asked on 14th Street were you worried about cars coming close to you. The response was inaudible.

Mr. Alexander stated anything you want to add what you said before about why you added this stuff when we added.

Commissioner Murguia asked in regard to 14th St. I’m very familiar with that street, that hill on my bike because I ride a bike also. I’m clear about a switch back trail in lieu of 14th St. What do you mean? What would you do? Mr. Alexander stated stay on 14th Street or somewhere near 14th St. The student stated somewhere near 14th St. The rest of the response was inaudible. Commissioner Murguia stated doing a trail through the wooded area on the back side of Ruby Avenue, is that what you are talking about. You would rather ride on dirt doing a switch back trail then ride, then just try to make it up 14th St. The student stated yes. Mr. Alexander asked why is that so? The student stated because there are so many cars that try to pass us because they get mad at us when we’re riding our bikes. The rest of the response was inaudible.

A student stated I have something else to say. One thing is about cars and the other thing is about switch back trials. It’s easy ways to go up the hill so we don’t have to keep going straight.
Commissioner Townsend asked where does the switch come with the switch back trails that you’re talking about. Mr. Alexander stated it goes and switches. Mr. Alexander stated why does it do that? The student stated it does that so we can ride and it will be straight.

Mr. Alexander stated these gentlemen who before we started the bike club didn’t have much experience riding of bicycles in the streets. They have been riding the street everywhere that you see. They’ve experienced, they ridden bicycles together as a group. They have definite reasons for wanting things to change based on the traffic and some of the things they had to do to survive on the streets while riding. These guys are speaking from the heart.

Commissioner Townsend asked how will the switch back trails help fight erosion. Mr. Alexander stated basically if you have a dirt trail going straight down it becomes a drainage ditch. If you have ever been on the trails at Wyandotte County Lake, if you’re standing on the trail, the erosion is above your head. If you build a trail straight down with this kind of slope it will really quickly just become a ditch. This way it doesn’t collect water and comes straight down and fights erosion.

Mary Ann Flunder asked are there no girls in that group. Mr. Alexander stated that’s a good question.

Mr. Alexander stated quickly we want to talk about Parallel Parkway real quick.

A student stated I made a map for Parallel Parkway because it didn’t have no bike range. That could be dangerous. I added bike range so it could be more spacious and have a little more space. What I like about Parallel Parkway is that it’s ride is long. While we ride Parallel Parkway cars are not very patient because there is no biking. We just ride and they weave. We can if you guys would put in a bike lane.

Mr. Alexander stated by a show of hands how many of you like riding on the streets of Kansas City, Kansas and how many of you feel a little bit threatened by cars when we are on the street riding. Give us the main reasons why we feel like we do when we are out there on the streets when we feel unsafe.

A student stated because the people are not patient. They don’t like us being on the street.

December 2, 2013
Mr. Alexander stated do you feel like you have a right to be on the street? A student stated yes. Mr. Alexander stated by a show of hands how many of you have a right to be on the street? How many of you want something to be done about it.

Commissioner Murguia asked which do you dislike more? Do you dislike stray dogs or bad drivers, impatient drivers? The group stated impatient drivers. Commissioner Murguia asked do you have issues with stray dogs? The group stated no.

Mr. Alexander asked what do you do when you see a stray dog? The group stated we spray it with a water bottle.

Commissioner Townsend asked how much time do you spend at the club riding, a week, a month, how much? You want to be in the street and you’re asking us to consider actually taking away space from vehicles so that you can have bike lanes, how much time do you spend riding? The group stated about an hour and a half.

Commissioner Murguia asked how many of you ride more than three times a week?

Mr. Alexander asked how many of you would ride more than three times a week if you had bike lanes?

