



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, September 29, 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 August 4, 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 extension unless noted otherwise
929 Central Ave. - Jesus Oseguera for parking
1213 Gilmore Ave. - Denise Olea
1225 Gilmore Ave. - Denise Olea
1052 Dodson Ave. - Jeffrey Lysinger
2200 McDowell Ln. - Jeffrey Lysinger

2404 Ball Ln. - Jeffrey Lysinger
306 S. Valley St. - Maria Sifuentes

Donation to Land Bank
1605 N. 51st St. from Frank Piper, Jr.
Tracking #: 140318

IV. Outcomes

Item No. 1 - UPDATE: TRANSIT OPERATIONS & OPPORTUNITIES

Synopsis:

Update and information regarding Transit operations and opportunities by Commissioner McKiernan and Justus Welker, Interim Director of Transportation.

For information only.

Tracking #: 140324

Item No. 2 - OUTCOMES

Synopsis:

Overview/discussion of the next phase.

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

April 29, 2013

- a. Housing, Develop policies and programs that:
 - Grow neighborhoods to their maximum potential
 - Make property owners accountable for their property
 - 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, August 4, 2014**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, August 4, 2014, at 5:05 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Townsend (via telephone), Murguia and Walters. The following officials were also in attendance: Jody Boeding, Chief Legal Counsel; Joe Connor, Interim Assistant County Administrator; Gordon Criswell, Assistant County Administrator; Greg Talkin, Neighborhood Resource Director; Ken Moore, Deputy Chief Counsel; and Jason Banks, Assistant to the Mayor.

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

Approval of standing committee minutes for June 2, 2014. **On motion of Commissioner Walters, seconded by Commissioner Murguia, the minutes were approved.** Motion carried unanimously.

Chairman McKiernan said we did have an update. There were originally two items on our committee agenda. We got an update for Item No. 2. You got a blue sheet for Item No. 2 and Mr. Slaughter is going to take us through that blue sheet, but it was introduced on our original agenda but we did receive an update.

Committee Agenda:

Item No. 1 – 140255... 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

4833 McGurk – Rogaciano Meza for yard expansion

4816 Sortor Dr. – Rogaciano Meza for yard expansion

723 S. Valley St. – Oscar Morales for yard expansion

4959 Elmwood Ave. – Adriana Padilla for yard expansion

646 Oakland Ave. – Tyronn Olliee for yard expansion
3562 N. 35th St. – Laurdes Flores for yard expansion
2605 Calumet – Melissa Lemmon for yard expansion

Chris Slaughter, Land Bank Manager, said before you guys take action on this, I want to ask that one of the applications we pull tonight. We've received another application for the exact address so we will be doing a Best & Final and hopefully present that next month. That is the applications for 646 Oakland Avenue. The rest, if you have any questions on those I'd be happy to answer those.

Chairman McKiernan said the rest of those are all up for consideration and the Land Bank Advisory Board has reviewed and approved all the remaining applications.

Commissioner Murguia said since I haven't seen the list, Chris, would you just read down real quickly. **Chairman McKiernan** said absolutely. **Commissioner Murguia** asked is the list long? **Mr. Slaughter** said no, there are six addresses. **Gordon Criswell, Assistant County Administrator**, said six. **Commissioner Murguia** asked could you read those addresses really quick for me. **Mr. Slaughter** said sure: 4833 McGurk St., 4816 Sorter Dr., 723 S. Valley St., 4959 Elmwood Ave., 3562 N. 35th St. and 2605 Calumet Ave. **Commissioner Murguia** said thanks. **Mr. Criswell** said these are all yard expansions, Commissioner, every one of them. **Commissioner Murguia** said thank you.

Action: **Commissioner Murguia made a motion to approve.**

Commissioner Walters asked is this excluding 646 Oakland. **Chairman McKiernan** said that is. It's excluding 646 Oakland.

