



# Neighborhood and Community Development Committee

## **Standing Committee Meeting Agenda**

**Monday, November 03, 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>
Vacant	<input type="checkbox"/>
Commissioner Brian McKiernan, Chair	<input type="checkbox"/>
Commissioner Gayle Townsend	<input type="checkbox"/>
Commissioner Ann Brandau-Murguia	<input type="checkbox"/>
Commissioner James Walters	<input type="checkbox"/>

**I.      Call to Order / Roll Call**

**II.      Approval of standing committee minutes from September 8, 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.

Applications for yard expansion unless noted otherwise  
541 Morse Ave. - Mark Hopkins for single-family construction  
642 Everett Ave. - Ricky White  
6347 Longwood Ct. - Mark Lee  
2017 Federal Ave. - James Clinkenbeard  
2020 Federal Ave. - James Clinkenbeard

2947 N. 35th St. - Samuel Mejia

**Tracking #: 140360**

**IV.        Outcomes**

**Item No. 1 - DISCUSSION: LAND BANK PRACTICES**

**Synopsis:**

Discussion on current acquisition/disposition practices of the Land Bank and proposed recommendations for the future, presented by Chris Slaughter, Land Bank Manager.

*This is in response to the committee's request made on September 29, 2014.*

*For discussion only.*

**Tracking #: 140362**

**Item No. 2 - OUTCOMES**

**Synopsis:**

NOTE: Social Services moved under Administration and Human Services Standing Committee.

Overview/discussion of the next phase.

NCD's outcomes presented at the following standing committee meetings:

April 29, 2013

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

August 26, 2013

- a. Housing, Develop policies and programs that:
  - Grow neighborhoods to their maximum potential
  - Make property owners accountable for their property

- Foster a diverse housing stock
- b. Update strategic planning regarding the Land Bank.
- c. Social Services. Promote and provide social services and facilities to improve their life, health, and living conditions of our citizens, targeting the most at risk.

September 20, 2013

Presentation on K.S.A. 79-2811- County sale of properties eligible for tax sale for affordable housing, community development or economic development purposes, by Brandy Nichols, Legal.

November 4, 2013

Discussion on how to grow neighborhoods to their maximum potential.

January 6, 2014

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

February 3, 2014

Presentation on the following by Amerbid for:

- Their ability to comply with the NON
- Their past history of selling real estate for various entities
- Their recommendation for selling UG and Land Bank properties

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

**Tracking #: 120136**

**V.      Adjourn**

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT  
STANDING COMMITTEE MINUTES  
Monday, September 8, 2014**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, September 8, 2014, at 5:02 p.m., in the 5<sup>th</sup> Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Townsend, Murguia and Walters. The following officials were also in attendance: Jody Boeding, Chief Legal Counsel; and Gordon Criswell, Assistant County Administrator.

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

Approval of standing committee minutes for July 7, 2014. **On motion of Commissioner Murguia, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

**Item No. 1 – 140297... 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.

Applications

1731 Quindaro Blvd. – Larry Watkins for parking  
1733 Quindaro Blvd. – Larry Watkins for parking  
1625 S. 9<sup>th</sup> St. – Timothy Hinemeyer for yard extension  
1968 N. 26<sup>th</sup> St. – Glenn Bennett for yard extension  
3027 N. 35<sup>th</sup> St. – Ahmad Noory for yard extension  
942 Ohio Ave. – Dot Homes, LLC for yard extension  
944 Ohio Ave. – Dot Homes, LLC for yard extension  
950 Ohio Ave. – Dot Homes, LLC for yard extension  
300 N. 32<sup>nd</sup> St. – Gary Cook for yard extension  
312 N. 32<sup>nd</sup> St. – Geary Cook for yard extension  
326 N. 32<sup>nd</sup> St. – Karlean Kramer for yard extension

**Chris Slaughter, Land Bank Manager**, said well, we just have some applications and a Best & Final to go over tonight, short and sweet. If you'd like, I can give you those application addresses or they should be provided in your packet. **Chairman McKiernan** asked does anyone need the addresses reviewed. **Mr. Slaughter** said I do have—two of those are for parking and the other nine are just yard extensions. **Chairman McKiernan** said now all of these have been approved by the Land Bank Advisory Board, correct. **Mr. Slaughter** said yes.

