



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, June 02, 2014

5:00 PM

Location:

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

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

I. Call to Order / Roll Call

II. Approval of standing committee minutes from April 7, 2014.

III. Committee Agenda

Item No. 1 - COMMUNICATION: LAND BANK APPLICATIONS

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.

Best & Final

17 S. Cherokee - Ralph Williams for yard expansion, Albert Rodriguez for yard expansion

(Recommended for Mr. Williams contingent on the fence being removed. If not, the Land Bank recommends that it retains the property.)

Transfer from Land Bank
4022 Springfield Ave. to Rosedale Development Association
Tracking #: 140184

IV. Outcomes

Item No. 1 - DISCUSSION: LAND BANK PROPERTY AND HOLD AREAS

Synopsis:

Discussion on Land Bank property and hold areas.

Tracking #: 140185

Item No. 2 - DISCUSSION: PROPERTY BROKERAGE SERVICE

Synopsis:

Discussion regarding property brokerage services.

Tracking #: 140033

V. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, April 7, 2014**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, April 7, 2014, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Townsend, Walters and Markley. Commissioner Murguia was absent.

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

- II. Approval of standing committee minutes for February 3 and March 3, 2014. **On motion of Commissioner Townsend, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

III. Committee Agenda:

Item No. 1 – 140107... ANNOUNCEMENT: VACANT BUILDING REGISTRATION

Synopsis: The Vacant Housing Task Force has been discussing the creation of a vacant building registration requirement.

Chairman McKiernan said the first item on our committee agenda tonight is an announcement regarding our investigation into a vacant building registration. Colin Welsh from Legal is going to just bring us up to speed on what's happened so far just to make sure that everybody else on this committee is aware of the research that he's doing.

Colin Welsh, Legal Department, said at the last Administration Standing Committee, we brought forth the idea of a vacant property registration ordinance. That was a product of some research into the prospect of taxing vacant property at a higher rate. The Legal Department determined that was unconstitutional, but put forward the idea of this vacant property registration ordinance.

We opened that up at Administration and Commissioner Markley and some other commissioners, they asked us to go do some more research and come back. Primarily they wanted us to look into the experiences of other cities. Myself, Greg Talkin and Wayne Wilson have been making calls to other municipalities. We've had extended conversations with about four at this point. That's probably all we need. We're collating that information, looking at best practices and then trying to figure out how best to apply it to our property situation here. As you can see from the synopsis, we'll be presenting more of this at a later date but I think there was some confusion about whether we were going to be on tonight or not.

Chairman McKiernan said the Mayor just wanted to make sure that Commissioners Walters and Townsend were just up to speed on the fact that we're investigating this. Other communities use the vacant property registration as just another way that they can try to keep tabs on and keep vacant properties up in terms of how they look, how they affect the community around them. So we're going to try and get some best practices from some other communities so that we can hopefully mitigate some of the negative effects of vacant properties in our various neighborhoods.

Commissioner Townsend said I'm glad for the update because I was hoping when counsel mentioned a previous standing committee I had missed this before.

One of the things that I was interested in finding out, again, was the purpose of this. Just reading the brief synopsis, one of the things that I was concerned about is if we create a vacant house registry that would be a public record. That might just become a list for vandals to say oh, this is empty, let's go here and hang out or start a fire or whatever or strip the interior. I'm quite concerned about the downside of this and what it is we're trying to achieve, the real purpose for this. That is a real concern for me. What are we trying to get from this versus creating a public record that might just become a vandalism potential registry.

Mr. Welsh said well, I'll take a look at whether that's some information that we would have a reason to protect but I'll also ask these other cities. I'll call them again and see if they've run into this problem. That's a good thought.

Chairman McKiernan said fantastic. Thank you. We look forward to the information that you get from those other cities.

Action: No action

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Item No. 2 – 140088... DISBURSEMENT: ALCOHOL AND DRUG FUNDS

Synopsis: Communication requesting Mirror, Inc. be granted \$23,961 of unexpended Drug and Alcohol funds as recommended by the Advisory Board, submitted by Angie Masloski, PSBO. The balance of \$500 would be used to host advisory board training. The funds are available as a result of not funding one agency in December 2013 and republishing the RFP for 2014 in the amount of \$24,461. It is requested that this item be fast tracked to the April 10, 2014 full commission meeting.