Chairman McKiernan stated I’m a little remiss. I did not really introduce Ben properly and his corporation his not-for-profit and his club. For the Commissioners here, Commissioner Murguia and I know about the club and what they do but for the benefit of the other two, Ben has a not-for-profit called Free Wheels for Kids. What they do through that not-for-profit is really many fold. The kids learn about bike safety. They learn the importance of helmets, as many of them have here, about the rules of the road and how to be a safe bicyclist on the road. They learn also how to really do maintenance and repair of their bicycles. They learn the nuts and bolts. They actually go through a little bit of a service program where they maintain and repair bicycles which then go to other students. Another thing that happens through the program is that the organization effectively recycles bicycles that people have and want to donate so they can provide cycles at low or no costs for kids in the community. The fourth aspect of what we’ve seen here today, they are giving us a real street level view and telling us how from the street level they believe that we can implement complete streets so that they

December 2, 2013
could be more active on their bicycles, be healthier and safer on their bicycles. This is really a many of prong attach they have and I want to appreciate all you guys for coming here and thanking you for it. I think it would be good if we could have a copy of your presentation so we could have the specifics of some of your proposals and maybe we can work those into some of our future street improvements as we do them.

Robert Hill, Senior at Washington High School, Timothy McLaughlin, 7th Grader at Northwest, and Christopher Simpson, a worker at the Boys and Girls Club presented a small video. The boys are both members of the club. I go on the rides with them. Mr. Hill stated creating and improving bike trails could be the start in counteracting the obesity epidemic in our area. Jersey Creek needs our help and we need you to be the catalyst. Mr. McLaughlin stated if we don’t help Jersey Creek, what will, we can make a difference.

Chairman McKiernan stated it looks to me like our take home message from this is we need to look as closely at our parks as we do our streets.

Mr. Alexander stated can you talk about individual places that we visited.

Someone responded on the video there is a tunnel and it was nasty. Mr. Alexander asked what’s wrong with it. There is trash all over the place. It is right next to the Boys & Girls Club.

Someone stated we visited 8th St. and Ridge and the baseball field. Comments were inaudible.

Mr. Alexander asked can you talk a little more about 18th Street right by the school.

Timothy stated this is 18th Street by Northwest Middle. Right now there is a sidewalk that is not wide enough. There are about 200 students that walk on that sidewalk every afternoon. If they were to expand the sidewalk it would be a little better. People don’t know it’s a bike lane. Comments were inaudible.
Mr. Alexander asked why did you look at that spot between Northwest Middle School and Parallel Parkway. Timothy stated it’s a place where many people walk. A lot of semi-trucks also roll by our school everyday.

Mr. Alexander stated not exactly. I’m sure of all the streets that are involved, I know 18th Street is involved and I think State Avenue is. They are part of what used to be the old street car lines that ran through Kansas City, Kansas. This proposal, at least without adding the sidewalks, 18th Street is wide enough right now as it is. You can just add the required striping for bike lanes to it. You’d still have the required width for car lengths. This could be done right now as is because the width of the street when the street cars used to be there are wide enough just to accommodate bike lanes right now.

Timothy stated also I forget to mention about the street lights. There is not really a whole lot there. At night it’s dark and you can’t see much.

Chairman McKiernan stated a lot of food for thought as we think about improving neighborhoods and neighborhood streets. Thank you for all your hard work. Keep riding.

Action: Presentation.

V. Outcomes

Item No. 1 – 120136… Discussion on how to grow neighborhoods to their maximum potential; create SMART goals.

Chairman McKiernan stated the last item on our agenda tonight is discussion of goals. With the permission of the standing of committee we’ll table that until our January meeting. I will get some specific numbers which we’re still looking for to kind of support some of the things we talked about last month. We’ll have some specific data to bring back to further the discussion and we will put that on our January agenda.

Action: Held over until 1/6/14.