Action: **Commissioner Walters seconded the motion, to approve the yard expansions, excluding 646 Oakland Ave.** Roll call was taken and there were four "Ayes," Walters, Murguia, Townsend, McKiernan.

August 4, 2014

**Item No. 2 – 140258... COMMUNICATION:LAND BANK HOLD/BOARD RELEASE
AREAS**

Synopsis: Recommending the following areas not be considered for release unless the Land Bank Board of Trustees approves a request from the Land Bank Manager:

Walker Avenue – north

12th St. – west

Sandusky Ave. – south

8th St. – east

Chris Slaughter, Land Bank Manager, said before I start, I don't believe on the blue sheet there was a map included. I did print some off and they are in color that I'd like to pass out. It would give you a better visual. **Chairman McKiernan** said absolutely, let's do that. Actually on my blue sheet this map was included. **Commissioner Walters** said yes. I saw that. **Chairman McKiernan** said for Commissioner Townsend when you got the update/blue sheet was there a map included that had Walker Avenue on the north, Sandusky Avenue on the south, 8th Street on the east and 12th Street on the west. **Commissioner Townsend** said unfortunately, the only blue sheet that I saw was the one for the Economic Development Committee meeting to follow this one. I don't have a blue sheet related to these particular items. **Chairman McKiernan** said well Mr. Slaughter has given us a map that shows both Land Bank parcels currently in the Land Bank and then shows parcels that are eligible for a tax sale in an area that is bounded by Walker Avenue on the north, by Sandusky Avenue on the south then by 8th Street on the east side and by 12th Street on the west side. That has roughly State Avenue as a dividing line with my District 2 south of State Avenue for a chunk and I would assume primarily Tarence's district north of State Avenue for the remainder of it, District 4. Would that be accurate? **Mr. Slaughter** said I think that's correct. What we're proposing is—we ran some data and some numbers and it kind of goes back to a discussion we had a couple of months ago about strategic assembly. As you can see from the map, everything indicated in red is currently in our inventory and then everything in green is eligible to be put into a tax sale. There are some of those green shaded areas that will include improvements. We didn't have time to segment those out. Again, within those boundaries, a large segment of that area possibly could end up in the Land Bank's possession.

August 4, 2014

If we think forward in a strategic way of increasing footprints in areas of our city, this being in the downtown area, you know from the Land Bank's perspective we feel there are huge advantages moving forward by having such a large footprint. We have ran these numbers or this type of data in other areas of the county that we're considering looking at but also the strength of a hold area gives me the ability to say to potential applicants that right now this property is hands off.

We want to make sure that if something happens in the future, we're in a position that could positively affect anything that goes on both in a commercial or in a housing area. I feel that having the board's approval of this type of an area just helps me out in dealing with potential applicants. **Chairman McKiernan** said so as I understand, the recommendation or the proposal that you're bringing forward—it would be that any property that's currently in the Land Bank within these boundaries would simply need to be approved by the Board of Trustees and that is the commission before it's transferred out to someone who makes an application. **Mr. Slaughter** said correct. **Chairman McKiernan** said and as any of these green areas that are eligible for the tax sale, as any of them might be added through a tax sale, they would similarly be held and then only parceled out if the Board of Trustees then approves the transfer request brought forward by you. **Mr. Slaughter** said it's kind of a two-way. Anything in the Land Bank possession, we would ask that the board approve before we sell. Also, we are looking at this area to heavily go after tax delinquent property and to increase our inventory within these boundaries. I know we've also had conversations about trying to decrease that inventory but that was more on a countywide discussion. This is a strategic area that we feel that if we can increase that Land Bank footprint, there would be huge advantages for not only the Unified Government but the Land Bank as well.

Commissioner Murguia said so, Chris, I get your strategy but that's usually a strategy implemented by developers not by governments. What developer if or are we not working with a developer to market this area. **Mr. Slaughter** said we are not currently working with a developer. This again—I ran some data. These were some areas that came up that really had a heavy saturation of tax delinquent properties right in conjunction with heavily saturated Land Bank properties. We just figured if we strategically go after them and also make it kind of known throughout the community that this is kind of a hands off area, hopefully there could be

some advantages to that. **Chairman McKiernan** said bring in your very own. **Commissioner Murguia** said thanks, Brian. Okay.

