



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, September 08, 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 July 7, 2014.

III. Committee Agenda

Item No. 1 - 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 parking/yard extension
1731 Quindaro Blvd. - Larry Watkins for parking
1733 Quindaro Blvd. - Larry Watkins for parking
1625 S. 9th St. - Timothy Hinemeyer for yard extension
1968 N. 26th St. - Glenn Bennett for yard extension
3027 N. 35th 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. 32nd St. - Gary Cook for yard extension
312 N. 32nd St. - Geary Cook for yard extension
326 N. 32nd St. - Karlean Kramer for yard extension

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.)

Tracking #: 140297

IV. Outcomes

Item No. 1 - 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, July 7, 2014**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, July 7, 2014, at 5:03 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Townsend (arrived at 5:11 p.m.), Murguia and Walters.

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

Chairman McKiernan said now under normal circumstances if the first item on our agenda tonight were an item that we needed to take action on—I'm going to actually have to differ approving the committee minutes because we do need to take action on that. I'm going to differ approving minutes from our most recent meeting. Since this first item is an item that's for discussion and for information only, we're going to go ahead and start the meeting. Commissioner Townsend has informed us that she ran into a snag leaving work. She's on her way but will be a little bit late. When she arrives, she can pick up the discussion at that point and then Greg Talkin and Debby Graber will catch her up on any pieces that she missed sometime after this meeting is over. Going back to our agenda, we are going to differ standing committee minutes and that then brings us to our committee agenda.

Committee Agenda:

Item No. 1 – 140225... REPORT: LANDLORD TRAINING

Synopsis: Per commission request, a report on the pros and cons of the current landlord training will be provided by Greg Talkin, Neighborhood Resource Center Director. Possible alternatives to the current ordinance will also be discussed.

Chairman McKiernan said some of you may remember that about six to eight months ago we had a discussion about implementing a landlord training program as part of the overall rental licensing program. At that time that we discussed it, we envisioned that it would apply to

everyone who has rental property in Wyandotte County and that it would be a short, low cost, online training program that could be quizzed out of if you already had all of the necessary bits and pieces of knowledge.

Since the time that we approved that ordinance change, we've had several succeeding discussions that have lead us to bring it back to the table for discussion about the pros and the cons of implementing an ordinance that is broad, that is across everyone who has rental property versus one that may be a little bit more restricted or apply to a subset of those who rent property.

What we are going to do tonight is we are going to get an update from Greg and Debby. I think we have several people here tonight who'd just like to just share a little bit of their perspective with us. We are making no decisions tonight but we are gathering information with the potential that we could modify our modified ordinance before it actually takes effect in 2016. Greg, if you give us some background and then open the discussion please.

Greg Talkin, Neighborhood Resource Center Director, said, Commissioner, I think you stoled a lot of my information so you given half of my presentation already. As the commissioner mentioned, you might recall that we adopted an ordinance earlier this year that required all landlords or their managing partners to take training and a test. They did have the option to test out of it if they have the knowledge. They really wouldn't have a lot of time invested in this if they were knowledgeable. They basically would quiz out and they would be done.

Our original procedure was that we had a partner of the community college in this and it was a third party that would do the training and the testing, keeping us neutral outside of that testing area especially. The testing, whether they quizzed out of it or took the test at the end of the actual presentations, it was required to have 70% to pass. There were 10 questions per module and there was going to be six modules. For the most part, the training was going to be online so it was really accessible. Anybody could take it anytime of the day or night and wouldn't have to worry about taking time out of their day to get this done. The community college was; however, after we got into this, they were going to provide some in class training for those that didn't feel comfortable with a computer but we were going to try to minimize that. There was proposed to be no cost to the UG. The fees were collected by the community college to cover their cost of implementing and covering the computer software needed to do this and kind of kept us out of it so there was no cost to the UG.

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Now for discussion purposes, options that have kind of been passed back and forth, and there are many variables of this, one was to possibly look at subsets of all landlords and their managing partners and consider maybe just the problematic landlords. Problematic could be defined, we have not defined it for tonight's purposes, to whatever we feel those that are costing us more time or costing issues to the community and or new landlords also that have not been in the program, requiring them to go through the training and maybe not require all landlords that have currently been existing for a year or a number of years. If we go down that path, other alternatives to this would be it would probably not be cost feasible for the community college at that point to go forward because it reduces the number significantly and would not cover their costs. There are options in that area that we have worked with a company called HCCI (Housing Credit Counseling Inc.) that does a lot of work with other cities. We are currently working with them right now doing some videos for tenant education.

They have given us a proposal that includes a lot more than just this training. It includes a lot of other human services issues such as tenant landlord resolution, conflict resolution and several other items. That would be a cost to the program or we could pay the difference, work out with the community college and still have them do it but we may have to offset some of their costs by paying the difference or we could move it completely in-house. Of course there would be no upfront cost but it would take a lot of staff time. Not only Rental License staff time, but it would take some out of the Sheriff's Department for eviction processes. It would take some time out of the Police Department for some crime education and maybe some out of the Register of Deeds office. I'm not sure about that issue. We think we can cover that.

Once again, the cost of the class would be an issue of bringing it inside. Of course there is a third option and you know this is just for consideration. If it's a big issue, we could not do an ordinance at all.

