Neighborhood and Community Development Committee
Standing Committee Meeting Agenda
Monday, April 27, 2015
5:00 PM

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

Name
Commissioner Brian McKieman, Chair
Commissioner Hal Walker
Commissioner Gayle Townsend
Commissioner Ann Brandau-Murguia
Commissioner James Walters

Absent

1. Call to Order / Roll Call

II. COMMUNICATION: LAND BANK APPLICATIONS

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
2053 Springfield Blvd. - Ja Mia Development, LLC
2248 Quindaro Blvd. - Stephanie Dickens
357 Quindaro Blvd. - Rose Washington
2947 N. 35th St. - Linda Puentes

Best & Final for yard extension
3530 N. 35th St. - Michael Jackson and Maria Flores
(The Land Bank recommends Mr. Jackson receive the property based on geographical boundaries.)
Discussion of Land Bank Hold Areas
Tracking #: 150092

III. Measurable Goals

Item No. 1 - PRESENTATION: DEMOLITION & ABATEMENT PROGRAM

Synopsis:
Presentation on the Demolition and Abatement Program by Erin Downing, NRC. This is a follow-up from the March 20, 2015 standing committee meeting.

For discussion only.
Tracking #: 150090

IV. Adjourn
Staff Request for Commission Action

Tracking No. 150092

Revised
0 On Going

Type: Standard
Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 4/27/2015
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 5/14/2015
Confirmed Date: 5/14/2015

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

| Date: 4/14/2015 | Contact Name: Chris Slaughter | Contact Phone: 8977 | Contact Email: cslaughter@wycokck.org | Ref: | Department / Division: 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 (4)
Item (2) - Best and Finals (1)
Item (3) - Discussion on Land Bank Hold Areas

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)
<table>
<thead>
<tr>
<th>Name</th>
<th>Address 1</th>
<th>Address 2</th>
<th>Application Type</th>
<th>Area 1</th>
<th>Area 2</th>
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<tbody>
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<td>Ja Mia Development, LLC</td>
<td>2051 Springfield Blvd</td>
<td>2053 Springfield Blvd</td>
<td>Yard Extension</td>
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<td>Stephanie Dickens</td>
<td>2244 Quindaro Blvd</td>
<td>2248 Quindaro Blvd</td>
<td>Yard Extension</td>
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<td>367</td>
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<td>Rose Washington</td>
<td>353 Quindaro Blvd</td>
<td>357 Quindaro Blvd</td>
<td>Yard Extension</td>
<td>28</td>
<td>120</td>
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<tr>
<td>Linda Puentes</td>
<td>2953 N 35th St</td>
<td>2947 N 35th St</td>
<td>Yard Extension</td>
<td>50</td>
<td>150</td>
</tr>
</tbody>
</table>
Section 1: Personal Information.

1. Applicant's Name: Jamia Developments, LLC
   Spouse (if applicable):

2. Name of Corporation (if applicable): Jamia Developments, LLC

3. Street Address: 3125 Snopru Pkwy

4. City, State, Zip: KC MO 64130

5. Home Phone #: Work Phone #: 816.861.5115

6. E Mail Address: mia.madison@yahoo.com

7. List Properties you own in Wyandotte County: 2051 & 2055 Springfield Blvd

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: 2053 Springfield Blvd
   ☑ Vacant Land
   ☐ Structure

2. Proposed Use of Property:
   ☑ Yard Extension. Go to section 4.
   ☐ Parking. (Must comply with UC regulations) Go to section 4.
   ☐ Home Addition. Requires building permit. Go to section 3.
   ☐ Rehabilitation of existing structure. Requires building permit. Go to section 3.
   ☐ Other: __________________________
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: ____________________________ Date: ____________

Print Your Name: ____________________________

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: Stephanie Dickens
   Spouse (if applicable):

2. Name of Corporation (if applicable): 

3. Street Address: 2244 Quindaro Blvd

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

5. Home Phone #: (913) 907-0792 Work Phone #:

6. E Mail Address: steph.dickens@yahoo.com

7. List Properties you own in Wyandotte County: 2244 Quindaro Blvd

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 2248 Quindaro Blvd
   - Vacant Land
   - Structure

2. Proposed Use of Property:
   - Parking. (Must comply with UG regulations) Go to section 4.
   - Rehabilitation of existing structure. Requires building permit. Go to section 3.
   - Other: ______________________________________________________________________
Section 3: Construction Project Information.