The other thing I want to make sure of is because I love these maps. I love to show them as you know. I've shown them all across the county. I would hope that whoever is viewing this on television right now, there is a way for our camera people to zoom in on this map or they have a copy that they can show the public. If they don't now, that between now and posting that to our YouTube website where people can review because what I find astonishing—I can't resist the opportunity to turn it over. Only about 25% of the property within this northern area is paying taxes. Am I interpreting that right? **Mr. Slaughter** said that's probably a very fair assessment. **Commissioner Murguia** said I'm going to say it one more time because I'm not sure. It's kind of unbelievable. So in this northern section, only 25% of the—if there are people living there, and I assume there are, only 25% of them are paying their taxes; the rest are not. Anything with any kind of shading people are not paying taxes. **Mr. Slaughter** said there's no tax revenue being generated out of those areas with those colors. **Commissioner Walters** said I say it's more than 25%. **Commissioner Murguia** said we plow these streets and we service these sewers. **Mr. Slaughter** said to my understanding, yes. **Commissioner Murguia** said okay, just checking.

Chairman McKiernan said a huge problem which I would say we're going to devote a lot of discussion time over the coming year and look at actually some strategies. We've been working on several strategies to try to unpaint those painted areas. We've had discussions before about the need to get that done so that we have enough revenue to actually provide the services that our citizens want and need in their city. **Commissioner Murguia** said sure.

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

Mary Ann Flunder, 1236 Grandview Blvd., said I would like to be added to the list for Waterway. I'm not a part of St. Peter's but we do have a Waterway group that has been completely left out a lot of times and I would like to add my name to this so I can receive the information as Jo is ill, who is the president of the Waterway Neighborhood Group. My post

August 4, 2014

office box is 171535, Kansas City, KS 66117. **Chairman McKiernan** asked do you have that Mr. Slaughter? **Mr. Slaughter** said just for clarification, can you elaborate on the type of information you're not receiving. **Ms. Flunder** said I haven't received any of it and maybe it's been going to Jo Davis. Jo Davis is the president of the Waterway Neighborhood Group and what they have done is lumped both of them together. I am saying that I have not received it so please send it to be because she is ill, if you are sending it to her. If not, if you're just sending it to St. Peter's then you have excluded Waterway all together. **Chairman McKiernan** said we'll make sure that any information that does get sent out to the neighborhood groups, and it is infrequent, but any information that gets sent out will be sent out to all groups. We'll absolutely make sure of that.

Commissioner Townsend said, Commissioner McKiernan, I have a question too if the speaker has completed her comments. The outgrowth of this is that if there is property within any of those shaded areas I'm seeing it on the screen, if someone wants to purchase that property they have to come through the board for it. Correct? That's the bottom line with this. **Chairman McKiernan** said correct. **Mr. Slaughter** said yes. Commissioner, any of those types of applications and requests that we feel would need to move forward, we will bring those to the board's attention for consideration. It would probably parallel just the normal process but, again, your action tonight and hopefully on the 28th just gives me a little bit more added direction and something to back me up on this when dealing with potential applicants.

Commissioner Townsend asked has any of the neighborhood groups voiced any concern about this additional requirement. **Mr. Slaughter** said no they have not. **Commissioner Townsend** said okay. Thank you.

Chairman McKiernan said there has been a motion and a second to approve the request from Mr. Slaughter that land in this area not be considered for sale or release unless it has come through the Land Bank Board of Trustees. Any further discussion?