Now, attached to the agenda item were several pros and cons. I don't plan on going through all of those. Like I said, there are a lot of variables to this that could be discussed. Staff is here to listen too and try to accommodate any items the commission wishes.

Chairman McKiernan said as I think back to when this conversation started—we know that the number of rental units is going up in part because of the economy, in part because of decisions and choices that residents are making in terms of buying a house versus renting a house. We do know that we have an increasing number of individuals and companies that are managing rental

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properties. We do know that our neighborhood groups identify problem properties both owner occupied and rental.

Originally we had thought that with the number of potential landlords or potential renters increasing, this might be a good way to help benefit both the landlord and the tenant to make sure that the tenant has—as I always boil back to, what do we want out of this whole thing. In a rental situation, it seems like we want the tenant to have an affordable and safe rental property with a minimum of hassle. From the landlord side, it seems to me that we want them to be able to make a fair profit providing the service with a minimum of hassle. We seem to have, if we work backwards from there, what stands in our way and one of the things that we identified as potentially standing in our way are people who are new to the rental game, who aren't fully versed in all of the pros and the cons, and the ins and outs of that game.

Originally, we had contemplated everyone either taking the course or testing out. In subsequent conversations that I've had, I've been asked why everybody. If someone has proven by their years of operation and there are no complaints; that they do know how to do this job and well, why not make the training optional. If they choose to, they might learn something from it but it's not a mandatory piece. That made sense to me. It's one of the reasons that I wanted to come back and open this discussion again.

It's been suggested to me that maybe those who are new or those who by their conduct have proven that they can't manage well, that is people who've had multiple tenant complaints or people who've had multiple code violations in their properties that have not been abated might then be required to take this training. I don't know if anybody else sitting here has any other thoughts on it. I've certainly thought a lot about this in the months since we've had our original discussion, and I'm certainly in a much different place in terms of my perspective on this but I want to make sure we get all perspectives at this table.

Commissioner Townsend said oh, what the heck. I'll start it off. My question about not having everyone do it is what provision would be made if we opted out and only let, as you say, people who may have had problems with code enforcements or new tenants. How would those who are more seasoned be updated with any changes? Will there be any type of requirement for them periodically to have it? I thought initially when this was proposed was to have everyone take it was a good deal to bring everyone up to a certain level. I do not recall from thereafter what the plan was for renewal for an update. **Mr. Talkin** said the original ordinance did not have any

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continuing education after the initial testing and training. It's something that we did say that we could consider later after we got this up and going. There was no continuing education from the initial training.

Chairman McKiernan said as we originally envisioned it, it would be a onetime thing for everyone who's already in the business, as you said, to kind of bring everybody up to the same level. After that, it would only apply to those who are new and seeking a rental license for the first time. That's correct. **Commissioner Townsend** said and I thought that was a good plan. **Chairman McKiernan** said but the conversations that I have had have gone along this line. If I've been doing this and by doing it, demonstrated that I have no tenant complaints and no property problems, and if I believe that I've got contract knowledge and I have the ability to make a good business out of it and not cause problems for tenants or for the community, then at that point, why shouldn't it be optional? If I choose to, fine. If I choose not to, I'm already proving to you that I can do a good job. **Commissioner Townsend** said well a baseline is just a matter of whether someone sees it as a chance to become more educated to get that out of the way or if they see it as a punitive matter. Apparently, people see it that way or the ones that you've talked with that expressed that. As a baseline, I thought it was a good thing starting out and from thereon, only the new or those persons who have demonstrative problems based on a number of code enforcement violations unabated would be required to do it. That's what I thought.

Chairman McKiernan said at this point I do see several faces here of people that I have talked with and who've given me a good perspective on some aspects of this issue that I hadn't considered off the bat. If anyone who I've talked with would like to make a comment or just add to the discussion, you're more than welcomed to do so. We would just have you come up to the podium. We'll actually put a microphone there so we can hear you.

Ed Jaskinia, 8027 State Avenue, said I have talked to Commissioner McKiernan a number of times. Basically, I have no problem with landlord school itself but not as an overall concept. 99%, according to *City People*, from 1988 on, from George Lee Dunn on, they tell us that 98% to 99% of the landlords are basically good people and know what they're doing. You're after 1% to 2%. It's the same thing we found in Minneapolis when we went up there to explore the rental licensing program there which the city copied pretty much their rental licensing program

where basically they were after one person when they implemented theirs. Five years later, that guy was still operating.

We have bad landlords in this city. There's no doubt about that. We have bad political figures. We have bad all kinds of people. Do you punish everybody for the sins of a few? I personally will be the first one to take this test because I want to see what you offer. I want to make sure that everybody else knows what they're going to be getting into. They're a lot of concerns among the people that I represent about what it is you're going to be teaching. Is it going to be teaching how to keep good tenants in your properties or how to keep certain types of people out? That's a real concern.

I don't know what the statistics are in this city but in a typical city of this size, 40% to 55% of the people living in the community are renters. That's a huge amount of people. Statistically, 69% is the top homeownership this country has ever seen and then the housing crash hit and now it's down quite a bit so you've got an awful lot of landlords. A lot of landlords are landlords by default. They inherit property. Those people might want to take this course. They don't want to be landlords, they can't sell the property, they can't whatever.