Chairman McKiernan said Item No. 2 on our agenda tonight is disbursement of alcohol and drug funds. That's Angie Masloski with an update on an issue that this committee discussed. Commissioners Walters and Townsend will remember that we had discussed this with Angie four or five months ago. **Angie Masloski, Juvenile Justice Program Coordinator**, said back in December I brought this in front of the board. **Chairman McKiernan** said and asked her to go back and then come back to us.

Ms. Masloski said in December I brought the recommendation from the Drug and Alcohol Advisory Board to fund three programs with the 2014 taxes. The Board unanimously approved two of the applications and rejected one application and asked me to put that back out for proposals. We did that. We received two proposals. The Drug and Alcohol Advisory Board unanimously voted to fund the Mirror, Inc. for a peer mentoring program. This is to help people who are in the recovery process to stay sober, to help them engage in positiveness and find positive ways to redistribute their time.

The Advisory Board is recommending to fund the Mirror, Inc., for their peer mentoring program at \$23,961. This left a balance of \$500. The Board is looking at having a semi-retreat sometime before the 2015 application is announced. We would like to re-write the application to more look at what the needs are of Wyandotte County. Instead of having such a general application, we want to be more targeted. Instead of saying bring your program to us, say these are the types of programs we are looking for. **Chairman McKiernan** said that would be fantastic.

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Commissioner Townsend said I was glad to hear it was a unanimous vote. I take it there were no procedural problems this time. **Ms. Masloski** said nothing happened this time. It went very smoothly.

Gordon Criswell, Assistant County Administrator, said I just note that Angie's asking for this to be fast tracked. **Chairman McKiernan** said that is correct, yes. **Ms. Masloski** said yes, I do need it fast tracked. **Chairman McKiernan** said if we approve this tonight to forward to full commission, it will be fast tracked and will be contained on the April 10 meeting. That is the upcoming meeting of the full commission so that we can have some time urgency and get this then done. **Ms. Masloski** said the reason is that we're already through the first quarter of this grant period. Thank you, Mr. Criswell, for bringing that up. We are through the first quarter of this period, so we're asking that this be fast tracked so the peer mentors can be hired and we get this program up and running as soon as possible.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve and forward to full commission on a fast track basis.** Roll call was taken and there were four "Ayes," Markley, Walters, Townsend, McKiernan.

Item No. 3-140109... COMMUNICATION: LAND BANK APPLICATIONS

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.**

Chairman McKiernan said Item No. 3 on our agenda tonight is Land Bank issues. That is Mr. Chris Slaughter who is just coming up. For Commissioner Markley's benefit, we typically, on your agenda, we have the properties are segregated into some different categories. We typically deal with those by category.

Donations to Land Bank
808 S. 25th St. from Missouri-Kansas Imports, Inc.
828 S. 25th St. from Missouri-Kansas Imports, Inc.

Chris Slaughter, Land Bank Manager, said first thing we have is two properties that are being requested to donate to the Land Bank. If approved, we will also have these as

applications coming up. There is a group that is willing to purchase these once they come to the Land Bank. We want to recommend that they be approved to be donated to the Land Bank.

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

Applications

928 Ohio Ave. – Wilson Mortera for yard extension

2711 N. 52nd Terr. – Arthur Gaddy for yard extension

907 Osage Ave. – Oliver Small Engine for parking

808 S. 25th St. – Scrap Management, LLC for commercial business expansion

828 S. 25th St. – Scrap Management, LLC for commercial business expansion

Mr. Slaughter said next we have five applications. **Chairman McKiernan** said the Land Bank Advisory Board, I just want to clarify, has already reviewed all of these and recommends for approval. **Mr. Slaughter** said yes they have.

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

Best & Final

17 S. Cherokee St. – Ralph Williams for yard expansion; Albert Rodriguez for yard expansion
(Recommended property be awarded to Mr. Williams)

Mr. Slaughter said next we have a best and final for the property at 17 S. Cherokee Street. As per Land Bank policy, if we receive two applications for the same property, we send out what’s called a best and final offer. The respondents get the chance to increase their monetary offer and also add any additional information they feel warrants they should get the property.