Commissioner Murguia said really quick, for a timeframe or indefinitely? **Mr. Slaughter** said you know I didn't consider that. That's probably something we could entertain and then have it be a review at the end of that timeframe. I would be open to any suggestions. **Commissioner**

August 4, 2014

Murguia said I think there needs to be a timeframe because then somebody will forget about it is my concern and in two years somebody will say why aren't we moving any of that Land Bank property in this part of the city and someone will say we put a hold on it. Can we do a year and then if we need longer, just come back and get us to move it for another year? **Mr. Slaughter** said I'll do my best not to forget about that. I think that's only reasonable. **Commissioner Murguia** said that's referring more to the politicians.

Action: **Commissioner Walters** said I guess I will amend my motion to include a time period of one year. **Commissioner Murguia** seconded the motion to include a time period of one year.

Chairman McKiernan said we have an amendment to the original motion to approve Mr. Slaughter's request with a timeframe of one year before review of the policy again.

Commissioner Townsend said one question, how many homes or applications let's say within the last year would this have impacted? **Mr. Slaughter** said Commissioner—let me ask for clarification. How many Land Bank properties are probably in this area or how many applications have I received in these areas. **Commissioner Townsend** said yes, how many applications in these areas have been received within the last year. **Mr. Slaughter** said probably less than twenty.

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

Chairman McKiernan said we will revisit this in one year's time and until that time any request will come to the board of trustees.

Outcomes:

Item No. 1 – 120136...OUTCOMES

Synopsis: Overviews/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:

August 4, 2014

- 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.

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.

Chairman McKiernan said all I'm going to do is just set something up and give a little bit of homework to the Commissioners here on the committee. We're going to come into another strategic planning session, probably in late October or early November and the Mayor would like us to revisit the nine commission goals that we set up a couple of years ago and revisit them in consideration of what does it really look like to us when we achieve these goals. How can we

August 4, 2014

measure achievement of these goals? How can we direct staff in strategies and in activities that would enhance achievement of these goals?

I'll just point out that housing is one of the broad goals for this particular committee and the goal reads develop policies and programs that grow neighborhoods to their maximum potential, make property owners accountable for their property and foster a diverse housing stock.

I just ask you to think about what does it mean for us to grow neighborhoods to their maximum potential. Does that mean density of structures? Does it mean medium structure value? Does it mean the composition of the neighbors within that neighborhood? Does it mean the sales volume of the businesses? What does it mean to grow neighborhoods to their maximum potential which then leads to how can we measure that eventual outcome. Make property owners accountable for their property. A lot of this falls under the heading of Code Enforcement. What does it mean when we make property owners accountable for their property? Does the amount of blight change? If so, how do we define blight? Does the number of properties with code violations decrease? Does the amount of time that any given property has an open code case decrease? What does it look like and how can we actually measure make property owners accountable for their property.

Commissioner Murguia said I'm flattered that the Mayor and everyone thinks—I'll just speak for myself that I'm qualified to do that, but in my opinion this is a very specific science to determine outcomes, determining measures, benchmarks, standards and those kind of things. Some people go to school forever to be, what I would refer to as a researcher, to come up with those benchmarks and standards. I love it that they are asking our advice. I really think to really come up with something that's credible, workable and really measurable would be to enlist assistance from maybe a research team. I know that—it's no secret I run a not-for-profit organization and we receive quite a bit of federal funding as well as local philanthropic dollars.

Our funders would never fund us without credible benchmarks and standards. How I do that is I partner with KU and I have two full-time researchers that both have their doctorate in research that help me decide what those benchmarks and standards are. They are very complex, much more so than I ever thought before I got in that line of work. I think it would not be reasonable expectation to think we could come up with specific benchmarks and standards. What I think we could do is talk through with a researcher who does that for a living, what our

August 4, 2014

vision is and they could come up with those benchmarks and standards. **Chairman McKiernan** said that's exactly what we're going to do. What I'm asking commission to do is recast our vision. Where we are today, we created these two years ago. Based on what's happened in the last two years. Where are we today? What is our vision for these areas? We're going to need to incorporate not only some people with research background, we'll need to incorporate our staff into these discussions as well. The staff can give us an idea about how well they could gather data to support some of the metrics we might create. We might create a metric for which we don't currently collect data. They might need to then start collecting that data and that might drive then some changes in how we report, how we store data and how we organize it.