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

2. Type of Ownership: Individual___ Corporation___ Nonprofit: ___
   Other: ________________________________________________________

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

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

5. Proposed use of property:
   - Home Ownership.
   - Rental Home.
   - Business/Commercial Use.
   - Apartments.
   - Other, Specify: _____________________________________________

6. Will you seek Tax Increment Financing or other public tax exemptions? ___

7. Will you seek Neighborhood Revitalization Tax Rebates? ___

8. Starting Project Date: ________________  Completion Date: ________________

   Comments: ____________________________________________________
   ______________________________________________________________
   ______________________________________________________________
   ______________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

__________________________________________________________________
__________________________________________________________________
__________________________________________________________________
__________________________________________________________________

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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: _________________________________________
Print Your Name: ______________________________________________
Date: ________________

Return Completed Application to: Attn: Land Bank Manager, Chris Slaughter
701 N. 7th St, Suite 421, KC, KS 66101
Fax 913-573-5745 Phone 913-573-8977
Section 1: Personal Information.

1. Applicant's Name: Rose M. Washington
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: 353 Quindaro Blvd.

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

5. Cell Phone #: 916 718 9454 Work Phone #:

6. Email Address:

7. List Properties you own in Wyandotte County: 353 Quindaro

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 357 Quindaro Blvd.
   - Vacant Land
   - Structure

2. Proposed Use of Property:
   - Parking. (Must comply with UG regulations) Go to section 4.
   - Rehabilitation of existing structure. Requires building permit. Go to section 3.
   - Other:
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes ___ No ___  
   (Call Planning & Zoning at 913-573-3750)

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 3-26-15

Return Completed Application to: Attn: Land Bank Manager, Chris Slaughter  
701 N. 7th St, Suite 421, KC, KS 66101  
Fax 913-573-5745 Phone 913-573-8977
Section 1: Personal Information.

1. Applicant's Name: **Linda Puente**
   Spouse (if applicable): **Samuel Mejia**

2. Name of Corporation (if applicable)

3. Street Address: 2947 N. 35th St

4. City, State, Zip: Kansas City KS 66104

5. Home Phone #: (913) 972-7925 Work Phone #: (913) 281-4547

6. E Mail Address: lanemosa1979@gmail.com

7. List Properties you own in Wyandotte County: 2953 N. 35th St
   Kansas City KSH 66104

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: 2947 N. 35th St KCK 66104
   - Vacant Land
   - Structure

2. Proposed Use of Property:
   - X Yard Extension. Go to section 4.
   - Parking. (Must comply with UG regulations) Go to section 4.
   - Rehabilitation of existing structure. Requires building permit. Go to section 3.
   - Other:_________
Section 3: Construction Project Information.

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

2. Type of Ownership: Individual __ Corporation __ Nonprofit: __
   Other: __________________________________________________________

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

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

5. Proposed use of property:
   o Home Ownership.
   o Rental Home.
   o Business/Commercial Use.
   o Apartments.
   o Other, Specify: _______________________________________________

6. Will you seek Tax Increment Financing or other public tax exemptions? __

7. Will you seek Neighborhood Revitalization Tax Rebates? __

8. Starting Project Date: ___________ Completion Date: ___________

Comments: ______________________________________________________

In complete 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: ___________________________ Date: ___________

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
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Property Address</th>
<th>Property Type</th>
<th>Size</th>
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<td>Michael Jackson</td>
<td>3518 N 35th St</td>
<td>3530 N 35th St</td>
<td>Yard Extension</td>
<td>165 X 260</td>
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<tr>
<td>Maria Flores</td>
<td>3539 Bell Crossing Dr</td>
<td></td>
<td>Yard Extension</td>
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</tbody>
</table>

The Land Bank recommends that Mr. Jackson receive the property based on the geographical boundaries.
Section 1: Personal Information.

1. Applicant's Name: Michael H. Jackson
   Spouse (if applicable): 

2. Name of Corporation (if applicable): 

3. Street Address: 5800 W 57th

4. City, State, Zip: Overland Park KS 66205

5. Home Phone #: 913-530-5855 Work Phone: 

6. E Mail Address: mhjackson1956@yahoo.com

7. List Properties you own in Wyandotte County: 3455 Bell Crossing
   3521 Bell Crossing and 3518 N 35th KCK

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: 3530 N 35th
   o Vacant Land
   o Structure

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

Section 3: Construction Project Information.