We had Ralph Williams who lives at 11 S. Cherokee Street and Albert Rodriguez is at 19 S. Cherokee Street. I’d like to give a little bit of a timeline before I officially present my recommendation about this property.

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This property was demoed around May 2009. It was put in a tax sale. Nobody bid on it so the procedure is it came to the Land Bank. That tax sale was in May 2013. Around November of last year, I was approached by Mr. Williams indicating that he noticed it didn't sell in the tax sale and he would like to purchase it. I explained that we hadn't received the deed yet, but in due time, we'll send you that information.

He also informed me that in the middle of this property was a fence that was installed by Mr. Rodriguez. I sent Mr. Rodriguez, probably around Thanksgiving, a letter asking him to remove the fence since he didn't own the property and it was currently Land Bank, or soon to be Land Bank, property. He called me. Mr. Rodriguez also expressed that he had interest in purchasing the property. I also noticed in our conversation that he had some back taxes and told him you know, you wouldn't even be able to participate if you still owed those back taxes. Mr. Rodriguez back in December paid those taxes up current.

We got the property into the Land Bank in February of this year. Shortly after that, I sent both people an application expressing please get this in and we'll get this started, pretty much knowing that they were both going to submit and we would have a best and final. Received Mr. Williams' application on February 24, Mr. Rodriguez's on March 7. March 12 sent out the best and final letter.

From the first conversation with Mr. Rodriguez to the second, we've had some ups and downs. I'll just put it that way, some polite, some rude. To be professional, we decided to still move this forward and see where we got. Mr. Rodriguez has submitted numerous papers, pictures, various phone calls expressing this property. He has yet to also identify the fact that the fence has not been moved.

I did another review of past code enforcement or code violations all the way back to 2000. Mr. Rodriguez had seven violations. They've all been corrected, but he's had violations. Mr. Williams has had one. Some of the violations that noted for Mr. Rodriguez was debris in the yard and in the home, junk, trash, building materials in the yard, overgrown vegetation. Mr. Williams' one code was that there was a truck parked in the yard.

In dealing with this from the beginning of this until now, and really reviewing the code violations, I am more inclined to recommend this property go to Mr. Williams. I figure he would be a more better steward of the property. The caveat is he doesn't want the property if the fence won't be removed. The Land Bank's position is going to be that this fence be removed by whatever means possible. That's really all I have on that so I'll just stop there.

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Commissioner Townsend asked Mr. Slaughter, with respect to removal of the fence, what are our options here? Is the City going to remove it? **Mr. Slaughter** said what I will probably do is ask Code Enforcement to look into this one more time, have them start their proceedings, probably amplify that from our office with another letter stating that we would like the fence removed. After that, I would probably rely on their department on what should be the next steps, either that or Legal, what should be the next steps to do. I don't anticipate personally going over there and taking this fence down. **Commissioner Townsend** said no, not you.

Mr. Slaughter said we'll be as nice and patient as we need to, to a point. Again, this fence was erected on property that Mr. Rodriguez never owned or possessed, and I've never really received a reason why it was put up. We'll work with him to move it and have it relocated and can give him the time, but I think up and to a certain point. **Commissioner Townsend** asked how long would Mr. Williams be willing to wait to have the fence removed. **Mr. Slaughter** said I haven't asked him that question. He's just been pretty adamant that if we were going to split it, he doesn't want it. He would like the whole property. Again, I think he's demonstrated that he's also been a good steward of his own property. We have the normal 180 days to allow someone that's been awarded property to claim it. Sometimes we do extend that if circumstances need, but I would hope that we don't have to go 180 days.

Chairman McKiernan said I did see a hand go up back there. Since we do allow public comment on any item that we are discussing, can we get a microphone there at the podium please. I'll invite that gentleman who raised his hand to come forward to this podium. What I'd like you to do is when you start, I'd like you to just say your name and your address so that we have that for the record. Once you've done that, you have up to five minutes to make your comments.