December 2, 2013
V. Adjourn

Chairman McKiernan adjourned the meeting at 6:30 p.m.

tk
Staff Request for Commission Action

Tracking No. 140030
- Revised
- No budget outlay, publ...
- On Going

Type: Standard
Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 2/3/2014
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 2/20/2014
Confirmed Date: 2/20/2014

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>1/22/2014</td>
<td>Colin Welsh</td>
<td>913-573-5085</td>
<td><a href="mailto:cwelsh@wycokck.org">cwelsh@wycokck.org</a></td>
<td></td>
<td>Legal</td>
</tr>
</tbody>
</table>

Item Description:
These are proposed amendments to the Residential Rental Licensing ordinances. Primarily, one provision will enact a Landlord Training Program. Other miscellaneous changes include the elimination of a provisional rental license, the addition of an email address for contact information on the rental license application, and the condensing and simplification of the citation to trade codes that have been adopted by the UG.

Action Requested:
Adoption of the proposed ordinance changes.

Publication Required
Publication Date: ____________

Budget Impact: (if applicable)
Amount: $0
Source:
- Included In Budget
- Other (explain)

File Attachment
Published

ORDINANCE NO. _________________________


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

Section 1. That Section 19-229(1) is hereby amended to read as follows:

(1) Name, residence address, telephone number, email address, and date of birth of the owner of the dwelling. If the owner is a partnership, the name of the partnership and the name, residence address, email address, and date of birth of the managing partner. If the owner is a corporation, the name and address of the corporation and the name, residence address, email address, and date of birth of the chief operating officer. In cases where the owner of a dwelling resides outside the county, the owner shall designate an agent/contact person who shall reside within the corporate limits of the county;

Section 2. That Section 19-229(2) is hereby amended to read as follows:

(2) If the owner has appointed an agent authorized to accept service of process and to receive and give receipt for notices, the name, residence address, email address, telephone number, and date of birth of such agent;

Section 3. That Section 19-229(3) is hereby amended to read as follows:

(3) Every applicant, whether an individual, partnership, or corporation, shall identify in the application, by name, residence address, email address, telephone number, and date of birth, a natural person who is actively involved in and responsible for the maintenance and management of the premises. A post office box is not acceptable as an address for such person. The individual designated herein may also be the owner of the dwelling or an agent identified in subsection (b) of this section;

Section 4. That Section 19-234(4) is hereby amended to read as follows:

(4) Rental dwellings for which no license has been applied.

Section 5. That Section 19-235(a) is hereby amended to read as follows:
(a) The minimum standard to be used for inspections, pursuant to section 19-234, for compliance with this Code and any additional codes as adopted by this Code in Chapter 8, shall include the inspection of the building exterior, the common areas and the basement. In addition, if there are four or less individual dwelling units in the building, minimum inspection requirements include inspecting 50 percent of the individual dwelling units in the building. If there are 11 or more dwelling units in the building, minimum inspection requirements include inspecting 25 percent of the individual dwelling units. The specific individual dwelling units to be chosen for inspections shall be determined pursuant to policy set by the public officer.

Section 6. That Section 19-236 is hereby amended to read as follows:

When, upon completion of an inspection of a building and rental dwelling therein, the public officer finds that the minimum standards for licensing set forth in section 19-235 and 19-237 have been met, a rental dwelling license may be issued. No license shall be issued until all past and presently due fees and penalties are paid in full.

Section 7. That Section 19-237 is hereby amended to read as follows:

The following minimum standards and conditions shall be met in order to hold a rental dwelling license under this article. Failure to comply with any of these standards and conditions shall be adequate grounds for the denial, refusal to renew, revocation, or suspension of a rental dwelling license.

(1) The licensee or applicant shall have provided all application information as provided in Sec. 19-229 and have paid the required license fee.
(2) Rental dwelling units shall not exceed the maximum number of dwelling units permitted by this Code.
(3) No rental dwelling or rental dwelling unit shall be overoccupied or illegally occupied in violation of this Code or any other code as adopted by this Code in Chapter 8.
(4) The rental dwelling shall not have been used or converted to rooming units in violation of this Code.
(5) The rental dwelling shall not be under condemnation as hazardous or unfit for human habitation under this Code or state law.
(6) The owner shall not suffer or allow weeds, vegetation, junk, debris, or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition under chapter 8.
(7) The rental dwelling shall not have delinquent real estate taxes due and owing. For purposes of this article, a rental dwelling is considered delinquent in the payment of taxes when all appeals rights under the applicable state statutes have been exhausted and the county treasurer causes to be published a notice listing the rental dwelling as subject to sale to be held on or after the first Tuesday of September following publication of the notice under K.S.A. 79-2303. For purposes of this article, a rental
dwellings shall not be considered delinquent in the payment of real estate taxes when the owner has entered into an agreement with the unified government treasurer’s office allowing partial payments of delinquent real estate taxes for the rental dwelling and is not in default of that agreement.