Really what I'm just asking is that in advance of next month's meeting, which then is in advance of our strategic planning session that we look under the area of housing. What's our current vision and broadly what does it mean to us if we accomplish that vision. Under multimodal transportation which was assigned because I guess it has a neighborhood component to it. It says create a transportation system that moves people to where they want to go, including work, services and amenities. What's our vision for that? Does that goal still fit our current vision? Do we still want to include it as one of our goals? Do we want to modify it? Do we think we could have an impact on it and continue the discussion?

Commissioner Murguia said I guess I would say I think what we have here, growing neighborhoods to our maximum potential and making property owners accountable for their property is sort of the vision in my mind. So am I missing something? Do you have a more specific idea? Could you give me an example?

Chairman McKiernan said well for example, under create a transportation system, is that a bus system that has more linear miles of route. Is that a bus system that has more buses on it that run more frequently? Is it a light rail system, it is a heavy rail system? **Commissioner Murguia** said but doesn't that depend strongly upon the area of the city that we're referring to. **Chairman McKiernan** said absolutely it does which is why we want to start having—and further defining this. It is currently so broad in its current application of one sentence that it's not a one size fits all. It absolutely has to be subdivided, in my opinion, based on the area of the city, based on what our vision is and that then drives discussions about infrastructure. It drives discussion about funding. It drives discussions about potential partners. **Commissioner Murguia** asked

are you asking for our vision for our districts, no because not everybody is represented here. **Commissioner Walters** said no, but it would be interesting to think about goals per district. **Chairman McKiernan** said it would be. Absolutely. Yes, not everyone is here yet but if we can begin the discussion and start shaping or at least come up with some questions that we think everybody should answer for their district, then we can be that much further ahead when we come to our strategic planning session in late October, early November and be more productive in that session and actually get some things hopefully nailed down that day. **Commissioner Murguia** said okay a vision within our district. That's very easy for me. It's harder for me if you're going to ask me to speak to that in Piper, for example, since I don't live out there. **Chairman McKiernan** said but since your district adjoins mine then eventually there's going to be spillover and you and I will have to talk about well how your vision might then—if we're talking about the multimodal transportation, a bike path that now is going to span a district line, a bus route that is now going to span a district line and that will eventually drive us to start thinking bigger than our district but I think the district is a great place to start. **Commissioner Murguia** said okay. I can do that. That's helpful. That's great, thanks.

Chairman McKiernan said finally and again I think per district would be great but the other thing that's been assigned to this community is Healthy Communities/Recreation. What does it mean when we achieve our goal of encouraging lifestyle? That's very broad and we have not yet done a good job of focusing that very broad goal encouraging lifestyle through programs, services and facilities. What kind of programs, what facilities might help drive healthy lifestyle or recreation opportunities? **Commissioner Murguia** said so you want us to write this down and then take it who, give it to who? **Chairman McKiernan** said what I'll do is to collect them, collate the all, bring them back to this group, then redistribute them to this group at our next meeting, at which point we can decide are we making any progress, any headway here. Is this something we can then take to the rest of the commission to drive some preparation prior to our big Strategic Planning Meeting. **Commissioner Murguia** said alright, got it. **Chairman McKiernan** said that's our homework so if you can get your Big Chief tablet out. **Commissioner Walters** asked when are you looking for—**Chairman McKiernan** said in the best of all possible worlds, if I could have that feedback from the four of us, myself and the other three two weeks from today; that will give me time to collate it and bring it back for our next meeting. **Commissioner Murguia** said alright, perfect. It's a big assignment Chairman

McKiernan. That's a lot of work. **Chairman McKiernan** said it is a lot of work but at some point—and you and I have had this discussion before. At some point we need to break these down and make them a little more granular so that we can actually carve out an achievable chunk and demonstrate that we've gotten there and know exactly what resources we need to put toward it to achieve that. That's the only way we're going to be able to achieve these broad goals is by chipping away and picking off manageable chunks. I'd like us to start chunking it as it were in preparation for the Strategic Planning Meeting in November.