My real job is selling real estate. I can't tell you how many people I've talked out of buying investment property because they didn't know what they were getting into. I've had long discussions with them. I explained to them that you can't buy a house for \$1,000 and turnaround and rent it tomorrow. It just doesn't work that way. There's a lot of problems inherited with landlording. I'd like to tell you we have great tenants here but we don't. We have the same percentage of bad tenants as we have the percentage of bad landlords. Unfortunately, there are a lot of good con people out there on all sides.

I put somebody in a new unit in February that had the best references, the best everything and I've been doing this for 40 years. I just evicted them—an absolute pathological liar. There was no clue what I was getting into. All of this, everything worked out well. There was nothing I could have done more to find out what was going on; whether he had a nervous breakdown, whether he had whatever I don't know, but the guy was basically nuts. We took the proper steps and evicted him. It was hard to do because he was a nice guy overall.

In older communities from Polish Hill, where my grandparents raised up, to Strawberry Hill to wherever, you have a lot of properties going into rental property. It's not because landlords want to buy there; it's because landlords are the only ones buying there. The kids aren't buying these neighborhoods anymore unfortunately. I'd like to tell you that my dad grew

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up on Polish Hill, but he didn't. He moved out of there and we moved even farther west. The people that are buying are the landlords because they're the only buyers out there. Tenants have to live somewhere.

I feel like I'm rambling because I did not come up here to speak. I came up here to just listen and absorb, but I don't feel like you should punish all for the sins of a few. Now I think I'm the only one that offered the suggestion of making it optional. I think there are a lot of landlords that would like to do it. I'll be one of them. You've got a tremendous amount of regulations in this city already.

You've got great code enforcement. Greg, I talk trash to you once in a while but you guys are pretty good about all of this. Debby, I like Debby. I still say as soon as I eliminate her program, I want to help her find another job. This is a running joke between Debby and I but you've got good programs here but we don't want to make it go overboard. When Rental Licensing first started, it went overboard. We finally got it corrected and got it down to where it's a good manageable program. I don't hear a lot of complaints about it anymore. The people that are complaining about it are those of us that are required to complain about it because we're supposed to and those people that just don't know what they're doing. Overall, Debby is running a very good program.

The school can be a good program but use it for punishment, use it as an alternative to jail time or use it as an alternative to fines, whatever, but don't punish the whole for the sins of a few. Judges have great discretion in what they can do. There are also landlord groups out there. Ours isn't the only one. I'm sure there are other groups out there but you can ask them to join groups that can help educate them. There are landlords that will do that. I know I personally take under my wing a number of landlords when I sell them rental property. I want them to succeed because I don't want them to be an embarrassment to other landlords.

How do you define a problem landlord? Well, I don't know. Do you have 15 complaints? Is that a problem landlord? Yes, if it's one landlord and on property but if they own 100 pieces of property and you have 15 complaints, that's not a problem landlord. That could be 15 problems of somebody dumping trash on a front yard, a tire sitting on the side of the house or any number of things. You have to be careful how you define problem landlords.

Fair is fair and that's all I'm looking for personally is just a fair way of doing this where we don't drive potential landlords out. That's one of the big things that happened in the mid 90s was a lot of potentially good landlords looked at Kansas City and said too much regulation;

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we're going elsewhere. We got kind of an influx of less than desirables for a while. Finally, now we're getting to the point where we're getting people wanting to invest in this community again as landlords. You want those people in here. You don't want the people that are going to do the bare minimum just to keep their property up. You want good landlords. My group represents mom and pop landlords. We don't represent the big chains. We don't represent the big owner operators. We deal with mom and pop stuff. We've chastised a number of our own. We've thrown a few of our people out and told them they should talk to an attorney and find a way to get out of their property because it's not good for anybody.

Chairman McKiernan said Ed and I have talked. He has helped open my eyes to just some of the variations that we need to look at. Again, I think the question that we're asking ourselves here is if we keep safe and affordable and having their rights protected with a minimum of hassle on the tenants side and making a fair profit and their rights protected with a minimum hassle on the landlords' side, does this landlord training program as we initially envisioned it best fit achieving both of those goals. For myself, I'm still thinking about it.

Christine Lee said I own a small property management company in Kansas City, KS. I'm also here representing the Apartment Association of Kansas City. I've got almost 30 years in the business. I've sat on the board of the local Apartment Association as well as the national Apartment Association and oversaw five states in what we call Region Five for the national.

There are a lot of benefits to what I think you guys are trying to do and I fully agree on many levels as far as implementing this program. I think that what this can do is educate these investors that are coming in from other states because I know from many former clients when they—and nothing against realtors or brokers but they don't educate. They don't know how to educate them on the good and the bad of property management. They don't know all of our legislative issues, the everyday ins and out. I think new owners get a false impression of what it's going to be like as a landlord or a multifamily owner. I've seen that happen with honestly no less than five of my former clients. I've had three of them lose their properties because they had no idea that you have to put aside an escrow for future capital items.

One of the things that the Apartment Association of Kansas City or any other—I'm not just promoting them but I do believe in that. There are many programs that can be offered through the Apartment Association for independent rental owners. They have a whole program

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put together of loaning information and discount benefits. I think most people that are independent rental owners, is what we call them, don't know that there are those programs out there.