(8) The rental dwelling shall be in compliance with all applicable provisions set forth in chapter 27.

(9) Within one year after May 1, 2015, the owner of any residential rental property and, if applicable, the designated property agent of any residential rental property, shall successfully complete a landlord training class as designated and approved by the public officer. After April 30, 2016, all applicants for a residential rental license or the renewal of the same shall have successfully completed the landlord training class prior to the issuance or renewal of a license. Successful completion of the landlord training class requires the achievement of a 70 percent score on any attendant examination.

Section 8. That Section 19-240(b) is hereby amended to read as follows:

(b) If the rental dwelling fails to meet one or more of the standards set forth in section 19-237(1)-(6), the notice shall indicate that the license holder or applicant has ten days to correct the defects, after which the public officer will request that the license administrator or his designee deny, refuse to renew, revoke, or suspend the license.

Section 9. That Section 19-240(c) is hereby amended to read as follows:

(c) If the rental dwelling fails to meet the standards set forth in section 19-238, the notice shall indicate that the license holder or applicant may have up to 90 days to correct the defects causing the building to be substandard, after which the public officer will request that the license administrator or his designee deny, refuse to renew, revoke, or suspend the license. The public officer may for good cause authorize additional time to correct defects causing a building to be substandard. If the defects create an imminent hazard to health or safety, the public officer may proceed immediately for denial, nonrenewal, revocation, or suspension under this section or may shorten the deadline for compliance to less than 90 days.

Section 10. That Section 19-241 is hereby amended to read as follows:

If, after any period for compliance under section 19-240 has expired, the public officer determines that the dwelling still fails to comply with any of the standards in sections 19-237 or 19-238, the license administrator or his designee shall mail the owner notice of denial, nonrenewal, revocation, or suspension of the license. The notice shall state:
That the public officer has determined that the building fails to comply with the licensing standards for rental dwelling as set forth in sections 19-237 and/or 19-238;

The specific reasons why the building fails to meet licensing standards, including copies of applicable inspection reports;

That the license administrator or his designee will deny, refuse to renew, revoke, or suspend the license unless the owner appeals the determination within 15 days after receipt of the notice, in the manner provided in 19-242;

That after denial, nonrenewal, revocation or suspension, the dwelling or the affected dwelling units therein must be vacated and shall not be reoccupied until a license is issued after approval by the public officer;

The notice shall describe how an appeal may be filed under section 19-242;

The public officer shall cause a notice to tenants to be prominently posted on the building. The notice shall indicate that the rental dwelling license for the building has been denied, revoked, or suspended, whichever is applicable, that the action will become final on a specific date unless the building owner appeals and requests a hearing, and that tenants may be required to vacate the building when the action becomes final.

Section 11. That Section 19-242(a) is hereby amended to read as follows:

(a) Any person wishing to appeal the determination of denial, nonrenewal, revocation, or suspension of a license shall file a written notice of appeal with the department of inspections within 15 days after receipt of the notice of denial, nonrenewal, revocation, or suspension. The notice shall contain a statement of the grounds for the appeal. The notice of appeal shall be accompanied by a fee of $100.00.

Section 12. That Section 19-243 is hereby amended to read as follows:

When an application for a rental dwelling license has been denied or a rental dwelling license has been revoked, suspended, or not renewed, the public officer shall order the dwelling or the affected dwelling units therein vacated, giving tenants a reasonable time to arrange new housing and to move their possessions.