Albert Rodriguez, 19 S. Cherokee Street, said I live on the south side of the lot of 17 S. Cherokee Street. As far as the fence is concerned that Mr. Slaughter's talking about, the Wiedners, Charlie and Donald Wiedner, actually put up that property line.

In the old days before we had Deffenbaugh, that was a trash area. Mr. Slaughter never has ever been contacting me about the situation with the fence. Mr. Slaughter from the first time I've talked to him has been rude. I tried to get him to just send me in September of 2013 a procedures and policies manual because I do not have a computer. I told him this numerous times. I told him that I don't think I should feel like I have to be penalized because I don't have enough money. I'm on social security disability. I made \$15,363 last year.

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The fence was put up in, I'm sorry, in 1969 the boundary line was put up. The fence by Charlie and Donald Wiedner was there when we put up the wood fence in 2004 before they sold their land. Like I said, I have all the documents. The people before that, Andrea Banks, they knocked down the house in 2009.

Just to show you what I've had trouble with code enforcement, they did nothing to them. My house is three feet from them. He tore up my foundation. Joe Williams, we've had our go around because of just something like that. He purposefully made it a personal vendetta against me. I still have a house up the street from 2009 that has not been painted when Joe Davis gave me paint after they tore down the house in 2009.

I don't think I should be penalized because of code enforcement because that, even up until the last one, there was a bag of trash that I was going to put out. Amanda Sappington, that was taking over for Joe Davis, gave me a ticket. Today, Ralph Williams has a faucet in his yard from August of 2013. The whole basin is there; has not been touched. Code Enforcement has done nothing to him.

He's run a recycling business out of the back of his yard. I have pictures which Mr. Slaughter did not want me to show. I have wood cutting business which Mr. Slaughter did not want me to show. He has been prejudiced against me the whole time, Mr. Slaughter. He purposely gave me a letterhead with the wrong address, I have that as proof, to send over to the County when he's over here in the City. I told this to Ms. Murguia. I don't know why she's not here. I told Mr. Slaughter, why did you want me at twelve noon that Friday when the last bid offer was going to be in when he wasn't even going to be there. He was on a NCAA thing, I don't know where he was that day, but I came here personally. He was gone all day.

He sent that letter to me on a Saturday. He wanted me four days to give him a bid. I had to personally come up here and make sure that he got it by twelve noon. This is the kind of harassment I've been getting from Mr. Slaughter. He's friends with Mr. Williams even though he acts like he's not. He's constantly given me the runaround. He's given me bad addresses.

He never asked me about the fence. The fence was done in 1986 when my mother lived there. But I'm going to go on with that. I am not a trashy man. I do not deserve this kind of ridicule that Mr. Slaughter has just said which I knew he was going to do. Here's a quick letter:

Dear Trustees and Members:

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Thank you for your consideration. My 2013 fixed income was \$15,363. In 2014 that monthly income is \$1,300, which comes up this year to \$15,800. This explains unfortunately my low bid of \$301.

The south side property is three feet from my house. I've had total insecurity, privacy. Ralph Williams has done nothing but harass me on that property since Donald Wiedner has left. He told me that he's going to make me cut down that fence. That's all he cares about. He has three lots plus the house he lives on. He doesn't do anything but cut the grass.

What I propose to do, and I have a map here, is give a detail of how I'm going to turn it into a gardening area for the neighborhood. We just had a Turkey Creek/Cherokee Interceptor for \$3M that you guys put in there, the sewer. I feel this would be more than adequate to help out the 21st neighborhood in our area.

Chairman McKiernan said you have less than a minute sir.

Mr. Rodriguez said I have also from my pastor from Holy Name which is on Iowa Street, he gives me a recommendation which I can more than show you that I am not the kind of person that does what Ralph Williams does with his land. I have pictures that I can show you if we want to continue this. All I want to do, my plan is in detail, will turn this lot into a beauty. It would give me some sort of security from having a line that Ralph Williams will put a fence up. He put one foot in front of the other three times. That is how far he will be close to my house.

