Neighborhood and Community Development Committee
Standing Committee Meeting Agenda
Monday, January 05, 2015
5:00 PM

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

Name | Absent
---|---
Commissioner Hal Walker, Co-Chair | ☐
Commissioner Brian McKiernan, Chair | ☐
Commissioner Gayle Townsend | ☐
Commissioner Ann Brandau-Murguia | ☐
Commissioner James Walters | ☐

I . Call to Order / Roll Call

II . Approval of standing committee minutes from November 3, 2014.

III . Committee Agenda

Item No. 1 - DISCUSSION: POTENTIAL PLANNING RELATED PROJECTS

Synopsis:
Discussion to prioritize potential Planning related projects over the next three years, submitted by Rob Richardson, Urban Planning & Land Use Director.
Tracking #: 140400
Item No. 2 - ORDINANCE: CODE ENFORCEMENT CITATIONS & FINES

Synopsis:
An ordinance relating to the creation of a Code Enforcement administrative fine process, submitted by Wayne Wilson, NRC/Code Enforcement.

Tracking #: 140418

Item No. 3 - COMMUNICATION: LAND BANK APPLICATIONS

Synopsis:
Request approval of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Board of Trustees has recommended approval.

Applications-yard extension unless noted otherwise
2104 Brown Ave. - Vincent Cade
640 Orville Ave. - Adam Wittmer
1729 Yecker Ave. - Morrislean Huggins
3101 Waverly Ave. - Van Ervin
2610 Ann Ave. - John Smith
2813 S. 37th St. - June Guiterrez
333 Haskell Ave. - Nicholas Hunter, property maintenance
341 Haskell Ave. - Nicholas Hunter, property maintenance
345 Haskell Ave. - Nicholas Hunter, property maintenance
3425 N. 63rd St. - Michael Crosier
1908 N. 5th St. - Jeffrey Hollinsheed
1949 N. Thompson St. - Jeffrey Hollinsheed
2909 N. 27th St. - Kaen Valee
3516 Silver Ave. - Victor Lopez
2935 Hutchings St. - Chris Williams
2939 Hutchings St. - Chris Williams
338 N. Valley St. - Jimmy Bryant
1944 N. Thompson St. - Monica Marrufo
3513 Silver Ave. - Joseph Alejandre

Tracking #: 140421
IV. **MEASURABLE GOALS**

Item No. 1 - **MEASURABLE GOALS: NCD**

Synopsis:
Measurable goals presented by Neighborhood Resource Center (NRC).
Tracking #: 120136

V. **Adjourn**
The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, November 3, 2014, at 5:04 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Townsend, Murguia and Walters. The following officials were also in attendance: Jody Boeding, Chief Legal Counsel; Gordon Criswell, Assistant County Administrator; Joe Connor, Interim Assistant County Administrator; Ken Moore, Deputy Chief Counsel; Emerick Cross, Interim Commission Liaison; and Ellen Hanson, Chief of Police.

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

Approval of standing committee minutes for September 8, 2014. On motion of Commissioner Murguia, seconded by Commissioner Walters, the minutes were approved. Motion carried unanimously.

Committee Agenda:

**Item No. 1 - 140360…COMMUNICATION: LAND BANK APPLICATIONS**

**Synopsis:** Communication requesting consideration of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval of the applications.

Applications for yard extension unless noted otherwise
541 Morse Ave. – Mark Hopkins for single-family construction
642 Everett Ave. – Ricky White
6347 Longwood Ct. – Mark Lee
2017 Federal Ave. – James Clinkenbeard
2020 Federal Ave. – James Clinkenbeard
2947 N. 35th St. – Samuel Mejia

Chris Slaughter, Land Bank Manager, stated we have six applications before you. Five are for yard expansion and one is for a single-family home construction.
**Chairman McKiernan** stated just to confirm, these applications have all been reviewed by the Land Bank Advisory Board. **Ms. Slaughter** stated yes.

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

Outcomes:

**Item No. 1 – 140362...DISCUSSION: LAND BANK PRACTICES**

**Synopsis:** Discussion on current acquisition/disposition practices of the Land Bank and proposed recommendations for the future, presented by Chris Slaughter, Land Bank Manager. This is in response to the committee’s request made on September 29, 2014. For discussion only.

**Chairman McKiernan** stated this is a follow-up of a discussion that we started last month at our meeting and Mr. Slaughter stated he was going to bring back some information and it really does feed into part of the discussion that we had on Saturday as well regarding Outcomes, regarding Strategic Goals and Objectives. **Mr. Slaughter** stated I will say that I was one of the ratings that you guys got Saturday. I happened to be up at 8:00 so I flipped over on Google Fiber, highly entertained. **Chairman McKiernan** asked how should we take highly entertained. **Mr. Slaughter** stated I do want to say it was nice and refreshing to hear Land Bank being mentioned as a tool, as a department that can be a possible solution to some of the issues and problems we’re facing. Again, based on our conversation last month you guys asked for some just general thoughts, practices, of how we get property and how we let property get out. Also, in your packet there is some proposed policy language that we hope to plan to bring next month to you that does talk about the same kind of stuff in more in-depth. I figure that can maybe be a conversation for next month.
Here on this slide we talk about the basic ways the property comes into the Land Bank. We can receive transfers from local governments. The tax sale is where we get a majority of our property from. We can accept donations as we talked about last month. The Land Bank has the ability through the statute to just straight purchase property. That also takes funds which I have lack in those. There is also, again, along the lines of transferring property there are groups out
there like The National Community Stabilization Trust that has REO properties that banks hold and they’re kind of a segway that the Land Bank can approach them about property in our area and say what would it take to get that property donated to the Land Bank or how about donating and maybe offering some money behind it in case we do need to demo that property? There are those avenues too.

Chairman McKiernan stated I just want to make sure that my understanding is that our current policy does provide that we can take in both improved properties and vacant properties. That is properties that have a structure as well as those that don’t have a structure. Our practice historically has been not to take properties with structures because of all the intended issues that come with them. The holding costs, etc. Our policy does allow for structures. Mr. Slaughter stated yes. You are correct. I kid a lot about the funding part but there is liability. We have to secure the property to keep people out. There is a lot more that goes into it than just the financing side of it. Chairman McKiernan stated but as we look at, for example, what we talked about on Saturday with the acquisition of the abandoned and tax delinquent properties, we don’t really have to make any changes to our policies in the Land Bank to enable that particular piece to happen. We can take structures. Mr. Slaughter stated correct. We were just hoping to maybe strengthen and amplify that with an upcoming policy change.
LAND BANK DISPOSITION

Land Bank disposition strategies:

— Side-Lot Sales
— Property Sales with Conditions
— Development
— Lease of Property

Some of the ways we get rid of property, obviously the most popular way is through side-lot sales. We also do sales on property for people that are wanting to build on or develop. Sometimes we put conditions on those or restrictions, something to basically say that if you don’t do it, we’re going to come and possibly take the property back from you.

There’s also the possibility to lease some of the property. We want to further investigate doing Adopt-A-Lot or possibly what we will call Lease-A-Lot Program and allow people to take the property. It will still stay in the Land Bank possession. They won’t have to pay taxes on it but they’ll provide some sort of service on it, maintain it, maybe put a garden, that type of stuff.

Chairman McKiernan stated if I could clarify a side-lot sale then. There is a parcel of land could be beside a house and we could dispose of that one of two different ways. One is we could outright sell it to the person who then would have a larger, geographical property area and with that sale they would pay taxes on it and they would maintain that property as part of their regular. Mr. Slaughter stated we would require them to maintain it, keep it codes, and pay the taxes.

Chairman McKiernan stated or the lease kind of goes along with Cleveland, I guess, is doing. Mr. Slaughter stated there are various Land Banks that do some sort of program. Chairman McKiernan stated we could advertise to homeowners that if there’s this vacant lot that’s in the
Mr. Slaughter stated correct. We could expand that to groups, churches, schools. Maybe a school has a nice couple lots across the street from them and it would make a good garden or something like that. There’s numerous ways to look at that.

Commissioner Townsend asked where does that leave us though with the person who wants to acquire a lot that is not contiguous with their property. Mr. Slaughter stated I will address that maybe a slide or two ahead. I can answer it now if you want. Commissioner Townsend stated I don’t want to take you out of your rhythm if you intend to address that later, that’s fine. Mr. Slaughter stated my rhythm would probably be sporadic anyway.