Adjourn

Chairman McKiernan adjourned the meeting at 5:33 p.m.

tp



Staff Request for Commission Action

Tracking No. 140318

- Revised
 On Going

Type: Standard

Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 9/29/2014

(If none, please explain):

Proposed for the following Full Commission Meeting Date:

Confirmed Date: 10/16/2014

10/16/2014

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

Date:	Contact Name:	Contact Phone:	Contact Email:	Ref:	Department / Division:
9/15/2014	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) - Applications (7)

Item (2) - Donations To 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 Land bank revenues are projected in the budget.

Other (explain)

File Attachment

File Attachment

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	LOT SIZE			ADVISORY BOARD RECOMMENDATIONS
Jesus Oseguera	923 Central Ave	929 Central Ave	Parking	25	X	125	APPROVED
Denise Olea	1201 Gilmore Ave	1213 Gilmore Ave	Yard Extension	50	X	115	APPROVED
Denise Olea	1201 Gilmore Ave	1225 Gilmore Ave	Yard Extension	100	X	115	APPROVED
Jeffery Lysinger	2207 S 11th Ter	1052 Dodson Ave	Yard Extension	117	X	130	APPROVED
Jeffery Lysinger	2232 McDowell Ln	2200 McDowell Ln	Yard Extension	25	X	50	APPROVED
Jeffery Lysinger	1100 Ball Ln	2404 Ball Ln	Yard Extension	90	X	105	APPROVED
Maria Sifuentes	308 S Valley St	306 S Valley St	Yard Extension	38	X	115	APPROVED

**PAGE LEFT
BLANK
INTENTIONALLY**



Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Jesus Oseguera
Spouse (if applicable): _____
2. Name of Corporation (if applicable) JJ's Renovation
3. Street Address: 125 N 13 Street
4. City, State, Zip: Kansas City Ks 66102
5. Home Phone #: 913 523 3283 Work Phone #: 913 284-6086
6. E Mail Address: JJ.Renovations@yahoo.com
7. List Properties you own in Wyandotte County: 316 S 86 St
Kansas City 66111
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 929 Central 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: _____
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: 4-1-15 Completion Date: 7-1-15

Comments: _____

Section 4: Additional Comments & Terms of Proposal.

I now own the block from 939 central to 923 central
I want to operate 939 as a business and build
parking lot in between.

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.

JS _____ Jesus Oseguera 08-18-14
Applicant's Signature Print Your Name Date

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



Rec 8/6/14

Unified Government Land Bank Application

TS330

Section 1: Personal Information.

1. Applicant's Name: Denise Olea
Spouse (if applicable): _____
2. Name of Corporation (if applicable) _____
3. Street Address: 1201 Gilmore
4. City, State, Zip: Kansas City KS 66102
5. Home Phone #: (913) 223-1217 Work Phone #: _____
6. E Mail Address: DeniseOlea@hotmail.com
7. List Properties you own in Wyandotte County: 1201 Gilmore
KC KS 66102
8. Do you (or your spouse) have any Code Enforcement violations? Yes ___ No X
9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No X

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 1213 / 1225 Gilmore Ave
 Vacant Land
 Structure KC KS 66102
2. Proposed Use of Property:
 Yard Extension. Go to section 4.
 Parking. (Must comply with UG regulations) Go to section 4.
 Garage. Requires building permit. Go to section 4.
 Home Addition. Requires building permit. Go to section 3.
 New Home Construction. Requires building permit. Go to section 3.
 Commercial Construction. Requires building permit. Go to section 3.
 Rehabilitation of existing structure. . Requires building permit. Go to section 3.
 Other: _____

Section 3: Construction Project Information.