If you guys could put into place maybe a preferred property owner and have those people go through some sort of educational process, you're going to have a much higher success rate. You're not going to have these blighted homes that are deserted or even blighted property, multifamily properties. I think that it would be beneficial for this committee to work with some of the local associations, the Apartment Association, Heartland and Landlords Inc. Let us all come together, put the information together for these new owners on the knowledge that we have. You can't lose in that situation. Like I said, I strongly believe in this program and I think there should be something in place just from the many years that I've in with Kansas City, KS, and I've seen the non-educated investors come in and have all these expectations of how much money they should be making, how their properties should be performing and then they get a false sense of how hard it really is. We're more than willing to work with you guys. Maybe some sort of co-op educational subcommittee or something like that but we just wanted to let you know that we're here and we're opened to that. We've got some very educated individuals that would be happy to work with you.

Chairman McKiernan said so what I've heard so far is support for the general concept of having a training program available but still figuring out how we apply that and how we roll it out to whom, what information and how it's presented that we could still continue to work on.

Commissioner Murguia asked, Greg, do you know how many of the current rental license holders that we have that have been in trouble or received violations. Are most of the violations from people that are renting property that they don't have a rental license to be renting to begin with? **Mr. Talkin** said I would comment on the problematic and that term as mentioned here could be widened. I would say that is limited to 5% to 10% of landlords we have, which is about 7,100. Probably around the 5% range is the ones we're always dealing with. **Commissioner Murguia** said so 7,100 properties have a rental license and 25% of those currently are a problem. **Mr. Talkin** said not 25%, probably 5%. **Commissioner Murguia** said 5% of the 7,100 are a problem. **Mr. Talkin** said the ones that we consistently, or maybe not quite consistently, have to get involved at some point besides the normal inspection that occurs.

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Commissioner Murguia said we developed a committee to work on an issue that is hoping to have an impact on 70 properties in our county. **Mr. Talkin** said if we did the subset of all, that would be 70. If we're looking at the ones that—and we would have to define the threshold for problematic. Also the subset that has been considered is new which we are estimating new landlords are about 500 a year which seemed high to me but that would include landlords in there that also own properties already, they're just acquiring other properties. If we limit it to those who are completely new, not having properties, we're probably down to around 200-250 somewhere in that range.

Commissioner Murguia asked are we growing the number of landlords or rental property in our county. **Mr. Talkin** said yes. **Commissioner Murguia** asked at what rate. **Mr. Talkin** said I don't have a percentage rate. **Debby Graber, Rental Licensing**, said I don't have the percentage rate either, commissioner, but when I started this program in 1997, we were looking at about roughly 6,000 buildings. **Commissioner Murguia** asked that was in what year. **Ms. Graber** said that was in '97. At that time, we were looking at about maybe 13, roughly 14,000 rental units. We're now sitting at, or as of this morning, we've got 7,169 buildings and we are looking at about roughly 17,000 rental units and that's in 17 years.

Chairman McKiernan said I think we need to also check our math here. If we're looking at 5% of 7,000, we're looking at about 360 different properties here that have repeated or chronic violations. It's not just 30 or 50. It's looking at 350 – 400 properties.

Ms. Graber said just so you understand, we are receiving approximately 30 – 50 new applications per month. As Greg said, some of those are landlords that have owned property prior and are getting license on their new rental property. Some of them are brand new. **Commissioner Murguia** asked do you know the percentage. **Ms. Graber** said we were looking at about a third of them being new a month, give or take; I mean that fluctuates per month thereabout.

Commissioner Murguia said, Brian, I'll just cut it short for myself. I agree with what you said. I'm totally fine. I agree with you. Something that I've seen us do over the last 7 ½ years as a commissioner in this county is we tend to make it very difficult for those that abide by the law

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and we don't enforce things very heavily. I can tell you in 7 ½ years that I've been a commissioner, I've run across a lot of complaints in my district beyond rental licensing and building inspection. It could be just code enforcement issues; it could be all kinds of things, no noise ordinances, not exclusive to your department. I will tell you what I have learned is that we are not good at enforcement of our own current regulations and ordinances. We are not good at it.

We wait until, and it truly is the squeaky wheel gets the grease, we wait until someone makes a big deal about something before we react to something. Oftentimes we may react but it often comes with great forgiveness. I've seen where two-story homes have had a third story built on top of them and though it was unlawful for them to do it, we did not enforce our rules to make them take the third story down. Now we have a neighborhood that's stuck with a third story because of a person that violated our law and there were no consequences for that behavior. I mean personally, just across the board, when it comes to enforcement and new ordinances, I would really not be interested in entertaining new ordinances until we get under control enforcing the current ones that we have.

Greg, you're sitting in front of me, the two of you are. This is not solely directed at you. This is across the board. I have never ran across something that we didn't already have an ordinance for. Typically the answer I get is we haven't enforced that in a long time. I'm fine with the ordinance and I'm glad people took an interest in working on it. I personally don't mean to be negative. I think it's going to have very little impact on the overall rental/housing stock in our community. If it does, I hope I'm wrong and I think that would be great. I would absolutely—if people think this is going to work that have worked on it, I would absolutely support that. The bigger picture is I'd like to send to this committee, I'd like to see us in general, as a government, enforce our rules and regulations.