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

Best and Final

646 Oakland Ave. – Tyronn Ollie and Leroy Shea

(Mr. Shea has requested only the west 12.5 feet of the lot to capture the driveway of the former structure. Mr. Ollie also agrees with this split. Recommendation: west 12.5 feet to Mr. Shea and east 37.5 feet to Mr. Ollie.)

**Chris Slaughter, Land Bank Manager**, said the Land Bank property address is 646 Oakland Avenue. We've received an application from 642 Oakland and 648 Oakland. Our normal procedure of sending out a Best and Final letter to the applicants, they get an opportunity to express why they want the property and expand on that. It was during this process that both parties basically came and shared the idea that I only want the smaller part of it. The other guy is fine with that. Our recommendation is that we split the property with Mr. Shea getting 12.5 feet closer to his property, I believe that would be the west side of the lot, and then the east 37.5 feet for Mr. Ollie.

**Chairman McKiernan** said you said both came with that proposal. **Mr. Slaughter** said yes, they both agreed to split it that way. It was kind of that way from the start, very easy, pleasant process.

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

**September 8, 2014**

**Chairman McKiernan** said that finishes the Committee Agenda. Thank you, Mr. Slaughter. And it brings us to our Outcomes Agenda. When we initially set up and reviewed the agenda for this meeting, we had listed a discussion of outcomes for the Neighborhood and Community Development Standing Committee. We, as a committee, are still gathering some data and doing some preparation work so we are going to table that discussion until our next meeting at which time we'll have a fuller and more productive discussion of outcomes for this committee. That will still be prior to our Strategic Planning Meeting which comes up on Saturday, November 1<sup>st</sup>.

Outcomes:

**Item No. 1 – 120136...OUTCOMES**

**Synopsis:** Overview/discussion on the next phase. NCD's outcomes presented at the following standing committee meetings:

April 29, 2013

a. Housing. Develop policies and programs that:

- Grow neighborhoods to their maximum potential
- Make property owners accountable for their property
- Foster a diverse housing stock

b. Healthy Community/Recreation. Encourage lifestyles through programs, services, and facilities that maximize the health and well-being of our citizens and enhances equality of life.

c. Update strategic planning regarding the Land Bank.

d. Social Services. Promote and provide social services and facilities to improve the life, health, and living conditions of our citizens, targeting the most at risk.

August 26, 2013

a. Housing. Develop policies and programs that:

- Grow neighborhoods to their maximum potential
- Make property owners accountable for their property
- Foster a diverse housing stock

b. Update strategic planning regarding the Land Bank.

c. Social Services. Promote and provide social services and facilities to improve the life, health, and living conditions of our citizens, targeting the most at risk.

September 30, 2013

Presentation on K.S.A. 79-2811-County sale of properties eligible for tax sale for affordable housing, community development or economic development purposes, by Brandy Nichols, Legal.

November 4, 2013

Discussion on how to grow neighborhoods to their maximum potential.

**September 8, 2014**

January 6, 2014

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

February 3, 2014

Presentation on the following, by Ameribid for:

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

Adjourn

**Chairman McKiernan** adjourned the meeting at 5:07 p.m.

tp

**September 8, 2014**



# Staff Request for Commission Action

Tracking No. 140360

- Revised  
 On Going

**Type:** Standard

**Committee:** Neighborhood and Community Development Committee

Date of Standing Committee Action: 11/3/2014

(If none, please explain):

**Proposed for the following Full Commission Meeting Date:**

**Confirmed Date:** 11/20/2014

11/20/2014

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

Date:	Contact Name:	Contact Phone:	Contact Email:	Ref:	Department / Division:
10/21/2014	Chris Slaughter	8977	cslaughter@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) - Applications (6)

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 Land bank revenues are projected in the budget.  
 Other (explain)