Chairman McKiernan said we appreciate your presentation to us. When we have two people who are going for the same piece of property, is it a competitive bid situation? **Mr. Slaughter** said not necessarily. Money, sometimes, is not the deciding factor. **Chairman McKiernan** said I see. **Mr. Slaughter** said I will say both bids were relatively similar.

Chairman McKiernan asked has the Land Bank Advisory Board looked at these competing offers. **Mr. Slaughter** said yes. I had spoken with Rosedale Association. I have spoken with the code enforcement officer of that area. I do have a copy of the letter that I sent back in November. I do also have the pictures Mr. Rodriguez spoke of. They are available if you guys would like to look at them. I'm going to stick to my recommendation. I don't want this to turn into a back and forth argument and that's not where it should be. Again, I'll make the recommendation for Mr. Williams based on what I know and my facts and what I've presented. If you guys want this to be expanded, that will be you guys' decision.

Chairman McKiernan said let me go back and ask about the fence. So I'm looking at the property, South Cherokee here, and we've got a house that's to the southeast and a house

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that's to the northwest. I'm assuming Mr. Rodriguez is to the southeast. **Mr. Slaughter** said his would be the closest one to, the one on the corner, I believe, is Mr. Williams. I believe it's on a corner. **Chairman McKiernan** said okay. Mr. Williams said that one of his stipulations or his conditions for acquiring that property would be that the fence is removed. **Mr. Slaughter** said yes. **Chairman McKiernan** asked where is that fence. **Mr. Slaughter** said it's my understanding it is somewhere in the middle of the two property lines of that property.

Chairman McKiernan said actually, I'm going to ask Mr. Rodriguez to come back. Where is the fence with relationship to your property? **Mr. Rodriguez** said it's in the back part in the corner that used to be a shed. It's just a little piece of property that's in the corner. Like I said, it's been here since, when they didn't have Deffenbaugh, they used it as a trash dump. **Chairman McKiernan** said who's property is the fence on? Is it on the Land Bank property? **Mr. Slaughter** said yes. **Chairman McKiernan** said the fence is on the Land Bank property? **Mr. Rodriguez** said as of now, but I meant before it wasn't. **Chairman McKiernan** said I understand. So as of today, the Land Bank owns that parcel and the fence is on the parcel owned by the Land Bank. Perfect. Thank you, sir, appreciate it. **Mr. Rodriguez** said you're welcome.

Commissioner Townsend said we're asking that Mr. Rodriguez remove the fence. He mentioned several fences and several dates from the notes I took. Did Mr. Rodriguez erect the fence that we're asking to be removed? I want to be clear. **Chairman McKiernan** said to the best of my knowledge, no.

Mr. Rodriguez said actually, all three of us did that, Mr. Wiedner, Donald and Charlie Wiedner and myself. What there used to be there was weeds. It was so bad that I came in in 2004 and took out all of the weeds and took out all of the metal. Mr. Wiedner was there and Donald. We did that because our houses were so close and there were weeds coming on our houses. We're in a neighborhood where if I touch this far, I'm touching the house. That's why. I would have never put the fence there. I asked the Wiedners, what do you want me to do, do you want me to put it back the way it was. They kept telling me we want what we put up. That was their metal fence because they didn't want nobody coming in from the back of the alley coming into their house because they worked at KU Medical Center. They kept telling me over and over, we gave that lot to your mom, that little piece of lot. That's all we want is that.

It goes back to what used to be a shed area and a sign. It's not a big thing. The only reason I haven't cut it down is because one thing is I wanted the lot because I want to redo the

whole thing. It's not that much. It's only 30' X 114. I feel it's unfair that Mr. Williams already has two lots plus the lot he's on. Why does he want the other lot?

It's a personal vendetta because he knows that I'll be stuck. I don't have even any yard. Like I said, I understand where Mr. Slaughter's coming from because he's been like this with me from the get-go. I don't understand why, but I do have a reason why. But that's another matter. **Chairman McKiernan** said appreciate it. Relationships between neighbors is not something we can really get into as a function of this meeting... **Mr. Rodriguez** said its Mr. Slaughter's relationship with me. **Chairman McKiernan** said as a function of the decision that we are being asked to make here. As it exists today, that fence is on the Land Bank property and Mr. Williams says that if he acquires the Land Bank property, he wants that fence to be removed by someone other than him. That's a condition of him acquiring the property? **Mr. Slaughter** said that's the way I took it, yes.