Chairman McKiernan said I think that's kind of where I've come to as well. We've got a lot of things to consider here. How we would implement this. I've heard that there is value in having education available. Maybe across the board, maybe on an optional basis, maybe on a you self select into needing it basis but there's value to that education. How we apply it, we need to think about that more. To go back to Mr. Jaskinia's comment and to Commissioner Murguia's comment, how we enforce some things like our code ordinances that are already in place may

work as well or better than an education program in getting some of the problem properties shaped up in some of our neighborhoods.

I think at this point what I would ask is that anyone who is here who was not part of the original discussion and would like to participate in ongoing discussions; if you could email either myself or leave your name and number with the officer here as you leave, then we can include you in future discussions so that we can get a broader perspective at the table. We will continue to consider how we can best roll this out with maximum effectiveness and a minimum of hassle to everyone involved.

Commissioner Townsend said one variation of what Commissioner Murguia asked. How many current landlords do we have on the roll? Do we have 7,100 or are we talking about 7,100 properties? I'm interested in the numbers if we're going to make this optional. How many people are we talking about that are currently licensed landlords? **Ms. Graber** said you're looking at approximately 3,000 – 3,100.

Commissioner Murguia said I'm sorry. I do have one quick question. So are you telling me that for example when NorthPoint came in, this just occurred to me—are you familiar with the NorthPoint development, Mr. Talkin? **Mr. Talkin** said yes. **Commissioner Murguia** said it's this beautiful luxury apartment complex out in western Wyandotte County. Did Hunter Harris with Lane4 have to go through landlord training? **Mr. Talkin** said this is not a requirement yet but they would have. If we kept the current ordinance they would be required to, yes. **Commissioner Murguia** said that's just nuts. Sometimes I think we create so many problems for ourselves. We make a lot of rules for a few people that really box us into a terrible situation. I doubt very much that Lane4 is going to be interested in going through the Wyandotte County Landlord Training Program but you know, I'm all in this for whatever the group decides. I just think we create our own stumbling blocks to development in this county and that is just absolutely insane to me to put those kinds of stipulations on people that, that is their profession. **Chairman McKiernan** said the beautiful thing is we left enough lead-time in this that we have plenty of opportunity to have further discussion and to modify it again so that we get maximum benefit with a minimum amount of overhead and hassle on everyone's part.

We'll take all the comments and the pros and cons sheet, thank you Greg and Debby for creating that. We'll take that. We will have further discussions and we will bring back to this group some suggestions down the road for refining.

Gordon Criswell, Assistant County Administrator, said the lady in the blue dress had her hand up. **Chairman McKiernan** asked was there someone who'd like to make a comment to the group. **Mr. Criswell** said I thought I saw the lady in the blue dress with her hand up. Did you have a comment ma'am?

Ms. Lee said on the NorthPoint they are members of the Apartment Association. They are trained and your bigger management companies would have more interest in coming to Kansas City, KS, if everyone else were educated as well if it wasn't such a difficult process for them to come into Wyandotte County. I can tell you that for a fact. **Chairman McKiernan** said there's another nuance to this that those larger organizations that already have as a part of their standard operating practice, some sort of education of their property managers and property owners would actually feel a benefit if other people who are not part of their larger groups would also have access to and come up to that same level of education and expertise. **Ms. Lee** said absolutely.

Mr. Talkin said, Ms. Lee, I may be wrong but you have an attorney that represents your group by the name of Sam but I can't think of his last name. **Ms. Lee** said yes, Sam Albert. **Mr. Talkin** said Sam Albert was at the table. **Ms. Lee** said well, he represents the Heartland Apartment Association. **Sam Albert** said I'm here. **Chairman McKiernan** said I thought I saw Sam back there. If we're going to have a conversation, Ms. Lee, if I could ask you to come back to the microphone just so we can capture the conversation. Thank you. **Mr. Talkin** said they were at the table, both the Housing Committee and I believe the subcommittee when this was discussed. **Chairman McKiernan** said oh, okay. Now I understand. So a representative of your group then was a part of the initial discussion and the creation of both the ordinance and the proposed educational elements that have gone along with this. **Ms. Lee** said right. We are two separate associations; the Heartland Apartment Association and the Apartment Association of Kansas City, but we work together legislatively and educationally so yes, we did have representation. **Chairman McKiernan** said so we will continue to have discussions about the best way to move forward and I would encourage everyone who wants to be a part of that discussion to let either Mr. Talkin at the Neighborhood Resource Center know or myself in the

July 7, 2014

Commission Office know that you'd like to be a part of that. We will make sure that you're a part of the discussion so that we can make this happen the best way possible.

Action: For discussion only.

Chairman McKiernan said if we could move backwards for just a moment please since we do have a quorum now we can go back to our first item of business which is approval of our minutes from our meeting of April 28, 2014. **On motion of Commissioner Murguia, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Item No. 2 – 140228... 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
 2218 Franklin Ave. - Mona Snoderly
 1504 Cleveland Ave. - Tommy Smith
 2425 Oak Ave. - Alvin Bradford
 2313 N. 4th St. - Nicholas Hunter
 2319 N. 4th St. - Nicholas Hunter
 539 Ann Ave. - SPECO, Inc.
 5318 Yecker Ave. - J. Efren Labatos
 433 Greeley Ave. - Rachel Jefferson
 1601 N. 22nd St. - Charles Cummings
 1714 New Jersey - William Davis
 2248 Lathrop Ave. - Charlotte Demming
 1431 S. 34th St. - Donnis Beadleston
 3043 N. 20th St. - Robert Easterwood
 1139 Minnesota Ave. - CJB Enterprises, LLC
 5635 Sloan Ave. - Penny Hickman
 942 Gilmore Ave. - Ismael Lopez
 1960 Troup Ave. - Johnny Gibbs
 725 Troup Ave. - Ephraim Woods, Jr.