 File Attachment

 File Attachment

 File Attachment



## WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	LOT SIZE			ADVISORY BOARD RECOMMENDATIONS
Mark Hopkins	multiple	541 Morse Ave	Single Family Construction	<b>250</b>	<b>X</b>	<b>132</b>	<b>APPROVED</b>
Ricky White	640 Everett Ave	642 Everett Ave	Yard Expansion	<b>68</b>	<b>X</b>	<b>133</b>	<b>APPROVED</b>
Mark Lee	6343 Longwood Ct	6347 Longwood Ct	Yard Expansion	<b>39</b>	<b>X</b>	<b>133</b>	<b>APPROVED</b>
James Clinkenbeard	2015 Federal Ave	2017 Federal Ave	Yard Expansion	<b>30</b>	<b>X</b>	<b>130</b>	<b>APPROVED</b>
James Clinkenbeard	2018 Federal Ave	2020 Federal Ave	Yard Expansion	<b>30</b>	<b>X</b>	<b>130</b>	<b>APPROVED</b>
Samuel Mejia	2953 N 35th St	2947 N 35th St	Yard Expansion	<b>50</b>	<b>X</b>	<b>150</b>	<b>APPROVED</b>

**PAGE LEFT  
BLANK  
INTENTIONALLY**



Rec 7/10/14 CB

# Unified Government Land Bank Application

## Section 1: Personal Information.

- 1 Applicant's Name: Mark Hopkins Spouse (if applicable): N/A
- 2 Name of Corporation (if applicable) N/A
- 3 Street Address: 5904 Albarvan
- 4 City, State, Zip: Shawnee, KS 66216
- 5 Home Phone #: same? Work Phone #: 816.682-3791
- 6 E Mail Address: HOPINC123@GMAIL.COM
- 7 List Properties you own in Wyandotte County: 1208 N 90<sup>th</sup>, 134/138 Warner, 320 Allcutt, 440 + 484 Necon, 200 Arthur 241 Corrado, 519 Easley 144/148 Warner
- 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 541 MOOSE
  - Vacant Land
  - Structure
- 2. Proposed Use of Property:
  - Yard Extension. Go to section 4.
  - Parking. (Must comply with UG regulations) Go to section 4.
  - Garage. Requires building permit. Go to section 4.
  - Home Addition. Requires building permit. Go to section 3.
  - New Home Construction. Requires building permit. Go to section 3.
  - Commercial Construction. Requires building permit. Go to section 3.
  - Rehabilitation of existing structure. Requires building permit. Go to section 3.
  - Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

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

2. Type of Ownership: Individual  Corporation  Nonprofit:   
Other: \_\_\_\_\_

3. **Must attach a letter of credit or pre-approval letter from your bank.** LOAN Committee Mtg 7/16/14

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

5. Proposed use of property:

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

1 Will you seek Tax Increment Financing or other public tax exemptions? NO

2 Will you seek Neighborhood Revitalization Tax Rebates? yes per Bonner Springs Current program

3 Starting Project Date: SOON As this part completed Completion Date: 6-8 mn. After Comments:

once land Deeded to myself, construction should start 30-60 Days later

**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

Mark Hopkins 7/8/14

**Return Completed Application to:** Land Bank, 2<sup>nd</sup> Floor, 710 N. 7<sup>th</sup>, KCK 66101

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

Attn: Land Bank Manager, Chris Slaughter



## Unified Government Land Bank Application

### Section 1: Personal Information.

1. Applicant's Name: Ricky White  
Spouse (if applicable): \_\_\_\_\_
2. Name of Corporation (if applicable) N/A
3. Street Address: 640 Everett
4. City, State, Zip: Kansas City Kansas 66101
5. Home Phone #: (913) 281-2018 Work Phone #: (913) 999-8928
6. E Mail Address: N/A
7. List Properties you own in Wyandotte County: 623 Oakland Av /  
641 Oakland Av / 1228 NE BRASKA / 3817 LLOYD
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 642 Everett
  - Vacant Land
  - Structure
2. Proposed Use of Property:
  - Yard Extension. Go to section 4.
  - Parking. (Must comply with UG regulations) Go to section 4.
  - Garage. Requires building permit. Go to section 4.
  - Home Addition. Requires building permit. Go to section 3.
  - New Home Construction. Requires building permit. Go to section 3.
  - Commercial Construction. Requires building permit. Go to section 3.
  - Rehabilitation of existing structure. . Requires building permit. Go to section 3.
  - Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

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

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.