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

Comments: _____

Section 4: Additional Comments & Terms of Proposal.

I did not want to complete 'Construction' info because not sure if we will ever build these lots are completely overgrown and has lots of trash.

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.

Denise Olea *Denise Olea* *6/4 2014*
Applicant's Signature Print Your Name Date

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

Rec 8/22/14 CBS



Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Jeffrey & Christine Hysinger
Spouse (if applicable): _____
2. Name of Corporation (if applicable) _____
3. Street Address: 1700 W. 37th Ave
4. City, State, Zip: Kansas City Kansas 66103
5. Home Phone #: 913-371-5636 Work Phone #: 913-267-6463
6. E Mail Address: JHysinger@Mail.com
7. List Properties you own in Wyandotte County: _____

8. Do you (or your spouse) have any Code Enforcement violations? Yes ___ No X
9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No X

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 1052 Dodson Ave. #139108
 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: _____

Rec 8/22/14 CBS



Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Jeffrey & Christine Lysinger
Spouse (if applicable): _____
2. Name of Corporation (if applicable) _____
3. Street Address: 1700 W. 37th Ave
4. City, State, Zip: Kansas City Kansas 66103
5. Home Phone #: 913-371-5636 Work Phone #: 913-267-6463
6. E Mail Address: Lysinger@Mail.com
7. List Properties you own in Wyandotte County: _____

8. Do you (or your spouse) have any Code Enforcement violations? Yes ___ No X
9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No X

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 2200 McDowell Ln. #125921
 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: _____

Rec 8/27/14 *CS*



Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Jeffrey & Christine Lysinger
Spouse (if applicable): _____

2. Name of Corporation (if applicable) _____

3. Street Address: 1700 W. 37th Ave

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

5. Home Phone #: 913-371-5636 Work Phone #: 913-267-6463

6. E Mail Address: Lysinger@Mail.com

7. List Properties you own in Wyandotte County: _____

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

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

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 2404 Ball Ln. #139115
 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: _____



Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Maria Sifuentes
 Spouse (if applicable): _____

2. Name of Corporation (if applicable) _____

3. Street Address: 308 S valley

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

5. Home Phone #: 913-232-3004 Work Phone #: 913-396-0783

6. E Mail Address: maria @ncctinc.com

7. List Properties you own in Wyandotte County: 308 S valley St
Kansas city KS 66102

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 306 S valley KCK 66102
 Vacant Land
 Structure

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

Section 3: Construction Project Information.

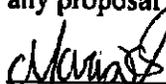
1. Does the project comply with current zoning? Yes__ No__
(Call Planning & Zoning at 913-573-5750)
2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
Other: _____
3. **Must attach a letter of credit or pre-approval letter from your bank.**
4. **Must attach drawings for your proposed project.**
5. Proposed use of property:
 - 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.

Wanting to have a yard extension
to have a playground for my two year
old. I just want to have a safe environment
for my son 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.


Applicant's Signature

Maria Sifuentes 09/02/14
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

DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	Standing Committee Recommendation
Frank Piper, Jr	047362	1605 N 51st St	

**PAGE LEFT
BLANK
INTENTIONALLY**



Staff Request for Commission Action

Tracking No. 140324

- Revised
 On Going

Type: Standard

Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 9/29/2014

(If none, please explain):

Proposed for the following Full Commission Meeting Date:

Confirmed Date: 10/16/2014

10/16/2014

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

Date:	Contact Name:	Contact Phone:	Contact Email:	Ref:	Department / Division:
9/18/2014	Doug Bach	5801	jleverich@wycokck.org	jl	Transit

Item Description:

Update and information regarding Transit operations and opportunities by Commissioner McKiernan and Justus Welker, Interim Director of Transportation

Action Requested:

For Information Only

Publication Required

Budget Impact: (if applicable)

Amount: \$

Source:

- Included In Budget
 Other (explain)

 File Attachment

 File Attachment

 File Attachment

 File Attachment