Commissioner Murguia asked do we do them one at a time. **Chairman McKiernan** said I don't think so, unless we want to. **Commissioner Murguia** said, Chris, can I just move for

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approval on these or do we do them one at a time. **Chris Slaughter, Land Bank Manager**, said you can do the first batch. The second one I have, we need to take one out.

Action: Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve side-lot applications. Roll call was taken and there were four “Ayes,” Walters, Murguia, Townsend, McKiernan.

Donations to Land Bank
 1222 Pennsylvania Ave. from Nola Eickhoff
 204 Stewart Ave. from John Tucker, Jr.
 202 Stewart Ave. from John Tucker, Jr.
 125 Quindaro Blvd. from John Tucker, Jr.
 1948 Stewart Ave. from Sandra Radford
 3304 N. 57th St. from James Eickhoff

Mr. Slaughter said in the donations, we’re just going to request that 3304 N. 57th St. be removed. As I was working it, I soon discovered that it’s going to be slotted to be in the November tax sale. Eventually, it’s going to come this way. This will give us an opportunity for someone to possibly bid on it at the tax sale.

Action: Commissioner Murguia made a motion, seconded by Commissioner Townsend, to approve donations to the Land Bank excluding 3304 N. 57th St. Roll call was taken and there were four “Ayes,” Walters, Murguia, Townsend, McKiernan.

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:
 - 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,

July 7, 2014

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.

Commissioner Murguia asked do we have to go over goals and objectives. **Chairman McKiernan** said we had nothing that we had identified for discussion but if there's something you'd like to bring up for discussion. **Commissioner Murguia** said no. **Chairman McKiernan** said we had not. What the staff has begun to do for the other commissioners on this committee, is just to go back and recap and capture some of the previous discussions that we've had related to the committee goals and objectives. We had not identified anything specific for this meeting so you simply have now a scorecard of items that we have discussed in the past that could lead to future discussions.

July 7, 2014

Adjourn

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

tp

July 7, 2014



Staff Request for Commission Action

Tracking No. 140297

- Revised
 On Going

Type: Standard

Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 9/8/2014

(If none, please explain):

Proposed for the following Full Commission Meeting Date:

Confirmed Date: 9/25/2014

9/25/2014

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

Date:	Contact Name:	Contact Phone:	Contact Email:	Ref:	Department / Division:
8/25/2014	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 (11)
- Item (2) - Best and Finals (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
Larry Watkins	1735 Quindaro Blvd	1731 Quindaro Blvd	Parking	31	X	120	APPROVED
Larry Watkins	1735 Quindaro Blvd	1733 Quindaro Blvd	Parking	50	X	120	APPROVED
Timothy Hinemeyer	1630 S Mill St	1625 S 9th St	Yard Extension	200	X	145	APPROVED
Glenn Bennett	1962 N 26th St	1968 N 26th St	Yard Extension	60	X	120	APPROVED
Ahmad Noory	3425 Leavenworth Rd	3027 N 35th St	Yard Extension	100	X	150	APPROVED
Dot Homes, LLC	946 Ohio Ave	942 Ohio Ave	Yard Extension	38	X	130	APPROVED
Dot Homes, LLC	946 Ohio Ave	944 Ohio Ave	Yard Extension	38	X	130	APPROVED
Dot Homes, LLC	946 Ohio Ave	950 Ohio Ave	Yard Extension	38	X	130	APPROVED
Gary Cook	306 N 32nd St	300 N 32nd St	Yard Extension	35	X	118	APPROVED
Geary Cook	308 N 32nd St	312 N 32nd St	Yard Extension	50	X	118	APPROVED
Karlean Kramer	322 N 32nd St	326 N 32nd St	Yard Extension	75	X	118	APPROVED

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Rec 7/17/14

Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Larry T. Watkins
Spouse (if applicable): Patricia Watkins
2. Name of Corporation (if applicable) _____
3. Street Address: 1701 Pomona Pl
4. City, State, Zip: Bowie, Maryland 20716
5. Home Phone #: 301-218-9830 Work Phone #: 202-246-6950
6. E Mail Address: LTWATKINS47@yahoo.com
7. List Properties you own in Wyandotte County: 1735 Quindaro-Parcel 1157th 16,
081784, 094532, 080257, 081601, 080258, 094528, 094527, 094602,
110416, 066444 and 162503
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 1731 and 1739 Quindaro
 - 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.

*Parking lots would expand my parking facility.
Scale with Mr. Slaughter by phone in May, 2014 and he
indicated to submit application but he would not forward
anything until October 2014 when the Quindaro project would be
probably completed or continued. My lot 1735 Quindaro is adjacent to 1731 & 1733
Quindaro.*

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.