Ricky White      Ricky White      9/29/14  
Applicant's Signature      Print Your Name      Date

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



Rec 9/30/14 *CS*

## Unified Government Land Bank Application

### Section 1: Personal Information.

- 1 Applicant's Name: Mark Lee Spouse (if applicable): \_\_\_\_\_
- 2 Name of Corporation (if applicable) \_\_\_\_\_
- 3 Street Address: 4712 NE 67 Street
- 4 City, State, Zip: Kansas City, Missouri 64119
- 5 Home Phone #: 816-462-8088 Work Phone #: \_\_\_\_\_
- 6 E Mail Address: mark.lee29@yahoo.com
- 7 List Properties you own in Wyandotte County: 6343 Longwood Ct., 6342 Longwood Ct., 7541 Lathrop Ave, 3039/3041 N.74<sup>th</sup> St, 2819 N. 51<sup>st</sup> St, 6342 May Ln., 3341 N. 66<sup>th</sup> 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 6347 Longwood Court, Kansas City, KS 66104
- Vacant Land
  - Structure
2. Proposed Use of Property:
- Yard Extension. Go to section 4.
  - Parking. (Must comply with UG regulations) Go to section 4.
  - Garage. Requires building permit. Go to section 4.
  - Home Addition. Requires building permit. Go to section 3.
  - New Home Construction. Requires building permit. Go to section 3.
  - Commercial Construction. Requires building permit. Go to section 3.
  - Rehabilitation of existing structure. Requires building permit. Go to section 3.
  - Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

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

2. Type of Ownership: Individual \_\_\_ Corporation \_\_\_ Nonprofit: \_\_\_  
Other: \_\_\_\_\_

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

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

5. Proposed use of property:

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

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

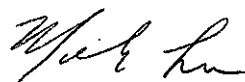
2 Will you seek Neighborhood Revitalization Tax Rebates? \_\_\_\_\_

3 Starting Project Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_ Comments: \_\_\_\_\_

**Section 4: Additional Comments & Terms of Proposal.** I am interested in purchasing this vacant lot that is adjacent to my home located at 6343 Longwood Court. I also own the property across the street at 6342 Longwood Court. The reason or intent to purchase the property is so that I can keep the property manicured. The neighborhood is not the most desirable and as a property owner on the block I would like to make every effort to maintain the neighborhood with hope of improving the area as well as the property values. I am interested in purchasing the property through the Side Lot Program as a yard extension. I am willing to offer the standard \$10.00 per front footage to purchase the property.

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

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

  
Applicant's Signature

Mark Lee  
Print Your Name

9/28/2014  
Date

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





Rec 10/1/14 CBS

## Unified Government Land Bank Application

### Section 1: Personal Information.

- 1 Applicant's Name: JAMES R CLINKENBERG Spouse (if applicable): \_\_\_\_\_
- 2 Name of Corporation (if applicable) \_\_\_\_\_
- 3 Street Address: 2014 FEDERAL AVE
- 4 City, State, Zip: KANSAS CITY, KS -66103
- 5 Home Phone # 913 296-5210 Work Phone #: 913 522-2846
- 6 E Mail Address: \_\_\_\_\_
- 7 List Properties you own in Wyandotte County: 18 HOUSES & DUPLEXES  
20 VACANT LOTS
- 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 2017 FEDERAL AVE
- Vacant Land  
 Structure
2. Proposed Use of Property:
- Yard Extension. Go to section 4.
  - Parking. (Must comply with UG regulations) Go to section 4.
  - Garage. Requires building permit. Go to section 4.
  - Home Addition. Requires building permit. Go to section 3.
  - New Home Construction. Requires building permit. Go to section 3.
  - Commercial Construction. Requires building permit. Go to section 3.
  - Rehabilitation of existing structure. . Requires building permit. Go to section 3.
  - Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