Section 13. That Section 19-246 is hereby amended to read as follows:

Every holder of a rental dwelling license shall:

(1) Promptly notify the license administrator or his designee in writing of any change of information contained in the last license application filed.
(2) Maintain a current register of all tenants and other persons with a lawful right of occupancy to a dwelling unit within the building. The register shall be kept current at all times. The licensee shall designate the person who has possession of the register. The register shall be available for inspection by the public officer or his authorized representatives 30 days after the public officer has caused to be filed a complaint for violations of any applicable ordinance or code relating to property.

(3) The owner of any dwelling which is required to be licensed by this chapter shall, prior to the time of sale of said dwelling, notify the buyer in writing of all unabated orders or violations issued by the department of inspections pertaining to said dwellings, as well as the requirement of law that said dwelling, upon acquisition by a new owner, must be licensed with the city licensing administrator or his designee. A copy of the notification shall be mailed to the public officer within five days of furnishing the notification to the buyer. If the dwelling is owned by a corporation, an officer of said corporation shall carry out the notification required by this section. If the property is owned by more than one person, a notification by one of the owners shall satisfy this section. For purposes of this section, “time of sale” shall be construed to mean when a written purchase agreement is executed by the buyer or, in the absence of a purchase agreement, upon the execution of any document providing for the conveyance of a dwelling required to be licensed.


Section 15. This ordinance shall take effect and be in full force from and after its passage, approval, and publication in the Wyandotte Echo.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,

THIS ______ DAY OF ____________________, 2013.

Mark Holland, Mayor/CEO

Attest:
Unified Government Clerk

Approved As To Form:

______________________________
Colin Welsh, Assistant Counsel
Staff Request for Commission Action

Tracking No. 140027

Type: Standard
Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 2/3/2014
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 2/20/2014
Confirmed Date: 2/20/2014

Proposed for the following Full Commission Meeting Date:

<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>1/17/2014</td>
<td>Greg Talkin</td>
<td>913-573-8628</td>
<td><a href="mailto:gtalkin@wycokck.org">gtalkin@wycokck.org</a></td>
<td></td>
<td>NRC</td>
</tr>
</tbody>
</table>

Item Description:
Presentation of 2013 NRC year end report information.

Action Requested:
Information only. No action required by the governing body.

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:
  - Included In Budget
  - Other (explain)

File Attachment
**Staff Request for Commission Action**

*Tracking No. 140032*

**Type:** Standard  
**Committee:** Neighborhood and Community Development Committee

**Date of Standing Committee Action:** 2/3/2014  
(If none, please explain):

**Proposed for the following Full Commission Meeting Date:**  
2/20/2014  
**Confirmed Date:** 2/20/2014  
**Confirmed Date:**

**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>1/22/2014</td>
<td>Chris Slaughter</td>
<td>573-8977</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 (18)**  
Representatives from PACES will be on hand to explain their project in relationship to their application(s).

**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:**  
  - [x] Included In Budget  
  - [ ] Other (explain)  
  - Land bank revenues are projected in budget.