Chairman McKiernan said I think I'd like to get clarification on that because certainly I don't think that's something we would typically do where we're transferring a Land Bank property to then invest in removing a fence. That would typically be up to the person who acquires the property to do whatever they wish, wouldn't it? **Mr. Slaughter** said if he had come and volunteered to do that, I would certainly have entertained that. Mr. Williams obviously isn't here to speak for himself, but I will say that I think there are issues, tensions between the two neighbors and having him go remove that fence, I don't know if that would escalate things or not. We can get whatever clarification you need.

Mr. Rodriguez said, sir, like I told Mr. Slaughter when I gave him a letter, I'm not that kind of person that holds grudges or vendettas no matter what kind of person he is. On the fence, I will tear it down if you give it to Mr. Williams. You don't have to worry about it. **Chairman McKiernan** said, sir, thank you. Appreciate that, appreciate it.

Chairman McKiernan said at this point in time we can either have some additional discussion, we can ask some additional questions, we can make a motion on Mr. Slaughter's recommendation, make a motion on disposition of the property, or we can ask for a little bit more background, research, maybe a little bit more interaction with the two parties with consideration of this property at a future meeting.

Action: Commissioner Walters made a motion, seconded by Commissioner Townsend, to reconsider the property at a future meeting, particularly since Commissioner Murguia is not able to participate in this discussion this evening.

Chairman McKiernan said there has been a motion and a second that Mr. Slaughter communicate with both parties, clarify issues like the fence, clarify issues like the bid, talk with Commissioner Murguia about her perspective on the property and the Land Bank, and then bring back a recommendation for next month's Neighborhood and Community Development meeting.

Action: Roll call was taken and there were four "Ayes," Markley, Walters, Townsend, McKiernan.

Transfer from Land Bank
736 Minnesota Ave. for development opportunity for the property

Chairman McKiernan said I believe we have one more property. **Mr. Slaughter** said the last item we have, 736 Minnesota Ave., that is currently in the Land Bank's name. Without going into details, there is potential for development along that corridor and we feel that its best that we go ahead and get this moved over to the Unified Government's name. We don't want to slow down any kind of progress that could be made or delay any kind of inevitable closings and stuff. We figure, along with some of the other properties in that area, we're going to ask to move this over to the Unified Government's name.

Chairman McKiernan said just for everyone else's benefit, I am aware of some of the potential for redevelopment of that block of Minnesota and I would be thrilled if we had a development opportunity that could include that building if the Unified Government controlled it outside of the Land Bank.

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

IV. Public Agenda:

Item No. 1 – 140111... APPEARANCE: TOM DOOLITTLE

Synopsis: Appearance of Tom Doolittle to present his vision for the development of the 500 Block of N. 6th Street and a building at 6th and Tauromee.

Chairman McKiernan said at this point, I need to ask Jody a question. We have one more item on this committee's agenda tonight and that is on our Public Agenda. That's an appearance by Mr. Tom Doolittle to describe his vision for the development of the 500 Block of N. 6th Street. Since that is on Public Agenda and since there will be no vote required here, to be considerate of Commissioner Markley's other obligations this evening, would it be acceptable for her to leave at this point in time. **Jody Boeding, Chief Legal Counsel**, said yes, no action is contemplated. **Chairman McKiernan** said no action is contemplated, that's correct.

(Commissioner Markley left the meeting at approximately 5:45 p.m.)

Chairman McKiernan asked is Mr. Doolittle here. He is. What we'll have you do is if you'll just come to the podium right here, we'll make sure that he's got—and does he have a presentation as well? Are you able to see the screen from where you are okay, well enough to make the presentation? Because, otherwise, we could have him come just here and sit at the table where he could more clearly see the screen. Let's just do that. Let's have you come around the tables if you would please. Just take that chair so you're close to the microphone. We'll get you the controls for the powerpoint.

Chairman McKiernan said Mr. Doolittle has a short presentation for us this evening on his vision.