Commissioner Murguia stated just walk through with me real quickly why would we limit the temporary use of a vacant lot adjacent to a property owner to churches, schools, and residents? Why would we not let anybody utilize it as long as they are willing to keep it up with the understanding that unless they buy it we could sell it to someone else at anytime? Mr. Slaughter stated I agree and mostly those situations that other than the one next to somebody’s house, maybe it’s the one across the street. Just to kind of what jump to - Commissioner Townsend, you had mentioned. In the past if someone wanted to buy a lot that was right across the street from them we really never had a mechanism to say here’s just a straight sale. A lot of times I would get questions that would say why are we selling this lot if it’s not adjacent to their house or how are they going to take care of a lot that maybe is a block away from them even though they want to do a garden. That is something that we need to address and I’ll probably have to come to you guys with some suggestions and get some direction on how we handle that. I believe there should be two types of lots for sale. Just a straight sale, the lot could be next to your house, or not, but if it’s next to your house and that’s what we’re trying to foster someone that will take care of it, it’s right next to their house; let’s combine the property into one and maybe we look at a reduced price for that and try to promote that. There’s going to be times when the house next to it or on both sides of it, maybe they’re delinquent or maybe they have a code violation and they would be ineligible for that. Having someone else come along to possibly maintain that in a temporary capacity or maybe the best solution is to sell it to them. We need to look at that too.
PROPERTY SALES W/CONDITIONS

What to do with Land Bank property that is does not sell for a Side-Lot?
• Adjacent neighbors are not eligible
• Adjacent property does not have an improvement
• Out-of-town/state applicants
• Speculators

Different scenarios need different options!

SIDE-LOT SALES

The most frequent sale for Land Bank
• How to be more efficient
  — Adjacent Property Letter
  — Liveable Neighborhoods & Neighborhood Leaders
  — Brochures
  — Website
  — Word of Mouth
Again, just to touch on side-lot sales, they are the most frequent transaction we do and we bring before you guys.

Some of the things to be more efficient, we can look at sending adjacent letters out again. We currently do that just with new incoming property. The property we get from the tax sale or the donation, or if we ever went out and purchased it, by our policy we are supposed to send out an adjacent letter saying hey, this property is available. We can look into expanding that to side-lots. I’d like to do that in a limited capacity. I don’t feel we need to do that every month or every three or four times a year, but something we can sit there and at least feel that hey, notice was sent out to you and you were made aware, unless there was some sort of returned mailing or something like that.

I think we need to, I should say I need to branch out more to the neighborhood groups, get them involved, get them to talk to their neighbors and say let’s find out if that lot next to you is in the Land Bank and if it is, let’s figure out how we can get you that property if they want it.

We currently do have a brochure. I’m looking to expand that based on the new policy.

We have our website. I need to probably work more with our IT people on how to expand that.

Just good ole word of mouth sometimes can help. I’m going to have to get out more, get away from the desk and the office and get out more and go to neighborhood groups, go to Liveable Neighborhoods and stuff like that and just try to spread the news about these lots. One of the tough problems having is the information I get is so numerous, the data I get, it makes it hard to simplify and sort these things out. What I could find maybe with something in a certain neighborhood, but if the neighborhood doesn’t have a subdivision or a name that it goes by and our records don’t have any way to trace that, I have to go line by line through 2300 properties to see who is this. Maybe with the help of our IT Department or I know there is a lot of talk of open data and some of the possible products that can result from that, maybe there is an easier way to identify this lot and possible targets for that property.

Chairman McKiernan stated but as you and I have talked before now we’re starting to get into some of the resource limitations that you’re up against. As an office of one maintaining an effectively an MLS listing on all of our vacant lots with all of the descriptive information with potential sales price, with potentially a photo with an overall map, that becomes very labor

November 3, 2014
intense and not only to create but then to maintain as well. That I think would be the ultimate solution but we are going to have to come up with some more resources if we expect that to happen.

**Mr. Slaughter** stated and on this slide we’ll talk again a little bit about some of the sales we do, where we do put some conditions on that. **Chairman McKiernan** stated what I’ve seen on the screen so far doesn’t match what came with the agenda.

**Mr. Slaughter** stated I apologize for that so please adapt with me. This kind of goes back to what we’re talking about earlier. How do we handle the situations where lots aren’t in a maybe a hold area or they’re not next to somebody’s house. What is the criteria we need to look at to sit there and say yeah, we’ll sell that property, here’s the conditions that are going to go along with that. Again, we may have a lot next to a house where the guy hasn’t paid his taxes in two years. He wouldn’t be eligible until he paid his taxes.

What if the Land Bank property is right between two additional Land Bank properties? Do we really want to expand a vacant lot to a bigger vacant lot instead of trying to promote more of a home construction and that type of stuff?

What do we do with speculators and out-of-town requests? I get these frequently. Do we start requiring that they have a Resident Agent that if something came up and Codes needed to be called I had a contact a person that I could call and say get this cut. Obviously, someone in Maryland, California, or New York isn’t going to rush back here to cut a vacant lot that’s six inches high of weeds. How do we handle that and address that?

**Chairman McKiernan** stated that brings up a question. Right now do we have residency requirements on people who purchase Land Bank property? **Mr. Slaughter** state no. Again, most of what I present to you are side-lots so there’s already some sort of residency there established. Maybe they live outside of the county or outside of the state but they are going to have someone renting there or possibly purchasing or buying the property. I get requests from them and generally what I’ll do is I’ll tell them to have the owner of the property apply for it because the last thing we want to do is have an owner of a house and a owner of a side-lot and they go their separate ways, we’re kind of eventually going to be right back with the side-lot in our possession.

**November 3, 2014**
With development I’ve been very fortunate to kind of be merged with the Economic Development Department. We feel that there’s this great hand-in-hand partnerships that could go along with using Land Bank has an important tool to possibly entice developers to come here and get those projects. Again, I’ll talk a little bit about how I feel the website should be enhanced. The Land Bank’s website currently, and it’s not to knock it, it’s really just not probably a high traffic flowing area.

DEVELOPMENT

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

– Offer land at a discount or for free
– Partner with Economic & Community Development offices
– Website improvements for better visibility
Lease of property. A lot of Land Banks they adopt-a-lot. A short-term fix that let a group or an individual take possession of it. Those are generally year-to-year.

Lease-A-Lot generally we would try to sit there and do more with probably a group or maybe put more of a set number and we would kind of maybe say hey, we want you to take all five or maybe ten of these within a certain area. Maybe put a longer term on that. But maybe also construct that at the end of that term then maybe we go ahead and just transfer ownership to that or sell it at a substantially reduced price.

**Commissioner Murguia** stated so I appreciate the level of detail to this. What I’m starting to figure out is maybe sometimes there’s too much detail. For example, tell me what would be wrong with just having – why would anyone lease a lot from us when they can adopt-a-lot?
Mr. Slaughter stated I think initially I just figured it would be kind of two different categories. Maybe an individual or group that really didn’t have the means to outright purchase the property but it was something they’ve already, maybe they’re already taking care of or it’s down the street from them. I feel adopt-a-lot might be a lower scale way to get them to access the property but maybe again they don’t have the means to purchase it outright. Lease-A-Lot I figure that it would be something that I would go out and approach larger groups and sit there and say is there any interest in taking care of these lots here, maybe it’s something down the road that if you would be interested in purchasing you know we would have some sort of mechanism on there. They also can be combined into one program too, but just in doing the research there just tends to be too different types.

Commissioner Murguia stated just from my perspective it seems like right now given the volume of lots that we have, from what I’ve heard from commissioners in meetings and stuff, I think really all we’re expecting you to do with the manpower that you have which is one man, is to get them out there. Either get people using them so that they’re being cared for so that we stop getting code violation calls and our community looks better or sell them which gets them back on the tax rolls. Other than that, any other level of detail might be, just my suggestion, might be consuming too much of your time and effort. I do think you are really good at working with people in hold areas. As this committee agreed on before there needs to even be limits on that. That’s just my comments so far.
Mr. Slaughter stated just some broad recommendations. I really feel that social media needs to be expanded. I’m probably going to pursue permission to start a Facebook page, maybe a Twitter page, if that’s acceptable.

A web-based real estate information platform. I’ve had conversations with a couple of vendors that would literally be able to put on our website a scaleable map that you can zoom in, get in information on individual lots to possibly lead to our application process. Kind of a one-stop for information and also help me out a little bit to kind of streamline some of the applications to an electronic format.

Abstracting. As much as we need to get rid of it I think we also, hopefully, realize that there is a lot of potential assets out there that are tax delinquent that we probably want to investigate looking into and abstracting is some of the behind the scenes steps that need to be done. Currently I believe there are two abstractors and they’re probably already up to their neck with tax sales. Throwing my additional load on top of that is probably very overwhelming. That may be something down the road that we need to look at.

Again, back to the data. I was really pleased to hear the data conversations at your retreat on Saturday. Sometimes we focus more on can this thing talk to this thing and can this program talk to this thing and maybe what we need to focus on collecting the data we have and then
formatting it into a way that we can sit there and say there’s an area right there we need to pay attention to or there’s an area maybe we’re paying too much attention to that is really not that bad off. That then can help me come up with strategies or some of the other departments here at the UG to come up and say let’s look at these this way to maybe tackle these types of problems.

Funding, you heard me say that all the time. Additional funding could come from sales of the Land Bank property. Hopefully, as we go if we start including structures in there, that could increase that pool. Maybe that will offset some of the other operational stuff that I have to sit there and deal with. Of course, I’m not going to sit there and say that National Boss Day at the Land Bank is pretty boring. I didn’t get a gift this year. Additional staff sometimes can and probably would help expand some of our operations and stuff.