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

2. Type of Ownership: Individual\_\_ Corporation\_\_ Nonprofit: \_\_  
Other: \_\_\_\_\_

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

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

5. Proposed use of property:

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

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

2 Will you seek Neighborhood Revitalization Tax Rebates? \_\_\_\_\_

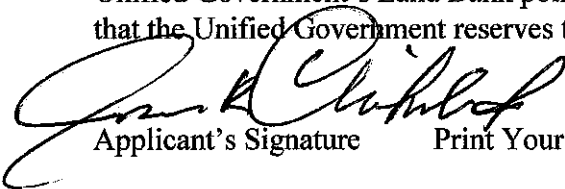
3 Starting Project Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_ Comments: \_\_\_\_\_

**Section 4: Additional Comments & Terms of Proposal.**

Got a code violation for putting up a fence on city land. I did it to keep kids from falling over a 3ft wall done this 12 yrs ago  
I've bought this for 8 years lot for 20 yrs

**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

JAMES R. CLUNK BEARD

**Return Completed Application to:** Land Bank, 2<sup>nd</sup> Floor, 710 N. 7<sup>th</sup>, KCK 66101

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

Attn: Land Bank Manager, Chris Slaughter



Rec 10/1/14 *CS*

## Unified Government Land Bank Application

### Section 1: Personal Information.

- 1 Applicant's Name: JAMES R. CLINKENBERG Spouse (if applicable): \_\_\_\_\_
- 2 Name of Corporation (if applicable) \_\_\_\_\_
- 3 Street Address: 2014 FEDERAL AVE
- 4 City, State, Zip: KANSAS CITY, KANSAS 66103
- 5 Home Phone # 913 236-5210 Work Phone #: 913 522-2846
- 6 E Mail Address: \_\_\_\_\_
- 7 List Properties you own in Wyandotte County: 18 HOUSES 2 DUPLEXES  
20 VACANT LOTS
- 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 2020 FEDERAL AVE
- Vacant Land  
 Structure
2. Proposed Use of Property:
- Yard Extension. Go to section 4.
  - Parking. (Must comply with UG regulations) Go to section 4.
  - Garage. Requires building permit. Go to section 4.
  - Home Addition. Requires building permit. Go to section 3.
  - New Home Construction. Requires building permit. Go to section 3.
  - Commercial Construction. Requires building permit. Go to section 3.
  - Rehabilitation of existing structure. . Requires building permit. Go to section 3.
  - Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

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

2. Type of Ownership: Individual\_\_ Corporation\_\_ Nonprofit: \_\_\_\_  
Other: \_\_\_\_\_

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

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

5. Proposed use of property:

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

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

2 Will you seek Neighborhood Revitalization Tax Rebates? \_\_\_\_\_

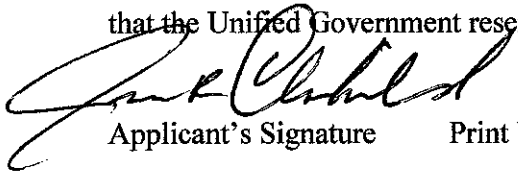
3 Starting Project Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_ Comments: \_\_\_\_\_

**Section 4: Additional Comments & Terms of Proposal.**

*CASE VIOLATION ON 2015 FEDERAL  
I'VE CUT THIS PIE SHAPE LOT FOR  
30 YRS.  
I OWN 2018 FEDERAL AVE*

**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.



JAMES R CLINKENBEARD

Applicant's Signature

Print Your Name Date

**Return Completed Application to:** Land Bank, 2<sup>nd</sup> Floor, 710 N. 7<sup>th</sup>, KCK 66101

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

Attn: Land Bank Manager, Chris Slaughter



Rec 10/16/14 *OS*

## Unified Government Land Bank Application

### Section 1: Personal Information.

1. Applicant's Name: Linda Puentes  
Spouse (if applicable): Samuel Mejia
2. Name of Corporation (if applicable) \_\_\_\_\_
3. Street Address: 2953 N. 35<sup>th</sup> St
4. City, State, Zip: Kansas City KS 66104
5. Home Phone #: (913) 200-5295 Work Phone #: (913) 281-4547
6. E Mail Address: lahermosa1989@gmail.com
7. List Properties you own in Wyandotte County:  
2953 N. 35<sup>th</sup> St. Kansas City KS 66104
8. Do you (or your spouse) have any Code Enforcement violations? Yes \_\_\_ No
9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes \_\_\_ No

### Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 2947 N. 35<sup>th</sup> St Kansas City KS  
 Vacant Land  
 Structure 66104
2. Proposed Use of Property:  
 Yard Extension. Go to section 4.  
 Parking. (Must comply with UG regulations) Go to section 4.  
 Garage. Requires building permit. Go to section 4.  
 Home Addition. Requires building permit. Go to section 3.  
 New Home Construction. Requires building permit. Go to section 3.  
 Commercial Construction. Requires building permit. Go to section 3.  
 Rehabilitation of existing structure. . Requires building permit. Go to section 3.  
 Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

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

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 4: Additional Comments & Terms of Proposal.**

The reason I want to buy the property is because the city doesn't clean it. The grass is long and there's a lot of snakes and insects. If I buy the property I will keep it clean.

**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.

Linda Puentes  
Applicant's Signature

Linda Puentes  
Print Your Name

09/03/14  
Date

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



# Staff Request for Commission Action

Tracking No. 140362

- Revised  
 On Going

Type: Standard

Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 11/3/2014

(If none, please explain):

Proposed for the following Full Commission Meeting Date:

Confirmed Date: 11/20/2014

11/20/2014

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

Date:	Contact Name:	Contact Phone:	Contact Email:	Ref:	Department / Division:
10/22/2014	Chris Slaughter	8977	csllaughter@wycokck.org		Administration/Land Bank

Item Description:

In response to the **September 29, 2014 Neighborhood & Community Development Standing Committee** meeting a request was made by the Committee to discuss the acquisition/disposition practices of the Wyandotte County Land Bank. Staff will lead a discussion that details the **current acquisition & disposition practices** and some **recommendations for the future**.

Action Requested:

**For discussion only**

Publication Required

Budget Impact: (if applicable)

Amount: \$

Source:

- Included In Budget  
 Other (explain)

 File Attachment

 File Attachment

# WYANDOTTE COUNTY LAND BANK

Acquisition & Disposition Discussion

Neighborhood & Community

Development Standing Committee

November 3, 2014



# LAND BANK PROPERTY ACQUISITIONS

Land Bank can receive real property through:

- Transfers from local Governments
- Tax Sales
- Donations
- Market Purchase
- Transfers/Negotiated deals from banks & mortgage holders
- Land Banking agreements

# LAND BANK DISPOSITION

Land Bank disposition strategies:

- Side-Lot Sales
- Property Sales with Conditions  
(new construction)
- Lease of Property

# SIDE-LOT SALES

The most frequent sale for Land Bank

- How to be more efficient
  - Adjacent Property Letter
  - Liveable Neighborhoods & Neighborhood Leaders
  - Brochures
  - Website
  - Word of Mouth

# PROPERTY SALES w/CONDITIONS

Land Bank can be an important tool to entice both Commercial & Residential development

- Offer land at a discount or for free
- Partner with Economic & Community Development offices to offer incentives

# LEASE OF PROPERTY

- Adopt-A-Lot
  - Agreement for residents/organizations to encourage community-based greening & gardening
  - Year to year agreements
- Lease-A-Lot
  - Agreement for residents/organizations to encourage long term community-based greening & gardening
  - 2 – 5 year term

# OTHER LAND BANK PROPERTY

What to do with Land Bank property that is does not sell for a Side-Lot?

- Adjacent neighbors are not eligible
- Adjacent property does not have an improvement
- Out-of-town/state applicants
- Speculators

Different scenarios need different options!

# NEXT STEPS

- The Land Bank needs the following to make any recommendations successful:
  - Web-based Real Estate Information Platform
  - Additional Abstracting
  - Data to help drive decision/strategy
  - Funding from the sale of Land Bank property
  - Additional staff to assist with the day-to-day operations

## Conveyances to the Wyandotte County Land Bank (WCLB)

**Sources of Property Inventory** Sources of real property inventory of the WCLB include but are not limited to the following:

- transfers from local governments,
- acquisitions at tax foreclosure sales,
- donations from private entities,
- market purchases,
- conduit transfers contemplating the simultaneous acquisition and disposition of property,
- other transactions such as land banking agreements.