Mark Curfman, Urban Architecture Studio, said Tom was not able to make the trip out. He lives in California and he's got some health issues that kept him from travelling. He sends his apologies and he sends me in his stead.

Tom and I and his other partners have been working on this in the range of about four years now. If we can put that first slide up.



It's a little bit compressed with the different screen sizes. We are focusing on 6th Street, mainly between Tauromee and Sandusky. All of the vacant or empty buildings there are controlled by Tom and the Gaslight, LLC. That's kind of the genesis of the development is really focusing on a pocket to come in with mixed use. After that gets developed, there are infill opportunities a block or so on either side and even further down 6th Street where there are either buildings that are not currently being used or some vacant lots.

We are proposing coming in with a mixed use development. The first phase would be the 607 Tauromee building that used to be the Juvenile Justice building over there. It's a two-story, 7,000 square foot building. Our goal would be commercial on the ground floor and residential, loft style apartments on the upper level for potentially a live/work kind of scenario there. I know

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that right now commercial tenants are hard to bring into the area. We have some details on that building. We've done quite a lot of study on it. That's a building that I think it was in 2010 that Tom acquired that building.

Phase Two would be the site of the former Snow's Meat Market and Wyandotte Paper Company which Tom purchased. Our initial attempt was to save and re-use the buildings, but they were so far gone that they've been taken down. Now that's a vacant lot. Again, we see that as an opportunity for mixed use, commercial or retail on the ground floor and then residential up above.

This project really all started in 2003 when Matt Tomasic and I worked with him. We renovated the Takoma Sack Biscuit building there. That has two apartments above and the bakery and the café down below. That's been a very successful venture to Matt. Kind of the goal was to expand on that same theme into the 607 Tauomee building and then build new on the Snow's site. Again, on either side of it there, there are vacant lots. We've had some discussions with the owner of the property to the south. There would be some interest in selling us that land to develop those. Again, I would see those as being townhouses and maybe a live/work kind of townhouse situation. I know that some of those have been done in the downtown area. But we would see those as kind of the final phase. Then again, I know that there are a number of vacant buildings along the street that I think we would have the potential to stimulate growth and extend into those buildings, kind of recreate 6th Street, maybe even much the way that 5th has been done.

Several of the things that we would be interested in asking the City for consideration is any sort of letter of support that we can have, obviously that would help as we go forward to the banks and those kinds of things. We have been working with Charles Brockman to examine the economic development incentives that are out there.

Currently, the building at 607 Tauomee has a parking lot with about 25 stalls. It's three doors up to the west there, that gray lot in the middle of the green block. That is a parking lot. It came with the 607 building so we own that. We currently have sufficient parking to do what we need, but we would ask for some consideration in potentially using the lower level of the city lot over there which is much underutilized right now. We feel that for attracting both residents and businesses, having parking across the street would be advantageous. That would be an added incentive. Again, we have plenty of parking on our own.

April 7, 2014

The building on the old Snow's site, the way the land slopes, we would look at putting a parking garage in under the lower level back where there used to be a basement under those buildings. That would be accessed off of that back alley.

I think the final thing we would ask for consideration of is some of the improvements along 6th Street much like has happened on 5th Street with the efforts to make that a more pedestrian friendly street with some of the bulb outs and the traffic crossings and some of the traffic calming elements that are down there. 6th Street, like 5th, is a wider than normal street because there used to be a street car down there. There's ample room to do those sorts of things. We haven't engineered it, but I think there's ample room to even do something like a round-about up there at that odd intersection that's just a mass of islands and signs. I'd love to clean that up. I think that it would be good to do anyway, but I think it would be very beneficial toward identifying this sort of Gaslight District that we're looking at.

Chairman McKiernan said wonderful. Being as it is, just a few dozen yards from where we're sitting right now, 6th Street is in my district and I would tell you that I would be thrilled to have a development on 6th Street that would include a complete streets concept, that would be pedestrian friendly, that would have both living and would have businesses on it. From our committee's perspective, what I would suggest that you do is continue to work with Mr. Brockman, continue to work with Mr. Brajkovic and other members of our Economic Development team. They are the ones who can actually get to the specifics of property acquisition, any other incentives, and anything that we would write into a development agreement.