Chairman McKiernan stated here’s a question. As we have talked before roughly 2,000 parcels in the Land Bank.

Mr. Slaughter stated and here’s the map that was requested that I just passed out and I believe Commissioner Walters and Townsend that you got a printed one of your district. Chairman McKiernan stated Commissioner Murguia and I already have - Commissioner Murguia stated mine is red though. Is there a different between this one. Mr. Slaughter stated Land Bank is red. UG controlled is blue. The gold is the tax sale, eligible. Chairman McKiernan stated if you zoomed it in, you would see the color. With it zoomed out like this we can’t see the color that we can see when we get our individual district maps. If you have this PDF and drop back, you can look at it on the street while you are out there.

Chairman McKiernan stated there is about 2,000 lots in the Land Bank right now. You’ve given the estimate, if I remember right that there is probably another 4,000 vacant lots that are eligible to be put in the Land Bank by virtue of being eligible for foreclosure, is that right?. Mr. Slaughter stated, yes. Chairman McKiernan stated we’ve got about another 4,000 out there and at some point although there is a lot of cost that is associated with taking those properties, we’re effectively maintaining them right now anyway. Nobody is cutting them so we eventually abate them or don’t and I wonder what advantage would be, what power would we have, if we have control of those lots, if we had the actual ownership of those lots and we effectively aggregated all of these lots that are vacant and eligible for foreclosure by virtue of non-payment.

November 3, 2014
of taxes. I’d love for you, not tonight, but think about what it would take from an acquisition standpoint, what would it take from an ongoing management standpoint and what advantages might there be or disadvantages, either/or, to us having control by ownership of those lots. Right now on our perspective maps you and I see if it’s gold and it has a green cross hashed threw it we know that’s it vacant and it’s eligible for foreclosure by virtue of non-payment of taxes. Would there be some inherent advantage to us out right owning all of those lots. Would it enable agritigation. Would it enable development that we can’t do now. Would it enable faster than we’re able to do now. I don’t know the answers to all of those.

Commissioner Murguia stated I’ve been working with Chris. Your presentation is done, right? Mr. Slaughter stated correct. Commissioner Murguia stated I don’t want to talk in the middle of it. Let me just give you one specific example. I’m not sure, I don’t know either really, Brian; but I’m not sure that fast tracking tax delinquent property into the UG’s hands, if there isn’t a long-term plan for is a good idea. Chairman McKiernan stated fair enough. Commissioner Murguia stated but let me tell you what happened on the other end of that. I have asked Chris to and I had asked Administration, we had several meetings over the summer about putting all of the eligible tax delinquent properties whether it be structure or vacant, all of it, that’s in Rosedale on the November tax sale. That request apparently was overwhelming because it didn’t happen. In fact quite the opposite happened. Only ten parcels came on the November tax sale. The difficulty is that I as a Commissioner, had gone out and met with a variety of developers to tell them I was working on this as Commissioner and there are a number of developers who freed up an enormous amount of cash to show up at our November tax sale and buy those parcels. That didn’t happen. Chairman McKiernan stated Commissioner Markley and I had the exact same experience. As we tried to bait a test what we presented to you all on Saturday, we had hoped to have some select properties in the November sale. That’s why I want to start getting my hands better around what are the roadblocks that prevent us. In what we presented to you Saturday we’re using the Land Bank and hopefully strategically only putting in as much as we know, or we’re fairly confident we can take back out to develop redevelopers. Commissioner Murguia stated I’m talking about developers saying we’re going to bid on whatever you put out there and we’re coming with cash in hand and it still didn’t happen. Chairman McKiernan stated correct. Commissioner Markley and I ran into the same thing. We had developers lined up on the backside that had agreed effectively. We need to better

November 3, 2014
define what’s our roadblocks in the current system and is it a state roadblock in terms of serving. Is it an internal roadblock in terms of abstracting. I think that starts to point to the solutions that if we would decide to do this on a large scale we could do it anytime we wanted to and to the extent that we want to.

Commissioner Murguia asked, Chris, can you go back to your slide that listed some suggestions.

That’s why there are nine of us representing different areas of the city. I’m not sure my district, District 3, needs to have a lot of more advertisement than already is going on as far as promoting the lots. There are other districts here that can speak for their area. Where I see the need is additional abstracting. It doesn’t look geographically on the map like a big area but since our lots in the city are so small, it could be a small 25 ft. front or a 50 ft. front, the same paperwork is required as out in Piper where you may have 15 or 20 acres of ground that you could sell off. I think the amount of detail required in abstracting and for Chris to have additional abstracting ability would be very beneficial when a handful of developers that are interested in urban
redevelopment come forward. I think that’s, from my perspective, is probably the biggest piece of getting the work done and getting it ready for the developer.

**Chairman McKiernan** stated one of the questions that I’ve had is because that has certainly been identified to me as the choke point of our process. My question is does it make sense for us to hire full-time employees to do that. Does it make more sense to contract that out on a piece-work basis and I don’t know the answers but I’m trying to think through all the possibilities because if that’s what’s stopping us from moving large quantities of properties where people have already said to us yes, we have an interest in that. We’ve got to find a way to power through that roadblock yeah, you’re right.

**Commissioner Murguia** stated I would just say fundamentally I am more inclined to be supportive of contract work when you are starting something new because you don’t know if it’s going to be something that would be needed long-term and then what do you do with those full-time employees. When we’re trying to move a specific number of parcels through the Land Bank process I would think we could simplify things and move things quickly if we just hire a company that just does abstracting. We could allow a budget line item in this coming budget for additional abstracting services and we could see how that goes, instead of hiring some people to do a job and then once we get through with all this abstracting and then what do we do with them. **Chairman McKiernan** stated I completely agree, completely.

**Commissioner Townsend** stated I liked the comment you made about the aggregation approach with the caveat that you have some way to move it out. Take in ten, you move out ten. My recommendation or what I’d like to see addressed goes to the smaller ones, the smaller needs of individuals. I do not understand and I think we should probably address why someone who is sitting where I am, who sees a property, say where Commissioner Walters is, not contiguous, and wants to buy it and rid us of the continued obligation to take care of that in the Land Bank cannot do so now. Especially if we’re allowing out-of-towner’s to purchase property. If the perspective owner, resident, has even a line of sight or just wants to take care of that, I do not understand why we can’t right now let that person buy the property. Is it because what we call it, it’s not a side-lot but so what, if they want to be responsible for it and remove the burden from us of a phone call about unkept yard or weeds, pay taxes on it, then we should just move to allow that to

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**November 3, 2014**
happen. Mr. Slaughter stated, again, just from past experience and getting some probably not favorable comments about why we are doing it this way probably is just really not promoting it that much and focusing more on the side-lots. You could take the same thing with a garden. I want this garden but it happens to be eight blocks away from my house. Part of what I’m asked to do is to also go for at least the first year and make sure that what these people have applied in and purchased the property for are doing that. That takes a lot out of my day or year to constantly drive around and look at lots. We need to get our inventory down too. If looking at it is what we need to do, I’m all for it, I just want to probably and I probably will bring you some guidelines of where I think we need to sit there and say here’s what you can and can’t do even though it’s not next to your house. Just to protect us and make sure that a speculator doesn’t come in and buy it for $400 and then later we hear that someone down the street bought it for $4,000. I don’t think those are the type of phone calls we want to get into. If we also want to get rid of them, I can get rid of them too.