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

2. Type of Ownership: Individual __ Corporation __ Nonprofit __
   Other: ______________________________

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

4. Must attach drawings for your proposed project.

5. Proposed use of property:
   o Home Ownership.
   o Rental Home.
   o Business/Commercial Use.
   o Apartments.
   o Other, Specify: ______________________________

6. Will you seek Tax Increment Financing or other public tax exemptions? __________

7. Will you seek Neighborhood Revitalization Tax Rebates? __________

8. Starting Project Date: __________ Completion Date: __________

Comments: ______________________________
            ______________________________
            ______________________________

Section 4: Additional Comments & Terms of Proposal.

I would like to purchase the property
3530 N 35 St. to extend my yard. This way I can oversee this property is close to home. How can I get the Land Bank property for $150.00?

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

[Signature]
[Print 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
Wyandotte County Land Bank

Best & Final Check Off List

Your Best and Final Must Contain the Following Items:

1. Total Bid for Property(s):
   - 3530 N 35th St $750.99

   (The quoted price for this property is $150.00)

2. Proposed Plan for Site(s):
   - Extend my property line
   - So I can maintain and keep clean this property.


Applicants Signature: [Signature]
Section 1: Personal Information.

1. Applicant's Name: Maria Lourdes Flores
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: 1203 S Maple St Apt. B

4. City, State, Zip: Ottawa, Kansas 66067

5. Home Phone #: (913) 719-0855 Work Phone #:

6. E Mail Address:

7. List Properties you own in Wyandotte County: 3539 Bellcrossing
   35th North 35th Street

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 _

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 3530 N 35th St Kansas City KS
   - Vacant Land
   - Structure

2. Proposed Use of Property:
   - Parking. (Must comply with UG regulations) Go to section 4.
   - Rehabilitation of existing structure. Requires building permit. Go to section 3.
   - Other:
Section 3: Construction Project Information.

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

2. Type of Ownership: Individual____ Corporation____ Nonprofit____
   Other: __________________________

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

4. Must attach drawings for your proposed project.

5. Proposed use of property:
   o Home Ownership.
   o Rental Home.
   o Business/Commercial Use.
   o Apartments.
   o Other, Specify: __________________________

6. Will you seek Tax Increment Financing or other public tax exemptions? ______

7. Will you seek Neighborhood Revitalization Tax Rebates? ______

8. Starting Project Date: ____________ Completion Date: ____________

   Comments: __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

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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.

Maria de Jesus Flores  Maris de Jesus Flores  3-20-15
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
Wyandotte County Land Bank

Best & Final Check Off List

Your Best and Final **Must** Contain the Following Items:

1. Total Bid for Property(s):
   - **3530 N 35th St**  $1,800
   
   *(The quoted price for this property is $1650.00)*

2. Proposed Plan for Site(s):

   I want this property because 3 years ago my house was set on fire. I moved to Florida a couple of years ago and I want to move back to my property because I got permission to place a mobile home and I plan to live there. I'm a single mom with 5 girls. I just want to feel safe and have more space. I've noticed that there is a lot of trash in this property like tires and more trash because people like to dump trash there. There was trash on my property and cleaned it up. I would be happy to get this property and clean it up. This is why I'm interested in this property. Thank you.

Applicants Signature: Maria Flores
Staff Request for Commission Action

Tracking No. 150090

- Revised
- On Going

Type: Standard
Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 4/27/2015

(If none, please explain):

Proposed for the following Full Commission Meeting Date: 5/14/2015

Confirmed Date: 5/14/2015

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref</th>
<th>Department / Division</th>
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<tbody>
<tr>
<td>4/14/2015</td>
<td>Erin Downing</td>
<td>913-573-8647</td>
<td><a href="mailto:edowning@wycokck.org">edowning@wycokck.org</a></td>
<td></td>
<td>Demolition Program</td>
</tr>
</tbody>
</table>

Item Description:
Presentation of the Demolition and Abatement Program. The purpose of the presentation is for information and education only. This is also to follow up on any questions/concerns related to the March 20th Standing Committee.

Action Requested:
No action required, discussion only.

Publication Required

Budget Impact: (if applicable)

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

File Attachments