Larry T. Watkins Larry T. Watkins 7-17-2014
Applicant's Signature Print Your Name Date

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

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 X Corporation__ Nonprofit: __
Other: _____
3. **Must attach a letter of credit or pre-approval letter from your bank.**
4. **Must attach drawings for your proposed project.**
5. Proposed use of property:
 - Home Ownership.
 - Rental Home.
 - Business/Commercial Use.
 - Apartments.
 - Other, Specify: add to existing property
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: _____ Completion Date: _____

Comments: _____

Section 4: Additional Comments & Terms of Proposal.

add to existing property - have to be square lot instead of 1/2" square lot
return used before

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.

Timothy S. Hinemeyer / Timothy S. Hinemeyer 7-18-14
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



Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Glenn Bennett
 Spouse (if applicable): Sandra Bennett

2. Name of Corporation (if applicable) _____

3. Street Address: 1830 Lawrence Dr ~~KC 66106~~

4. City, State, Zip: K.C.Ki, 66106

5. Home Phone #: _____ Work Phone #: 913 915 5888

6. E Mail Address: glennett@yahoo.com

7. List Properties you own in Wyandotte County: 975 14th, 2614 Hickam, 2236 Hickam, 4701 Parkview, 1321 Rowland, 1962 N 26th, 1830 Lawrence Dr, 2615 Esplanade

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 1968 N 26th St KCK
 Vacant Land 66104
 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: _____ Completion Date: _____

Comments: _____

Section 4: Additional Comments & Terms of Proposal.

Incomplete applications will not be considered and will be returned to the sender. As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

	<u>Glenn Bennett</u>	<u>7/23/2014</u>
Applicant's Signature	Print Your Name	Date 2014

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



Rec 7/29/14 ccs

Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: AHMAD NOORY
Spouse (if applicable): _____
2. Name of Corporation (if applicable) —
3. Street Address: 12720 W 102 St.
4. City, State, Zip: Lenexa, KS 66215
5. Home Phone #: 913 492 4717 Work Phone #: 913-709 1642
6. E Mail Address: anoory61@yahoo.com
7. List Properties you own in Wyandotte County: 3425 Levenworth Rd.
Kansas City, KS
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 3027 N. 35th St.
 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.

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

Applicant's Signature

Print Your Name

Date

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



Rec 7/31/14

Unified Government Land Bank Application

Section 1: Personal Information.

- 1 Applicant's Name: Dot Homes, LLC, Jeffry D. Baker Manager Spouse (if applicable): _____
- 2 Name of Corporation (if applicable) _____
- 3 Street Address: 753 State Avenue, Ste 370
- 4 City, State, Zip: Kansas City, KS 66101
- 5 Home Phone #: _____ Work Phone #: (913) 621-1437
- 6 E Mail Address: jbaker@kckcpa.com
- 7 List Properties you own in Wyandotte County: See attached list
-
- 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 942 Ohio, 944 Ohio, 950 Ohio
- 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.

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.

Jeffrey D. Baker **JEFFRY D. BAKER** 7/24/2014

Applicant's Signature Print Your Name Date Dot Homes, LLC
Jeffrey D. Baker, Manager

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

Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes__ No__ (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
Other: _____

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

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

5. Proposed use of property:

- o Home Ownership.
- o Rental Home.
- o Business/Commercial Use.
- o Apartments.
- o Other, Specify: _____

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

2 Will you seek Neighborhood Revitalization Tax Rebates? _____

3 Starting Project Date: _____ Completion Date: _____ Comments: _____

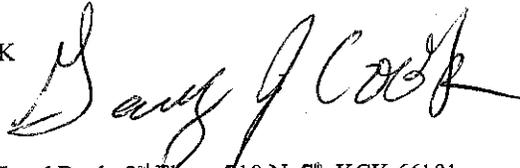
Section 4: Additional Comments & Terms of Proposal. I JUST WANT THE PROPERTY FOR A YARD EXTENSION ONLY ,NOT PLANNING ON PUTTING ANYTHING THERE BUT MAYBE A COUPLE APPLE TREES,WILL JUST KEEP IT CLEAN AND MOWED.

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 GARY J COOK

Print Your Name Date 7/21/14



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

Rec 8/12/14



Unified Government Land Bank Application

Section 1: Personal Information.

- 1 Applicant's Name: Angel Cook AND GEARY COOK Spouse (if applicable): Geary Cook
- 2 Name of Corporation (if applicable) _____
- 3 Street Address: 308 N 32 ND ST
- 4 City, State, Zip: KANSAS CITY, KANSAS, 66102
- 5 Home Phone #: 913-568-0044 Work Phone #: 913-766-1208
- 6 E Mail Address: angelcook84@gmail.com
- 7 List Properties you own in Wyandotte County: 308 N 32ND ST (CONTRACT FOR DEED)
- 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 312 N 32ND ST, KANSAS CITY, KS, 66102
 - a Vacant Land
 - b Structure
- 2. Proposed Use of Property:
 - a Yard Extension. Go to section 4.
 - b Parking. (Must comply with UG regulations) Go to section 4.
 - c Garage. Requires building permit. Go to section 4.
 - d Home Addition. Requires building permit. Go to section 3.
 - e New Home Construction. Requires building permit. Go to section 3.
 - f Commercial Construction. Requires building permit. Go to section 3.
 - g Rehabilitation of existing structure. Requires building permit. Go to section 3.
 - h Other: _____

Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes__ No__ (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
Other: _____

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

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

5. Proposed use of property:

- o Home Ownership.
- o Rental Home.
- o Business/Commercial Use.
- o Apartments.
- o Other, Specify: _____

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

2 Will you seek Neighborhood Revitalization Tax Rebates? _____

3 Starting Project Date: _____ Completion Date: _____ Comments: _____

Section 4: Additional Comments & Terms of Proposal. I JUST WANT THE PROPERTY FOR A YARD EXTENSION, WOULD LIKE TO PLANT SOME TREES, AND TOMATOE PLANTS ON IT, I HAVE BEEN KEEPING IT MOWED.