**Policies Governing the Acquisition of Properties** In determining which, if any, properties shall be acquired and in the case of proposals/requests that identify specific properties for ultimate acquisition and development; the WCLB shall take the following factors into consideration:

- May act as a catalyst for further development;
- Are part of a comprehensive development plan;
- Whether residential properties are occupied or are available for immediate occupancy without need for substantial rehabilitation.
- Whether improved properties are the subject of an existing order for demolition of the improvements and properties or meet the criteria for demolition of improvements.
- Whether vacant properties are appropriate for the Side Lot Disposition Program.
- Whether a property's rehabilitation would be in support of strategic neighborhood stabilization and revitalization plans.
- Whether the properties would form a part of a land assemblage development plan.
- Whether properties would generate operating resources for the functions of the WCLB.
- Whether the WCLB is aware of any environmental conditions requiring remediation.
- Whether the properties would allow for the creation or expansion of green or community space, and/or urban gardens.

**Transfer including existing Improvements** In all conveyances to the WCLB involving pre-existing improvements, prior approval from the Board of Trustees shall be required.

**Transaction Agreements.** In some cases, Transfer agreements may be required prior to property acquisition by the WCLB. If so, such agreements must be approved in advance and executed by the WCLB Board of Trustees. In the case of conduit transfers, such a transaction agreement will generally be in the form of an Acquisition and Disposition Agreement prepared in accordance with these Policies. In the case of a land banking relationship, such a transaction agreement will generally be in the form of a land banking agreement prepared in accordance with these Policies. These transaction agreements shall be in form and content as deemed by the WCLB to be in the best interest of the WCLB, and shall include to the extent feasible specification of all documents and instruments contemplated by the transaction as well as the rights, duties and obligations of the parties.

**Title Assurance Generally** The WCLB requires all property acquired to have marketable title. In some instances, the WCLB may require a policy of title insurance or other assurances prior to acquiring a property.



**Environmental Concerns** The WCLB reserves full and complete discretion to require in all transaction agreements that satisfactory evidence be provided to the WCLB that the property is not subject to environmental contamination as defined by federal or state law.

**Set-Off Program** Property that has been placed in the State of Kansas Set Off Program may be deemed ineligible for conveyance to the WCLB.

## Conveyances from the WCLB

**Required Application Documentation** The prospective buyer may be required to submit an appropriate application for the means of disposition of property from the Land Bank:

- Side-Lot Application
- Home Construction Application – (in addition to the completed application, provided by the WCLB, the applicant may be required to submit the following):
  - Project plan letter – this will include itemized listing of work being done and estimate of total cost
  - Renderings of the completed project
  - Letter from bank or lending institution claiming applicant will have funds to complete project.
- Alternative Use Application

**Covenants, Conditions and Restrictions that may be placed on sales** All conveyances by the WCLB to third parties shall include such covenants, conditions and restrictions as the WCLB deems necessary and appropriate in its sole discretion to ensure the use, rehabilitation and redevelopment of the property in a manner consistent with the public purposes of the WCLB.

Transferees may be subject to the following requirements:

- The property must be properly maintained without any formalized complaints for code violations following conveyance of WCLB property.
- The transferee must not be delinquent on any license or real estate taxes in Wyandotte County

Such requirements may be enforced in the form of a deed creating a defeasible fee, recorded restrictive covenants, subordinate financing being held by the WCLB, contractual development agreements, or any combination thereof. The term of such conditions shall generally be for no more than three years, provided the length will be automatically extend upon the then owner's failure to abide by them, with such extension being for whatever period necessary to exercise the WCLB's rights. Any transferee failing to meet such requirements may be subject to the property reverting to the Land Bank. Transferees will forfeit any funds spent on the property.

**Deed Without Warranty** All conveyances from the WCLB to third parties shall be by Quitclaim Deed.

**Notice of Intent** The Land Bank Manager, 30 days prior to the sale of any property owned by the Land Bank, will publish in the official county newspaper; a notice announcing such sale. At the time of publishing such notice, the Land Bank Manager will notify adjacent non-tax delinquent property owners of the availability of Land Bank property for sale.

**PAGE LEFT  
BLANK  
INTENTIONALLY**