---

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 RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sheryl Colclasure</td>
<td>2416 S 12th St</td>
<td>2421 S 12th St</td>
<td>Garden</td>
<td>160 X 120</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Lydia Mejia</td>
<td>844 Cleveland Ave</td>
<td>3715 Bell Crossing Dr</td>
<td>Garden</td>
<td>80 X 120</td>
<td>APPROVED</td>
</tr>
<tr>
<td>PACES</td>
<td>1301 N 47th St</td>
<td>6007 Nogard Ave</td>
<td>Home Construction</td>
<td>75 X 200</td>
<td>APPROVED</td>
</tr>
<tr>
<td>PACES</td>
<td>1301 N 47th St</td>
<td>6015 Nogard Ave</td>
<td>Home Construction</td>
<td>75 X 200</td>
<td>APPROVED</td>
</tr>
<tr>
<td>PACES</td>
<td>1301 N 47th St</td>
<td>6021 Nogard Ave</td>
<td>Home Construction</td>
<td>75 X 150</td>
<td>APPROVED</td>
</tr>
<tr>
<td>PACES</td>
<td>1301 N 47th St</td>
<td>6027 Nogard Ave</td>
<td>Home Construction</td>
<td>75 X 150</td>
<td>APPROVED</td>
</tr>
<tr>
<td>PACES</td>
<td>1301 N 47th St</td>
<td>6033 Nogard Ave</td>
<td>Home Construction</td>
<td>75 X 130</td>
<td>APPROVED</td>
</tr>
<tr>
<td>PACES</td>
<td>1301 N 47th St</td>
<td>6041 Nogard Ave</td>
<td>Home Construction</td>
<td>75 X 116</td>
<td>APPROVED</td>
</tr>
<tr>
<td>PACES</td>
<td>1301 N 47th St</td>
<td>2524 N 60th Ter</td>
<td>Home Construction</td>
<td>78 X 144</td>
<td>APPROVED</td>
</tr>
<tr>
<td>PACES</td>
<td>1301 N 47th St</td>
<td>2530 N 60th Ter</td>
<td>Home Construction</td>
<td>78 X 145</td>
<td>APPROVED</td>
</tr>
<tr>
<td>PACES</td>
<td>1301 N 47th St</td>
<td>2536 N 60th Ter</td>
<td>Home Construction</td>
<td>78 X 145</td>
<td>APPROVED</td>
</tr>
<tr>
<td>PACES</td>
<td>1301 N 47th St</td>
<td>2542 N 60th Ter</td>
<td>Home Construction</td>
<td>78 X 145</td>
<td>APPROVED</td>
</tr>
<tr>
<td>PACES</td>
<td>1301 N 47th St</td>
<td>2600 N 60th Ter</td>
<td>Home Construction</td>
<td>78 X 145</td>
<td>APPROVED</td>
</tr>
<tr>
<td>PACES</td>
<td>1301 N 47th St</td>
<td>2610 N 60th Ter</td>
<td>Home Construction</td>
<td>78 X 148</td>
<td>APPROVED</td>
</tr>
<tr>
<td>New Bethel Church, Inc.</td>
<td>1708 N 7th St</td>
<td>1700 N 7th St</td>
<td>Parking</td>
<td>38 X 62</td>
<td>APPROVED</td>
</tr>
<tr>
<td>New Bethel Church, Inc.</td>
<td>1708 N 7th St</td>
<td>1702 N 7th St</td>
<td>Parking</td>
<td>23 X 125</td>
<td>APPROVED</td>
</tr>
<tr>
<td>New Bethel Church, Inc.</td>
<td>1708 N 7th St</td>
<td>1704 N 7th St</td>
<td>Parking</td>
<td>23 X 125</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Jose Gurrola-Saucedo</td>
<td>1314 Shawnee Ave</td>
<td>1316 Shawnee Ave</td>
<td>Yard Extension</td>
<td>25 X 108</td>
<td>APPROVED</td>
</tr>
</tbody>
</table>
Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Sheryl Calcumare
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: 2416 So. 12th Street

4. City, State, Zip: KC KS 66103

5. Home Phone #: 913 384 0655  Work Phone #: 913 806 5168

6. E Mail Address: chay1949@gmail.com

7. List Properties you own in Wyandotte County: 2416 So. 12th St.

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: 2416 So. 12th St., 66103
   - 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: Land ownership
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.

__________________________
Want the land for prosperity

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.

__________________________  ____________________________  __/3/13
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
Section 1: Personal Information.

1. Applicant’s Name: Lydia Mejia
   Spouse (if applicable): 

2. Name of Corporation (if applicable): 

3. Street Address: 841 Cleveland Pl

4. City, State, Zip: Kansas City KS 66101

5. Home Phone #: 913-461-3357 Work Phone #: 

6. E Mail Address: 

7. List Properties you own in Wyandotte County: # 03789 Bell Crossing Dr

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: 3715 Bell Crossing Dr
   ○ 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: for growing crops & animals
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.