Commissioner Townsend asked is there some stipulation that someone who purchases property that say they are going to use it for a garden must do so for so long currently. Mr. Slaughter stated we’ll generally put in the deed and give them a timeframe where they would need to comply with why they purchased the property or the reason or the usage for it. Commissioner Townsend stated well it seems to me that same kind of stipulation could be put on it if there is a safeguard but to me it still seems to benefit in trying to get these lots out of the Land Bank is going to outweigh long-run keeping it in just because it’s not contiguous. Mr. Slaughter stated on the flip side of that is if it is four months later, six months later, and there is no garden there are you guys wanting me then to go and approach this person saying now we’re going to take this property back because you haven’t started a garden and then there’s steps that go along with that, that would have to be brought back to you guys. I’m just trying to cover all of the angles here and make sure that whatever we roll out and we promote that it is an easy transaction, it’s transparent. Again, that’s kind of where I go back to my word of mouth. If it works for one person, they’re going to tell their friends and they’re neighbors and now all of sudden we could possibly be selling more. Commissioner Townsend stated if a person just wants to keep it cut that would be enough if they never grew one tomato because it takes that burden off of us and adds to the tax base. Mr. Slaughter stated I completely agree.
Commissioner Murguia stated, Chris, I have some questions about some things you said. If somebody walks in and buys a lot from the Land Bank for $400 and then turns around and sells it to someone for $4,000 why do we care? Mr. Slaughter stated we don’t but again the message I’ve received in the past that has been we need to frown on having speculators come and purchase this property. Those decisions have just been based on conversations with the board from the past. Commissioner Murguia asked how do you know they’re a speculator. Mr. Slaughter stated well some people just say I want to buy a lot because I heard owning land is really nice or again, I want to buy a lot because I want to put a garden that’s maybe 10 blocks away from my house. I would sit there internally, I wouldn’t this say out loud, but I would probably question it. If the goal is to get rid of them, I’ll get rid of them for you. Commissioner Murguia stated I think the reason we only have one person in the Land Bank is that I think that’s what we want to do is get rid of them. I think unless somebody comes forward and tells you that you need to come up with some sort of Economic Development strategy, personally, I don’t think that’s your job. To figure out an Economic Development strategy for the vacant lots in Wyandotte County, that’s way beyond the job of one person; apparently it’s beyond the job of many. There is a lot of thought and time. I’m with Commissioner Townsend, if somebody is going to mow a vacant lot that’s five miles from their house in my district, I don’t really care, mow it. I’m grateful for that. I don’t see why we’re preoccupied with those things. I think we should just get them out there. Now on the other hand, if someone comes forward, like I said the situation with the Rosedale parcels, if we bundle those and we’re going to sell them at a tax sale and everybody has a chance to bid on them and there are developers that are interested in buying a number of parcels, then absolutely, we have almost like a development deal or proposal coming in front of us, we should look at that. If we can get rid of these we should be doing that. Do we have legal recourse if somebody comes in, if I buy a parcel, a vacant piece of ground and I don’t do anything with it and it just, the grass grows high again right away, what happens? Mr. Slaughter stated if Codes contacted you then they would probably contact me and I would reach out saying you need to cut it. We give them a one-year timeframe for all of this stuff to happen or if maybe they hadn’t paid their taxes, then yes, we can say we can take the property back. Commissioner Murguia stated within a year. Mr. Slaughter stated within a year. Commissioner Murguia stated so they have a year to behave themselves and then outside that year we lose the right to take the property back. Mr. Slaughter stated yes.
**Chairman McKiernan** stated this is good information. It’s great to start this conversation. It’s just going to have to continue because with what Commissioner Markley and I presented on Saturday the Land Bank is a vital piece of that flow of trying to get rid of or reducing our inventory of abandoned and tax delinquent structures in the city. We have an urgency to start getting some answers by next May which is the next tax sale that is going to come up where we would hope to at least bate a test, that process that we showed everybody on Saturday. We appreciate all the information you’ve given. You’ve gotten some feedback. We’re going to continue to just go back and forth and try to have an improved process by the time we get to May.

**Commissioner Townsend** stated thank you again Mr. Slaughter. Going back to the presentation that you and Commissioner Markley made which I really liked, do either of you anticipate a certain amount of costs attributed to the execution of those plans and how that’s going to impact the budget. **Chairman McKiernan** stated early on we’re looking at keeping the number of properties that we would move so low that it could be absorbed within the current operation of the Land Bank. As we move forward, let’s say it is wildly successful beyond our dreams, now we’ve got to do something. One of those things for example that another community does is they take 50% of the incremental tax that is paid on that property for the next five years, it doesn’t go to the General Fund but instead circles back around to specifically fund the vehicle to move more properties. There are formulas that other cities have come up with to try to take some of the incremental proceeds from sale and incremental taxes that aren’t being collected now and funnel at least some of those back into the operation of the unit that brings those properties out of delinquency.

**Commissioner Murguia** stated I have a question for you. Why would it not be successful if you are only putting parcels in the tax sale that you had a developer to develop once they acquired them, what would not be successful about that.? **Chairman McKiernan** stated that would always be successful but as we think about maybe doing something more aggressive as some other cities have done where they don’t necessarily have – with what Commissioner Markley and I presented there were two possible groups of properties. One that we pretty much already knew a developer would take or make a commitment to. The second, where we looked at them and we weren’t such but we done our due diligence and we figured those were really good properties.

**November 3, 2014**
except they were upside down. We didn’t necessarily have somebody committed to them but we were reasonably confident that they would be attractive if they available in that, as we call the day after auction. What other cities have taken the idea where they’ve said we have 6,000 abandoned and tax sale eligible structures and we’re just going to foreclose on the entire lot. We’re going to take them all in, we know we’re going to have the holding costs, we know we’re going to have certain things like this. That’s where we might end up getting in trouble and having a lot more cost associated with the acquisition and the holding of those properties. With what you and I have talked about so far, we should be able to mitigate those costs because we are only moving in what we are confident we can move out on the back side.

**Commissioner Murguia** stated I guess I still don’t understand. If we know we can sell property, if we just get it to tax sale, why is that not happening? That’s the part I just don’t get because even if we have to pay additional money for abstracting to get it ready to unload it, it’s exactly what you said, in the next budget cycle there should be less of a financial burden on us then there was in the first year because we are actually ridding ourselves of the problem. **Chairman McKiernan** stated this is all speculation but if we just ramped ourselves up to the point where we hit the limit of our current ability to abstract and if we don’t have the seed money to let the contract to do some piece work, additional abstracting, we’ll have to find that seed money to get it through the first time. That’s one of the things that Mr. Slaughter is going to look at is the pros and cons or the procedures involved with doing additional contract abstracting but maybe it’s not abstracting. Maybe there is another choke point in the system. Maybe it’s the ability to service or serve the papers of foreclosure. I don’t know. **Commissioner Murguia** stated well we should surely know that. We should surely know that. We go through, I mean we have a Land Bank. We’ve had it for how many years now. We should clearly know what it takes to get something to the tax sale and how long it takes. **Chairman McKiernan** stated well the Land Bank isn’t the entity that’s really responsible for getting the properties to tax sale, that’s Delinquent Real Estate. That’s a parallel but a separate gauge from the Land Bank.

**Mr. Slaughter** stated I just want to add on this conversation that you could load up the tax sale list and have 1,000 for sale and you could start them off at a dollar and you’ll probably sell all of them. You’re going to run the risk that you’re going to still have owners that are just interested in getting the property as a financial mean to put some money in their pocket, not take care of it.
The Land Bank, at least my belief is, with the restrictions and conditions that we can put on these sales to the third party and say look, you’re not just getting it cheap because we want to get rid of it, you’re going to fix it up, you’re going to bring it up to code, or you’re even going to go above code. If it needs to be demolished you’re going to be there on the back end to possibly have the funds to demolish it and pay us back, that kind of stuff. Commissioner Murguia stated I do want to say, Chris, if that was the case, we wouldn’t have tons of property in the Land Bank currently. If there were a lot of people that were going to bid on it like that and that was something to be fearful of, we wouldn’t have a Land Bank full of parcels that nobody wants that we keep getting calls about. I hear what you’re saying and I understand your concern a little bit. We still have the policy where we could go back to having hold areas for those areas interested in development but our Land Bank. – assuming if we bundled every piece of tax delinquent property we have right now in all of Wyandotte County and we put it on a tax sale, I would have to disagree with you that we would sell a large portion of it. I do because our Land Bank wouldn’t look the way it does if that was the case. That’s just a comment.

Chairman McKiernan stated we’re going to continue working every month to try and solve this problem and remove that choke point and move these properties, how about that. Thank you Mr. Slaughter. We appreciate it.

Action: No action taken.

Item No. 2 – 120136…OUTCOMES

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

Overview/discussion of the next phase.

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

April 29, 2013

a. Housing. Develop policies and programs that:
   • Grow neighborhoods to their maximum potential
   • Make property owners accountable for their property
   • Foster a diverse housing stock

November 3, 2014
b. Healthy Community/Recreation. Encourage lifestyles through programs, services, and facilities that maximize the health and well-being of our citizens and enhances equality of life.

c. Update strategic planning regarding the Land Bank.

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

August 26, 2013

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

b. Update strategic planning regarding the Land Bank.

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

September 30, 2013

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

November 4, 2013

Discussion on how to grow neighborhoods to their maximum potential.

January 6, 2014

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

February 3, 2014

Presentation on the following, by Ameribid for:
   - Their ability to comply with the NON
   - Their past history of selling real estate for various entities
   - Their recommendations for selling UG and Land Bank properties

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

Adjourn

Chairman McKiernan adjourned the meeting at 5:53 p.m.

tk

November 3, 2014
Over the last year, several specific Planning related projects have been discussed at various times. The attached list briefly describes each activity along with the cost.

The Neighborhood and Community Development Standing Committee is asked to prioritize these efforts over the next 3 years, make the appropriate budget revisions/recommendations and authorize an additional staff position to manage the planning processes and work to implement existing and future master plans.