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 Angel E Cook , Geary J Cook



Print Your Name Date 7/21/14

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

Rec 8/14/14 (88)



Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Karlean Kramer
 Spouse (if applicable): _____

2. Name of Corporation (if applicable) _____

3. Street Address: 322 N 32nd St

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

5. Home Phone #: 913 371 1294 Work Phone #: _____

6. E Mail Address: Karlean@gmail.com

7. List Properties you own in Wyandotte County: 322 N 32nd
256 N 32nd

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 326 N 32nd
 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: _____

WYANDOTTE COUNTY LAND BANK - BEST & FINAL

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	LOT SIZE	LAND BANK MANAGER RECOMMENDATION
Tyronn Ollie	642 Oakland Ave	646 Oakland Ave	Yard Expansion	50 X 142	<p>Mr. Shae 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 - Shae for West 12.5 feet & Ollie for East 37.5 feet.</p>
Leroy Shea	648 Oakland Ave		Yard Expansion		

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Rec 7/01/14

Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Tyronn Ollie
Spouse (if applicable): _____
2. Name of Corporation (if applicable) _____
3. Street Address: 642 Oakland Ave
4. City, State, Zip: Kansas City, KS 66101
5. Home Phone #: (913) 238-1528 Work Phone #: 913-238-1528
6. E Mail Address: Tyronn.Ollie@gmail.com
7. List Properties you own in Wyandotte County: Same
8. Do you (or your spouse) have any Code Enforcement violations? Yes ___ No
9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 642 Oakland 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:
 - 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 was needing a yard extension, and i've been taking care of the property for 7 years as of now.

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.


Applicant's Signature

Tyrone Ollie
Print Your Name

7-1-14
Date

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

Wyandotte County Land Bank

Best & Final Check Off List

Your Best and Final Must Contain the Following Items:

1. Total Bid for Property(s):

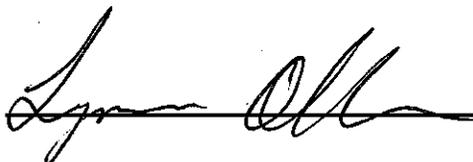
- 646 Oakland Ave \$ 375.00

(The quoted price for this property is \$500.00)

2. Proposed Plan for Site(s):

I Tyrone Ollie propose a plan of having a yard extension of all of L5 (25'), and half of L4 (12.5') east side. Total of footage 37.5 at \$ 375.00. \$ 10.00 ft. I Tyrone Ollie, and my neighbor Leroy Shea agreed upon this figure, and were fine with how it is.

Applicants Signature:



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Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Leroy T. Shea
Spouse (if applicable): _____
2. Name of Corporation (if applicable) _____
3. Street Address: 648 Oakland Ave
4. City, State, Zip: Kansas City KS 66101
5. Home Phone #: 913-742-9023 Work Phone #: _____
6. E Mail Address: foreveryoung km15@yahoo.com
7. List Properties you own in Wyandotte County:
648 Oakland Ave Kansas City Kansas
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 646 Oakland 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.

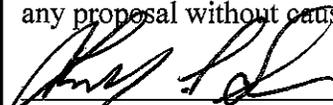
1. Does the project comply with current zoning? Yes__ No__
(Call Planning & Zoning at 913-573-5750)
2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
Other: _____
3. **Must attach a letter of credit or pre-approval letter from your bank.**
4. **Must attach drawings for your proposed project.**
5. Proposed use of property:
 - 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 Am wanting to buy 15 feet of vacant yard to East of my house (this would be 15 feet of west side of property which include the driveway. Me and my neighbor have been caring for property 15 mt 35 ft)

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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

Leroy T. Shea
Print Your Name

7/29/2014
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

Wyandotte County Land Bank

Best & Final Check Off List

Your Best and Final Must Contain the Following Items:

1. Total Bid for Property(s):

- 646 Oakland Ave \$ ~~125,000~~ ^{125,000} (Parcel 1/2 L4) (12.5 ft. 1/2 L4 west side)

(The quoted price for this property is **\$500.00**)

2. Proposed Plan for Site(s):

YARD expansion and (off street parking) Parcel 1/2 L4
I am wanting to restore the property to 648 and 642 Oakland Ave
Each of us thought the property was included when we bought
our homes and divided. Each of us taking care of the divided
sections. By buying (Parcel 1/2 L4) which includes driveway
parking, it would ensure my home has off street parking
By losing this (Parcel 1/2 L4) my neighbor will have 2 drive
ways and utilize as a circle drive leaving my home as
one of the few on the block and Turtle Hill with no off street parking.

Applicants Signature: _____



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