________________________________________________
________________________________________________
________________________________________________
________________________________________________

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

12-27-13
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
December 24, 2013

Chris Slaughter
Land Bank Manager
710 N. 7th Street
Suite 260
Kansas City, KS 66101

Mr. Slaughter,

Please find the PACES application for Westgate Park 1st Addition lots 8-13 on Nogard and lots 14-20 on 60th Terrace. As we previously discussed, it is the intention of PACES to build an emergency shelter to provide care for children in police protective custody who have been removed from their home due to allegations of abuse or neglect.

If you have further questions, please feel free to contact me at Callstrom_r@wmhci.org or at 913-328-4697.

Respectfully submitted,

[Signature]

Randy Callstrom
Executive Director, PACES
Section 1: Personal Information.

1. Applicant’s Name: Randy Callstrom
   Spouse (if applicable): 

2. Name of Corporation (if applicable) PACES Inc.

3. Street Address: 1301 N. 47th St

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

5. Home Phone #: Work Phone #: 913-328-4697

6. E Mail Address: callstromr@wmhci.org

7. List Properties you own in Wyandotte County: 

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 Westgate Park 1st Addition
   - Vacant Land (See attachment) Lots 8-12 on Nogard Ave
   - Structure Lots 14-20 on 60th Terrace

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: Emergency Shelter for children
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes ☐ No ☑
   (Call Planning & Zoning at 913-573-5750) ☑ Special use permit will be required.

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.
   ☑ Other, Specify: Children’s Emergency Shelter

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: TBD ☑ Completion Date: TBD

Comments: Once the property has been secured, FECES will launch a capital campaign to raise funds for the emergency shelter.

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: 11/13/13

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
About PACES and Wyandot Inc.
PACES is a 501(c)(3) charitable organization providing services to children facing behavioral and emotional issues. PACES provides a wide range of behavioral health services to Wyandotte County. PACES began providing Emergency Shelter Services in 2009 when other youth serving organizations were unable to maintain this service for Wyandotte County.

Wyandot Inc. is the parent company of four Wyandotte County nonprofit organizations, including PACES, Wyandot Center, Kim Wilson Housing and City Vision, Wyandot Inc. provides infrastructure to support these organizations by providing all the administrative, fiscal and day-to-day management support.

Children’s Emergency Shelter Project

The PACES emergency shelter provides a safe, short-term home for Wyandotte County children, ages 3-17, removed from home by law enforcement and placed in Police Protective Custody (PPC) for suspicions of child abuse and neglect or at-risk youth in danger of out-of-home placement.

The purpose of the new PACES children’s emergency shelter is to:
- Reduce the immediate trauma of children placed in Police Protective Custody
- Reduce the number of children placed outside Wyandotte County
- Reduce the number of sibling groups being placed in different shelters/foster homes
- Reduce the number of at-risk youth placed in state custody
- Provide a safe, home-like environment for children in crisis
- Reduce time, funds and resources spent obtaining placement for PPC children

Our current emergency shelter:
- A duplex—two bedrooms, one bath on each side
- Capacity is only 4 to 5 children with 24/7 staffing

New Children’s Emergency Shelter:
- Capacity to provide placement for 10 children with 24/7 staffing
- 2,500 square foot home: 5 bedrooms, 2 baths, large great room, secure entrance and recreation rooms

Emergency Shelter Stats April 2013-April 2013:
- 256 children were placed in Police Protective Custody
- 72 PACES at-risk youth were provided emergency respite care
- 100 children in PPC and 25 children needing respite care were denied placement
- 25 children needing respite were turned away
- Over 54% of children placed in PPC are suspected victims of abuse or neglect
- Majority of children are Wyandotte County residents

PACES
1301 N. 47th Street, Kansas City, KS 66102 · 1620 South 37th Street, Kansas City, KS 66106
7840 Washington Ave., Kansas City, KS 66112
913-563-6500 · 24 hour crisis line 913-788-4200 · www.paceswc.org
December 6th, 2013

Letter of Commitment

In Favor of the Land Bank
Kansas City, Kansas
Attn: Chris Slaughter

Community First Bank will provide construction financing for Paces Inc. to build a ten bedroom children’s shelter in the Westgate Park 1st Addition, Lots 8-13 on Nogard Avenue and Lots 14-20 on 60th Terrace, Kansas City, Kansas. The total commitment amount is $675,000. This would be a one year construction loan converting to monthly payments at 5% through the construction period with an amortization to be determined with a mini perm for three years, fixed at 5%. The only fees to be charged will be those charged to the bank by outside vendors. No origination fee will be charged by Community First Bank.