Amount: $705,000
Source: Amount needed in addition to grant funds received

- Included In Budget
- Other (explain) A budget revision is necessary
### Upcoming and Desired Planning Efforts

<table>
<thead>
<tr>
<th>Plan Area/Title</th>
<th>Time to Complete</th>
<th>Total Cost</th>
<th>Grant Funds Anticipated</th>
<th>UG Cost over 3 years</th>
<th>Requested by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosedale Master Plan Update and traffic Analysis</td>
<td>12-14 months</td>
<td>$250,000</td>
<td>$200,000</td>
<td>$50,000</td>
<td>Mayor, Commissioner, RDA</td>
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<tr>
<td>K-32 Corridor Plan</td>
<td>18 months</td>
<td>$136,800</td>
<td>$95,000</td>
<td>$41,800</td>
<td>Commissioner, Bonner, Edwardsville</td>
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<tr>
<td>Internet for-sale property locator by zoning district</td>
<td>3 months</td>
<td>$50,000</td>
<td>$5,000</td>
<td>$45,000</td>
<td>Mayor, Richardson, Bijokovich, Kindel</td>
</tr>
<tr>
<td>Historic Evirons Ordinance Amendment</td>
<td>2-3 months</td>
<td>$1,000</td>
<td>$0</td>
<td>$1,000</td>
<td>Mayor, Hanover Heights</td>
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<tr>
<td>5th and 6th Street Rezoning</td>
<td>3-4 months</td>
<td>$1,000</td>
<td>$0</td>
<td>$1,000</td>
<td>Commissioner, Strawberry Hill</td>
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<tr>
<td>Food truck ordinance amendment</td>
<td>3-4 months</td>
<td>$1,000</td>
<td>$0</td>
<td>$1,000</td>
<td>Commissioner</td>
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<tr>
<td>Dollar Store ordinance amendment</td>
<td>3-4 months</td>
<td>$1,000</td>
<td>$0</td>
<td>$1,000</td>
<td>Mayor</td>
</tr>
<tr>
<td>Social Services related zoning amendments to assist in downtown issues</td>
<td>3-4 months</td>
<td>$1,000</td>
<td>$0</td>
<td>$1,000</td>
<td>Commissioner, downtown residents and businesses</td>
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<tr>
<td>Amend Special Use Permit Requirements to correspond to the recent animal code</td>
<td>3-4 months</td>
<td>$1,000</td>
<td>$0</td>
<td>$1,000</td>
<td>Commission/Legal</td>
</tr>
<tr>
<td>City-wide Zoning Code - Complete revision to the City Zoning Code</td>
<td>16-20 months</td>
<td>$350,000</td>
<td>$0</td>
<td>$350,000</td>
<td>Commissioner</td>
</tr>
<tr>
<td>Sign Code - complete revision to the City sign code including constitutionally necessary revisions</td>
<td>12-14 months</td>
<td>$60,000</td>
<td>$0</td>
<td>$60,000</td>
<td>Commissioner</td>
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<tr>
<td>Northeast Area Plan</td>
<td>16-20 months</td>
<td>$120,000</td>
<td>$0</td>
<td>$120,000</td>
<td>Commissioner, Community</td>
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<tr>
<td>Armourdale Plan - the current plan is old and outdated. A new plan will better serve that part of our community in dealing with industrial/residential conflicts.</td>
<td>12-14 months</td>
<td>$80,000</td>
<td>$0</td>
<td>$80,000</td>
<td>Richardson</td>
</tr>
<tr>
<td>Central Avenue Plan - examine complete street options and land use/redevelopment opportunities</td>
<td>14-18 months</td>
<td>$80,000</td>
<td>$0</td>
<td>$80,000</td>
<td>CABA</td>
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<tr>
<td>Healthy Communities Wyandotte (HCW) Master Plan Amendments</td>
<td>6-10 months</td>
<td>$20,000</td>
<td>$15,000</td>
<td>$5,000</td>
<td>HCW</td>
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<td>6-10 Months</td>
<td>$20,000</td>
<td>$15,000</td>
<td>$5,000</td>
<td>HCW</td>
<td></td>
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<tr>
<td>Additional innovation in electronic plan review - online submission and payment</td>
<td>9 months</td>
<td>$50,000</td>
<td>$0</td>
<td>$50,000</td>
<td>Richardson, Talkin</td>
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<tr>
<td>Long Range Planner - to manage planning efforts and work to implement current and future master plan Recommendations</td>
<td>cost for 3 years @ $75,000 per year</td>
<td>$225,000</td>
<td>$0</td>
<td>$225,000</td>
<td>Richardson</td>
</tr>
<tr>
<td>LEED ND training and certification for planners</td>
<td></td>
<td>$5,000</td>
<td>$0</td>
<td>$5,000</td>
<td>Richardson</td>
</tr>
</tbody>
</table>

**TOTAL 3 YEAR REQUEST**

$1,453,800 $330,000 $1,123,800

* indicates project initiated to limited degree

Note: current planning budget for consulting services is approximately $30,000 annually
Staff Request for Commission Action

Tracking No. 140418

Type: Standard
Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 1/5/2015
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 1/22/2015
Confirmed Date: 1/22/2015

Contact Name: Wayne Wilson
Contact Phone: 573-8646
Contact Email: wwilson@wycokck.org
Ref: NRC/Code Enforcement

Item Description:
Staff is submitting a Code Enforcement Administrative Citations and Administrative Fines ordinance for consideration of the governing body to approve and/or provide staff direction. Adoption of this process will enable Code Enforcement to penalize those individuals that hide behind Corporations and out of state owner statuses, as well as other violators. The Administrative process, in specific instances, would replace and/or support the Municipal Citation process by levying fines against those individuals that fail to comply without the burden of them being required to be summoned to court. As an Administrative Citation, the Administrative Fine if not paid, can then be imposed against the offending properties taxes as a Special Assessment and then recorded as a lien against those property taxes. This process should also make it financially unreasonable for entities to use the Unified Government’s Abatement team as their lawn care service. Additionally we are asking that the governing body consider that a percentage of the revenue collected through Administrative Fines be placed into a special fund organized through Livable Neighborhoods, or other designated agency, that could be used to assist those that truly do not have the resources, connections, or the physical ability to correct their code deficiencies by making necessary repairs to their properties.

Action Requested:
Approval

Publication Required
Publication Date: 1/6/2015

Budget Impact: (if applicable)
Amount: $100,000
Source:
- Included In Budget
- Other (explain) See attached

File Attachment
An ordinance relating to the creation of a code enforcement administrative fine process; creating eleven new sections.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That a new section is hereby created to read as follows:

Enforcement through administrative fine. A person who has violated any provision of Chapter 8 or Chapter 19 of the Code of Ordinances may be issued an administrative citation and be required to pay an administrative fine in accordance with the provisions of this article.

Section 2. That a new section is hereby created to read as follows:

Amount of fines. The following fines may be imposed for each separate violation of a code provision:
   a. $100 for a first violation;
   b. $250 for a second violation within any twenty-four month period; and
   c. $500 for a third or subsequent violation within any twenty-four month period.

Section 3. That a new section is hereby created and is to read as follows:

Notice of violation.
   a. The public officer shall provide notice and a reasonable time for the person who has violated a provision of Chapter 8 or Chapter 18 to remedy the violation, provided the violation does not create an immediate danger to life, health or safety.
   b. If the person fails to cure the violation within the time provided by the public officer, the officer is authorized to issue an administrative citation.
   c. Notice and opportunity to remedy a violation shall be considered given if a previous notice has been sent within the previous 24 months.

Section 4. That a new section is hereby created and is to read as follows:

Issuance of administrative citation. An administrative citation shall contain the following information:
   a. The date of the violation.
   b. The address or a description of the geographic location where the violation occurred.
   c. The section of the code violated.
   d. A description of the conditions which caused the code violation.
e. An order to bring the conditions into compliance with the code.

f. Information concerning the fine, including:
   1. The amount of the fine the citee is to pay;
   2. The date, 30 working days from the date of the citation, by which the citee must pay the fine; and
   3. The method for paying the fine.

g. Notice that the citee’s payment of the fine does not excuse a continued or subsequent violation of the code.

h. Notice of the citee’s entitlement to request an administrative review.

Section 5. That a new section is hereby created and is to read as follows:

Review to contest Administrative citation.

a. Request for review. A citee or any person with a legal interest in the property may contest the citation by:
   1. Submitting a request for review to the public officer within 10 business days from the issuance of the administrative citation; and
   2. Depositing with the public officer a $25.00 deposit for the review.

b. Suspension of payment of fine. If the citee files a timely appeal request for review, the requirement to pay the fine shall be suspended and the payment of the fine, if any, shall be in accordance with the decision of the review officer.

c. Processing the request.
   1. Upon the receipt of a request for review, the Hearing Officer shall set the matter for hearing and provide the citee at least 10 days’ notice of the time, date, and location of the review.
   2. Upon the request of the citee, the public officer shall provide copies of any documents intended to be submitted for consideration at the review.

Section 6. That a new section is hereby created and is to read as follows:

Review Officer. The County Administrator shall designate a competent person or persons to serve as a review officer.

Section 7. That a new section is hereby created and is to read as follows:

Review Procedure.

a. If the citee requesting the review fails to appear, the Review Officer shall enter a decision upholding the citation.

b. At the review, the public officer or his designee shall present his case in support of the contention that a violation of this code has occurred and the citee is responsible.
c. At the review, the person contesting the penalty shall be given the opportunity to testify and to present evidence that a violation did not occur and/or the citee is not responsible for the violation.

Section 8. That a new section is hereby created and is to read as follows:

Review Officer’s Decision.

a. The review officer shall issue a written decision to uphold or set aside the administrative citation and shall present the reasons for the decision.
b. The Public Officer shall send a copy of the Review Officer’s decision to the citee.
c. The decision of the Review Officer shall be the UG’s final action on the matter. The decision shall become final as of the date of the decision.