Once that's been done by our staff to everyone's satisfaction, then it would come back to us. That would be something then that this committee would vote to approve or not. So that would be something that we would come back for a vote, actually to the Economic Development and Finance Standing Committee.

I applaud you for your vision. I think it would be fantastic if we could get this. I would encourage you and Mr. Doolittle to continue to work with members of our Economic Development team. I'm sure that they can be very helpful in coming up with all the aspects of the development and how we might be a partner with you.

I do have one question though. 607, did I see an unfit sticker on that the other day? **Mr. Curfman** said yes, I think there is one. I had not heard about that. I was over there taking pictures a couple of weeks ago and I saw that. I think it probably came about when the building

was vandalized. The door was broken into. **Chairman McKiernan** said I would just think that if this ultimately is going to be part of your development, you'd want to remedy any of those things and secure that building and make sure that it's in great shape and doesn't sit as a negative influence in the neighborhood now, in a neighborhood that ultimately you want to build up into a very positive thing. **Mr. Curfman** said that is Phase I. We are very actively seeking to move that part of the project along regardless of whatever happens.

Chairman McKiernan said thank you. I look forward, and I would love, we can connect, you and I can connect at another time. I'd love to talk with you further about this, but I encourage you to talk to Mr. Brockman, Mr. Brajkovic and our Economic Development team. We look forward to it.

Mr. Curfman said I do have some booklets that have some more visuals on it that I'll leave behind. **Chairman McKiernan** said fantastic. **Mr. Curfman** said I was afraid that if we went into a big long powerpoint, I'd be here for an hour and one-half. **Chairman McKiernan** said thank you; appreciate it very much. We will distribute those booklets.

Action: No action

Adjourn

Chairman McKiernan adjourned the meeting at 5:47 p.m.

mls

April 7, 2014



Staff Request for Commission Action

Tracking No. 140184

- Revised
 On Going

Type: Standard

Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 6/2/2014

(If none, please explain):

Proposed for the following Full Commission Meeting Date:

Confirmed Date: 6/19/2014

6/19/2014

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

Date:	Contact Name:	Contact Phone:	Contact Email:	Ref:	Department / Division:
5/20/2014	Chris Slaughter	8977	csllaughter@wycokck.org		Administration/Land Bank

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) - Best & Final - 17 S Cherokee St

Item (2) - Donations From the Land Bank (1)

Action Requested:

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

Publication Required

Budget Impact: (if applicable)

Amount: \$

Source:

- Included In Budget
 Other (explain)

 File Attachment

 File Attachment

WYANDOTTE COUNTY LAND BANK - BEST & FINAL

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	LOT SIZE	LAND BANK MANAGER RECOMMENDATION
Ralph Williams	11 S Cherokee St	17 S Cherokee St	Yard Expansion	30 X 118	Recommendation for Mr. Williams contingent on the fence being removed. If not, the Land Bank recommends that it retains the property.
Albert Rodriguez	19 S Cherokee St		Yard Expansion		

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TRANSFERS FROM LAND BANK

Recipient	Land Bank Address	Comments	Standing Committee Recommendation
Rosedale Development Association	4022 Springfield Ave	Community garden	

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Staff Request for Commission Action

Tracking No. 140185

- Revised
 On Going

Type: Standard

Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 6/2/2014

(If none, please explain):

Proposed for the following Full Commission Meeting Date:

Confirmed Date: 6/19/2014

6/19/2014

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

Date:	Contact Name:	Contact Phone:	Contact Email:	Ref:	Department / Division:
5/20/2014	Chris Slaughter	8977	cslaughter@wycokck.org		Administration/Land Bank

Item Description:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee engage in a discussion on Land Bank property and Hold areas. This discussion will include results of letters sent out to developers, evaluation of current Hold areas and future recommendations from the Land Bank Manager.

Action Requested:

No Action Required.

Publication Required

Budget Impact: (if applicable)

Amount: \$

Source:

- Included In Budget
 Other (explain)

 File Attachment

 File Attachment

 File Attachment

 File Attachment

140033

Discussion on property brokerage service