The loan will be secured by a first real estate mortgage on Lots 8-13 on Nogard Avenue and Lots 14-20 on 60th Terrace in the Westgate Park 1st Addition, Kansas City, Kansas along with other real estate to be pledged. We will also require a guarantee from Wyandot, Inc. as the parent company. The Loan to Value will not exceed 80%.

If there are any questions you may contact me at 913-551-8011.

We appreciate the opportunity to be part of this project and look forward to a continuing relationship.

Sincerely,

[Signature]
David L. Spehar
President/CEO
Section 1: Personal Information.

1. Applicant's Name: Vonzel Sawyer
   Spouse (if applicable): ____________________________

2. Name of Corporation (if applicable): New Bethel Church Inc.

3. Street Address: 745 Walker Ave

4. City, State, Zip: Kansas City, KS 66101

5. Home Phone #: __________________ Work Phone #: 913-281-2002

6. E Mail Address: vonzel.sawyer@newbethelkc.org

7. List Properties you own in Wyandotte County: 735 and 745 Walker Ave, 707 and 717 New Jersey Ave, 709 New Jersey, 1708 N 7th St, 707 Walker

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.

Address(s) of Property

1. 1704 N 7th Street – Parcel#095409 Kansas City, KS 66101
2. 1702 N 7th Street – Parcel#095410 Kansas City, KS 66101
3. 1700 N 7th Street – Parcel#095212 Kansas City, KS 66101
   X Vacant Land
   o Structure

2. Proposed Use of Property:
   o Yard Extension. Go to section 4.
   X 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: __________________________________________________

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.

New Bethel Church is in design phase for construction of new worship facility. This vacant lot is adjacent to another vacant lot we own. It will be used for parking or a garage to house transport vehicles.

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  Vonzel Sawyer

Print Your Name  Vonzel D. Sawyer  Date January 9, 2014

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
Section 1: Personal Information.

1. Applicant's Name: **Jose A GURROLA-SANCHEZ**
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: **1314 SHAWNEE AVE**

4. City, State, Zip: **KC KS 66105**

5. Home Phone #: **913-912-0384** Work Phone #:

6. E Mail Address:

7. List Properties you own in Wyandotte County:
   **1314 SHAWNEE AVE KC KS 66105**

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: **1314 SHAWNEE AVE KC KS 66105**
   - 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:
   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 would like the land so I can expand our yard, so my kids can have more yard to play.

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.

Jose A. Gurrea

Applicant’s Signature

Jose A. Gurrea

Print Your Name

01-01-14

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
Staff Request for Commission Action

Type: Standard
Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 2/3/2014
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 2/20/2014
Confirmed Date: 2/20/2014

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>1/23/2014</td>
<td>Chris Slaughter</td>
<td>573-8977</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:
In response to an October 2013 NON for Real Estate Brokerage Services that was done through the Purchasing Department for Economic Development and the Wyandotte County Land Bank; Ameribid was the only respondent.

They will be giving a five (5) minute presentation on their response and will cover the following:
- Their ability to comply with the NON
- Their past history of selling Real Estate for various entities, including the State of Kansas, New Orleans Redevelopment Group and City of Houston
- Their recommendations for selling Unified Government and Land Bank property including their process

They will also be available for any question(s) the Committee will have.

Action Requested:
Presentation only, NO ACTION REQUIRED

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:
- Included In Budget
- Other (explain) Information only.

File Attachment

File Attachment

File Attachment

File Attachment