Section 9. That a new section is hereby created and is to read as follows:

Collection of fines and charges. If a citee fails to pay the fine in a timely manner, the UG may collect any past due fines by use of all available legal means.

Section 10. That a new section is hereby created and is to read as follows:

Lien Procedure. Whenever the amount of any administrative fine imposed pursuant to this section regarding real estate has not been satisfied in full within the longer of either 30 days from the payment date as provided on the citation or the final decision of a review officer, the obligation shall constitute a lien upon real property on which the violations occurred. Such lien, including, as a part thereof, allowance of costs and the necessary attorney’s fees, may be foreclosed in judicial proceedings in the manner provided or authorized by law for loans secured by liens on real property or shall be assessed as a special assessment against the lot or parcel on which the underlying violation occurred. The unified government clerk shall, at the time of certifying other unified government taxes, certify the unpaid portion of the aforesaid fine and costs, and the county clerk shall extend the same on the tax rolls of the county against such lot or parcel of land.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,

THIS _______ DAY OF __________________, 2015.

Mark Holland, Mayor/CEO
Attest:

______________________________
Unified Government Clerk

Approved As To Form:

______________________________
Colin Welsh, Assistant Counsel
BUDGET IMPACT

The expected front end and then ongoing financial impact for the Administrative Citation and Fine process would include the following:

1. Database Consultant assisting staff in the implementation of the process to MAUWI, with guesstimated fees around $50,000. This consultant is needed to assist the current MAUWI administrator balance other responsibilities and needs.

2. Due to the expected billing, receipt of payment, and the associated bookkeeping duties associated with the implementation of this process, a dedicated clerical support position would be needed. This support could be accomplished through the addition of a Fiscal Support Specialist position, with an estimated salary and benefits of $42,000.

3. Additionally, there would be a necessity to acquire the equipment and supplies such as the placards associated with this process. Basing our calculations on past costs and numbers of abatement placards and the equipment required to post them, we are figuring costs for the Administrative Citation and Fine method near $15,000.

4. There would also need to be a Hearing Officer, as appointed by the County Administrator, for any appeals that may be filed. If the County Administrator elects for the Hearing Officer’s responsibilities to be taken by existing UG staff, there would add no additional costs, and if elected to be outside of the existing UG staff, rates and cost would have to be determined at that time.

So, expected obligations to implement the Administrative Citation and Fine method would fall slightly over $100,000.00, with some additional cost should it be determined to proceed with an outside source to perform the Hearing Officer’s responsibilities. Please note that all cost would be a yearly reoccurring cost except for the database consultant.
§1: Enforcement through administrative fine. A person who has violated any provision of Chapter 8 or Chapter 19 of the Code of Ordinances may be issued an administrative citation and be required to pay an administrative fine in accordance with the provisions of this article.

§2: Amount of fines. The following fines may be imposed for each separate violation of a code provision:
   a. $100 for a first violation;
   b. $250 for a second violation within any twenty four month period; and
   c. $500 for a third or subsequent violation within any twenty four month period.

§3: Notice of violation.
   a. The public officer shall provide notice and a reasonable time for the person who has violated a provision of Chapter 8 or Chapter 19 to remedy the violation, provided the violation does not create an immediate danger to life, health or safety.
   b. If the person fails to cure the violation within the time provided by the public officer, the officer is authorized to issue an administrative citation.
   c. Notice and opportunity to remedy a violation shall be considered given if a previous notice has been sent within the previous twenty-four months.

§4: Issuance of administrative citation.
An administrative citation shall contain the following information:
   a. The date of the violation
   b. The address or a description of the geographic location where the violation occurred.
   c. The section of the code violated.
   d. A description of the conditions which caused the code violation.
   e. An order to bring the conditions into compliance with the code.
   f. Information concerning the fine:
      1. The amount of the fine the citee is to pay;
      2. The date, 30 working days from the date of the citation, by which the citee must pay the fine; and
      3. The method of paying the fine.
   g. Notice that the citee’s payment of the fine does not excuse a continued or subsequent violation of the code.
   h. Notice of the citee’s entitlement to request an administrative review.

§5: Review to contest administrative citation.
   a. Request for review. A citee or another with a legal interest in the property may contest the citation by:
1. Submitting a request for review to the public officer within 10 business days from the issuance of the administrative citation; and
2. Depositing with the public officer a $25.00 deposit for the review.

b. Suspension of payment of fine. If the citee files a timely appeal request for review, the requirement to pay the fine shall be suspended and the payment of the fine, if any, shall be in accordance with the decision of the hearing officer.

c. Processing request.
   1. Upon the receipt of a request for review, the hearing officer shall set the matter for hearing and provide the citee at least 10 days’ notice of the time, date, and location of the review.
   2. Upon the request of the citee, the public officer shall provide copies of any documents intended to be submitted for consideration at the review.

§6: Review Officer.
The County Administrator shall designate a competent person or persons to serve as a hearing officer.

§7: Review Procedure.
   a. If the citee requesting the review fails to appear, the hearing officer shall enter a decision upholding the citation.
   b. At the review, the public officer or his designee shall present his case in support of the contention that a violation of this code has occurred and that the citee is responsible.
   c. At the review, the person contesting the penalty shall be given the opportunity to testify and to present evidence that a violation did not occur and/or the citee is not responsible for the violation.

§8: Hearing Officer’s Decision.
   a. The hearing officer shall issue a written decision to uphold or set aside the administrative citation and shall present the reasons for the decision.
   b. The public officer shall send a copy of the hearing officer’s decision to the citee.
   c. The decision of the hearing officer shall be the Unified Government’s final action on the matter. The decision shall become final as of the date of the decision.

§9: Collection of fines and charges.
If a citee fails to pay the fine in a timely manner, the Unified Government may collect any past due fines and attendant costs by use of all available legal means.

§10: Lien procedure.
Whenever the amount of any administrative fine imposed pursuant to this section regarding real estate has not been fully satisfied in full within the longer of either 30 days from the payment date as provided on the citation or the final decision of a hearing officer, the obligation shall constitute a lien upon the real property on which the violation occurred. Such lien, including, as a part thereof, allowance of costs and the necessary attorney’s fees, may be foreclosed in judicial proceedings in the manner provided or authorized by law for loans secured by liens on real property or shall be assessed as a special
assessment against the lot or parcel on which the underlying violation occurred. The unified government clerk shall, at the time of certifying other unified government taxes, certify the unpaid portion of the aforesaid fine and costs, and the county clerk shall extend the same on the tax rolls of the county against such lot or parcel of land.
Received a Compliance Letter?
Before issuing an Administrative Citation, the City can issue a Compliance Letter outlining the nature of the violation and compliance deadline.

1. Please Do Not Panic. A Compliance Letter is a list of items that need to be corrected. Receiving a Compliance Letter is not the end of the world; it merely means your property needs some attention. A Compliance Date is the date by which you need to have the items corrected or by which you must make other arrangements with the City.

2. Please Do Not Ignore it. Ignoring a Compliance Letter will not make the violation go away. Citations and Property Abatement are the City’s method of last resort. The City wants to work with residents to resolve their maintenance issues. Unfortunately, if an Owner is unwilling to cooperate, the City is left with few options.

3. Do Read ALL of the compliance materials. Many of your questions are answered in the compliance letter materials.

4. Do Take Responsibility and ACTION. Make arrangements and begin work early enough to complete the work on time. If needed, investigate financial resources.

If you are unable to complete ALL of the required work by the Compliance Date, please call the staff person listed on the Compliance Letter for an extension to avoid further action. City staff can work with owners to resolve the violation, including, but not limited to offering reasonable extensions for compliance.
Administrative Citation Process

On March 23, 2009, the West St. Paul City Council approved the Administrative Citation Ordinance, City Code Section 121, replacing the Community Court program of Dakota County District Court as an alternative method of enforcement for City Code violations rather than relying on the criminal court system. City Code violations such as building code, zoning, licensing, and nuisance violations can be handled through the Administrative Citation process rather than through criminal court.

The Administrative Citation process provides greater flexibility to create an efficient and effective enforcement method. A violation of City Code is a misdemeanor pursuant to City Code Section 115.01. However, an Administrative Citation may be issued for City Code violations to gain compliance before the City files any criminal charges.

Administrative Penalty Fines

An Administrative Penalty Fee Schedule for Administrative Civil Citations allows the City to issue administrative penalties or fines for City Code violations. The penalty or fine amount varies from $55.00 to $2,000 depending on the type of violation. The fine amount doubles for repeat violations that occur within a 12-month time period up to a maximum of $2,000.

The Administrative Citation Ordinance and Penalty Fee Schedule are found on the Administrative Citation page on the City website at www.cityofstpaul.org.

Administrative Citation Process

The City can issue an Administrative Citation if the violation is not corrected by the compliance deadline listed in the Compliance Letter.

The City can also issue Administrative Citations without issuing a Compliance letter for the following:

- Repeat offenders,
- License, traffic or parking, animal and noise violations, and
- Obstruction of fire hydrants or fire lanes.

Please see the chart on page 2 and the following list outlining the next steps for those who receive an Administrative Citation:

- If the Citation is paid and the violation is corrected, no further action will be taken by the City.
- If the Citation is paid and the violation is not corrected, the City can issue a second Administration Citation or a Criminal Citation.
- If the Citation is not paid and the violation is NOT corrected, the property owner will be assessed for the fine and the City can issue a second Administration Citation or a Criminal Citation.

Any owner who receives an Administrative Citation has the following options:

1. Correct the violation and pay the fine in 30 days of the date the citation was mailed or personally served. No additional citations will be issued. However, the violation must be corrected on an additional Administrative or Criminal Citation may be issued.
2. Contest the Citation in writing within 10 calendar days after the date the Citation was mailed or personally served.
3. If you do not pay the fine, correct the violation, or contest the citation, the fine will be assessed against the property or additional Administrative or Criminal citations will be issued.

If the owner fails to correct the violation or pay the fine, the City may do any of the following:

1. Assess the fine against the property.
2. Issue subsequent Administrative Citations,
3. Initiate criminal proceedings, or initiate other enforcement action authorized by law.

Contesting Administrative Citations

If you receive an Administrative Citation, the City Code violation and the Citation fine may be contested before an independent Hearing Officer who is not a City employee.

To request a hearing, you must contact the Deputy City Clerk/Hearing Scheduler in writing within 10 calendar days after the date the citation was mailed or personally served stating that you contest the alleged violations, the amount of the penalty, or both. Mail to: City of West St. Paul, Attn: Deputy City Clerk, 1616 Humboldt Ave., West St. Paul, MN 55118.

The Hearing Scheduler will notify you of the date, time, location of your hearing and the name of the Hearing Officer. Allow at least one-half day for the hearing. Other cases may be scheduled at the same time as your hearing. Please arrive on time to the hearing. The Hearing Officer may not hear your case if you arrive late.

The Hearings will be held at the Office of Administrative Hearings, Administrative Law Division 600 Robert Street North St. Paul, MN 55101

Maps, parking, hearing date, time and other information will be included in the Notice of Hearing packet.

At the hearing, the Hearing Officer has the authority to do any of the following:

1. Make a finding that there is a violation occurred.
2. Reduce, stay or waive an administrative civil penalty or fine.
3. Require compliance with the City Code within a specified timeframe.
4. Make a finding that there is no violation occurred and dismiss the Administrative Citation.

After the hearing, you will receive a signed Copy of Order outlining the Hearing Officer’s decision. If the Hearing Officer orders an Administrative Penalty fine, it must be paid within 30 days of the Hearing Officer’s order.

If the Administrative Penalty fine is not paid, the City may assess the penalty against the property pursuant to Minnesota Statutes Chapter 429. If the hearing officer finds that no violation occurred, then the City may not proceed with criminal prosecution for the same act or conduct.

If the Hearing Officer upholds the violation, you will be ordered to pay $100 toward the cost of the hearing. If you fail to appear at the hearing, the Administrative Citation shall be sustained.

Fine Payment Information

Please pay the Administrative City Penalty fine by check or by cash. Payment must be made within 30 days of the date the citation is mailed or personally served. The citation fine will be assessed against the property if not paid.

Checks are made payable to the City of West St. Paul. INCLUDE A COPY OF THE CITATION WITH THE PAYMENT. Mail to: City of West St. Paul, Attn: Admin Citation, 1616 Humboldt Ave., West St. Paul, MN 55118.

Any check that is returned due to "Non Sufficient Funds" or "Uncashed Funds" will be charged a $30.00 NSF fee. The NSF fee and the check reimbursement must be paid in cash or money order within 5 business days of notice. Failure to pay will result in additional fines and/or criminal charges.

More Information

For more information on the Citation or the fine issued, please contact the City Staff listed on the Citation form.

To contest the Citation or fine and request a hearing, please contact the Deputy City Clerk/Hearing Scheduler in writing within 10 calendar days after the date the citation was mailed or personally served. Mail to: City of West St. Paul, Attn: Deputy City Clerk, 1616 Humboldt Ave., West St. Paul, MN 55118.

For more information on the Administrative Citation process, please call 651-552-4144 or visit the Administrative Citation page on the City website at www.cityofstpaul.org.

City of West St. Paul
1616 Humboldt Avenue
West St. Paul, MN 55118
651-552-4100 Municipal Center
651-552-4190 Fax
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 (19)

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.

Budget Impact: (if applicable)

Amount: $  
Source:  
- Included In Budget  
- Other (explain)
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<tr>
<th>APPLICANT</th>
<th>APPLICANT ADDRESS</th>
<th>LAND BANK ADDRESS</th>
<th>PROPOSED USE</th>
<th>LOT SIZE</th>
<th>ADVISORY BOARD RECOMMENDATIONS</th>
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<tr>
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<td>2110 Brown Ave</td>
<td>2104 Brown Ave</td>
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<td>3101 Waverly Ave</td>
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<td>Joseph Alejandro</td>
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<td>Yard Extension</td>
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</table>
Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant’s Name: Vincent G. Cade
   Spouse (if applicable): ____________________________

2. Name of Corporation (if applicable) ____________________________

3. Street Address: 2104 Brown


5. Home Phone #: 913-832-4963 Work Phone #: 913-621-0922

6. E Mail Address: ____________________________

7. List Properties you own in Wyandotte County: NONE

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: 2104 Brown
   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:
   - 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.

________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________

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]

Applicant's Signature

[Print Name]

Print Your Name

[Date]

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: Adam Wittmer  
   Spouse (if applicable): ________________________________
2. Name of Corporation (if applicable) Wittmer Management LLC
3. Street Address: PO Box 5032
4. City, State, Zip: Kansas City, Ks. 66119
5. Home Phone #: 913-486-2742  
   Work Phone #: _______________________
6. E Mail Address: adamwittmer7@hotmail.com
7. List Properties you own in Wyandotte County:  
   541/553/556 Central  
   1600-1618 Central, 646 Orville, etc
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  
   640 Orville  
   ✓ Vacant Land  
   ○ Structure
2. Proposed Use of Property:  
   ✓ Yard Extension. Go to section 4.  
   ○ Parking. (Must comply with UG 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:
   - 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.

   I own the property next door and would like to have the vacant lot for a yard extension, and possibly in the future building a garage.
   ___________________________________________________________________
   ___________________________________________________________________

**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
Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant’s Name: Morrislean Huggins
   Spouse (if applicable): ________________________________

2. Name of Corporation (if applicable) ________________________________

3. Street Address: 2820 Cissna St

4. City, State, Zip: Kansas City, KS 64104

5. Home Phone #: (312) 621-0133 Work Phone #: ________________________________

6. E Mail Address: ________________________________

7. List Properties you own in Wyandotte County: 2820 Cissna St
   Kansas City, KS 64104

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 1729 Yee Ker Ave
   - 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.

My reason for being interested in the property is to have a safe place for my grandchildren to play outside in an area that is fenced in for their safety.

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.

Monsielean Huggins 12-3-14
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: **VAN ERVIN**
   Spouse (if applicable): ____________________________________________

2. Name of Corporation (if applicable) **N/A**

3. Street Address: **3105 WAVERLY AVE**

4. City, State, Zip: **KANSAS CITY KANSAS 66104**

5. Home Phone #: **913-342-1350** Work Phone #: **913-238-9762**

6. E Mail Address: **VERVIN@KC.RR.COM**

7. List Properties you own in Wyandotte County: ______________________

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

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

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property **3101 WAVERLY AVE**
   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.

This property is adjacent to my home I have been keeping the grass cut and weeds down for the last 3 years and would like to fence it in and cultivate the ground for a better lawn.

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.

_________ ___________  VAN ERVIN  12-4-2010
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: John E. Smith
   Spouse (if applicable):_______________________________

2. Name of Corporation (if applicable):_______________________________

3. Street Address: 2614 ANN AVE

4. City, State, Zip: KC 66102

5. Home Phone #: 913-608-5576 Work Phone #: Retired

6. E Mail Address: js20471@gmail.com

7. List Properties you own in Wyandotte County: 2614 ANN

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: 2610 9th AVE
   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.

Land Extension

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: John E Smith  Print Your Name: John E Smith
Date: 12-4-14

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: **Juan Gutierrez**
   Spouse (if applicable): 

2. Name of Corporation (if applicable): 

3. Street Address: **2814 S. 37th St.**

4. City, State, Zip: **Kansas City, Kansas 66106**

5. Home Phone # **913-499-1087** Work Phone # **913-284-5681**

6. Email Address: **jiragutierrez@gmail.com**

7. List Properties you own in Wyandotte County: **2814 S. 37th St.**
   **3340 N. 40th Terrace**

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: **2813 S. 37th 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.
   - [ ] Home Addition. 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.

--- Yard addition ---

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.

--- Signatures and Date ---

Applicant’s Signature: ____________________________ Print Your Name: ____________________________ Date: 12-5-14

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: Nicholas Hunter  
   Spouse (if applicable):  

2. Name of Corporation (if applicable):  

3. Street Address: 2312 N 4th Street  

4. City, State, Zip: Kansas City KS 64101  

5. Home Phone #: 816-016-2162  Work Phone #: n/a  

6. E Mail Address: huntern33@yahoo.com  

7. List Properties you own in Wyandotte County:  
   2312 N 4th Street, 2315 N 4th Street  

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: 345 Haskell Avenue  
   (Vacant Land  
   Structure  

2. Proposed Use of Property:  
   Yard Extension. Go to section 4.  
   (Parkin. (Must comply with LG 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: maintenance and future development  

3. Signature:  
   Date:  

4. Other information:  

5. Certification:  
   I certify that the information provided is true and correct to the best of my knowledge and belief.  

6. Signature:  
   Date:  

7. Additional comments:  

8. Signature:  
   Date:  

9. Additional comments:  

10. Signature:  
    Date:  

11. Additional comments:  

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.

_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

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.

Nicholas Hunter          Nicholas Hunter    12/5/14
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
Section 1: Personal Information.

1. Applicant’s Name: Nicholas Hunter
   Spouse (if applicable):

2. Name of Corporation (if applicable)

3. Street Address: 2312 N 4th Street

4. City, State, Zip: Kansas City KS 64101

5. Home Phone #: 123-123-0902  Work Phone #: 111

6. E Mail Address: huntern 33@yahoo.com

7. List Properties you own in Wyandotte County:
   2312 N 4th Street, 2315 N 4th Street

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: 341 Haskell Avenue
   - 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: Maintenance, future development
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.

Nicole Atman  Nicholas Hunter  12/5/14
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: Nicholas Hunter
   Spouse (if applicable): 

2. Name of Corporation (if applicable): 

3. Street Address: 2312 N 4th Street

4. City, State, Zip: Kansas City KS 64101

5. Home Phone #: (123) 123-4567 Work Phone #: 

6. E Mail Address: hunter.n33@yahoo.com

7. List Properties you own in Wyandotte County: 
   2312 N 4th Street, 2315 N 4th Street

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: 333 Haskell Avenue
   √ Vacant Land
   o Structure

2. Proposed Use of Property:
   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: \textit{maintenance and future development}
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.

Nicholas Hunter
Applicant's Signature

Nicholas Hunter
Print Your Name

12/5/14
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
Section 1: Personal Information.

1. Applicant's Name: MICHAEL P. CROSIER
   Spouse (if applicable): ____________________________

2. Name of Corporation (if applicable): ____________________________

3. Street Address: 6225 SEWELL AVE.


5. Home Phone #: 913-244-1927  Work Phone #: 913-573-9622

6. E-Mail Address: NDLCROSIER6@YAHOO.COM

7. List Properties you own in Wyandotte County: 6225 SEWELL AVE  
   K.C. KS 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: 3425 N. 63rd St.
   - 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.

I wish to extend my property which is adjacent to mine. I have taken care of this property on my own accord, for the past year or 2. Thank you.

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
Section 1: Personal Information.

1. Applicant's Name: **JEFFREY E HOLLINSHEAD**
   Spouse (if applicable):

2. Name of Corporation (if applicable): **N/A**

3. Street Address: **1972 N. THOMPSON**

4. City, State, Zip: **KANSAS CITY, KS**

5. Home Phone #: **(913) 602-5788** Work Phone #:

6. E Mail Address: **JHOLLINSHEAD@WYCO.KCK.ORG**

7. List Properties you own in Wyandotte County: **1910 N. 5TH**

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: **1908 N. 5TH**
   √ Vacant Land
   ○ Structure

2. Proposed Use of Property:
   ○ Yard Extension. Go to section 4.
   ○ Parking. (Must comply with UG 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 Re却es?_____

8. Starting Project Date:_________________________ Completion Date:_________________________

Comments:____________________________________________________
______________________________________________________________
______________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

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________________________________________________________________________

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 right to reject
any proposal without cause.

Applicant’s Signature _______________________________ Print Your Name_____________________
Montiff Hollis 04 DEC 14

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: JEFFREY E HOLLINSHEID
   Spouse (if applicable): 

2. Name of Corporation (if applicable): N/A

3. Street Address: 1947 N. THOMPSON

4. City, State, Zip: KANSAS CITY, KS

5. Home Phone #: 913 602-5788 Work Phone #: 

6. E Mail Address: JHOLLINSHEID@WYCO KCK. ORG

7. List Properties you own in Wyandotte County: 
   1947 N. THOMPSON

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: 1949 N. THOMPSON
   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:
   - 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.

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

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
Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant’s Name: Karen Orozo
   Spouse (if applicable): Aldo Orozo

2. Name of Corporation (if applicable): 

3. Street Address: 2911 N 27th St.

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

5. Home Phone #: 913-713-1287 Work Phone #: 

6. E Mail Address: 

7. List Properties you own in Wyandotte County: 2911 N 27th St. KCK 66104

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

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

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 2909 N 27th St. KCK 66104
   - 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.

Plan on using property as yard extension.

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]
Karen Orozco

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: **Vida Lopez & Grisel Cortes**
   Spouse (if applicable): ______________________________________________________________________

2. Name of Corporation (if applicable) ______________________________________________________________________

3. Street Address: **3518 Silver Ave.**

4. City, State, Zip: **Kansas City KS, 66106**

5. Home Phone #: **(913) 290-0257** Work Phone #: ______________________________________________________________________

6. E Mail Address: ______________________________________________________________________

7. List Properties you own in Wyandotte County: ______________________________________________________________________

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: **3516 Silver Ave.**
   - 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 Credits? ______

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.

Victor Lopez  Victor Lopez  12/10/14
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
Section 1: Personal Information.

1. Applicant's Name: Chris Williams

Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: 2941 Hutchings

4. City, State, Zip: Kansas City, MO 64104

5. Home Phone #: 816-457-7127 Work Phone #:

6. Mail Address:

7. List Properties you own in Wyandotte County: 2941 Hutchings

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: 2935 Hutchings
   - 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: __

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

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

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

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

2 Will you seek Neighborhood Revitalization Tax Rebates? ______

3 Starting Project Date: ___________ Completion Date: ___________ Comments: ___________________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

I am interested in 1939 Hutchinson K.C.K

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.

Chris Williams
Applicant’s Signature  Print Your Name Date - Chris Williams - 12/8/14

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
Section 1: Personal Information.

1. Applicant's Name: Chris Williams Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: 1941 Hutchinson

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

5. Home Phone #: 816-457-4134 Work Phone #:

6. Email Address:

7. List Properties you own in Wyandotte County: 1941 Hutchinson 2828, 1234, 1236 Hutchinson

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: 1939 Hutchinson
   - Vacant Land
   - Structure

2. Proposed Use of Property:
   - Parking. (Must comply with UC 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: ______________________________________________________

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

   2 Will you seek Neighborhood Revitalization Tax Rebates? ______

   3 Starting Project Date: ____________ Completion Date: _________________ Comments: ____________

Section 4: Additional Comments & Terms of Proposal.

I am interested in [signature]

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 Chris Williams 12/8/14

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
Section 1: Personal Information.

1. Applicant’s Name: Mary K. Bryant
   Spouse (if applicable): Jimmy D. Bryant
2. Name of Corporation (if applicable): 
3. Street Address: 342 N. Valley St.
4. City, State, Zip: K.C. Ks. 66102
5. Home Phone #: 913-449-2278 Work Phone #: 913-449-2278
6. E Mail Address: maryk56bo@yahoocom
7. List Properties you own in Wyandotte County: 342 N. Valley St.
8. Do you (or your spouse) have any Code Enforcement violations? Yes  No X
9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes  No X

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 338 N. Valley St.
   X Vacant Land
   o Structure
2. Proposed Use of Property:
   X 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.

We have been taking care of this property for around 15 years.

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: Mary K. Bryant
Print Your Name: Mary K. Bryant
Date: 12-11-14

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: **Mónica García Marrufo**
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: **1944 N Thompson St**

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

5. Home Phone #: **816-645-8588** Work Phone #: **816-914-0189**

6. E Mail Address:

7. List Properties you own in Wyandotte County:

8. Do you (or your spouse) have any Code Enforcement violations? **Yes** _X_  _No_ _X_

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? **Yes** _X_  _No_ _X_

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: **1944 N Thompson St**
   - 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.

Land will be used as yard extension for kids. We have been maintaining the yard for about six years now, and would like to continue without interference.

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.

Monica Garcia  Monica Garcia  12/18/2014
Applicant’s Signature  Print Your Name  Date

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

Section 1: Personal Information.

1. Applicant's Name: Jose Alegandee
   Spouse (if applicable): ____________________________

2. Name of Corporation (if applicable): Self

3. Street Address: 3804 Gibbs Rd

4. City, State, Zip: KC, KS 66106

5. Home Phone #: 913-722-0621 Work Phone #: 913-314-4288

6. E Mail Address: volerie.alegandee@ymail.com

7. List Properties you own in Wyandotte County: 13509 Silver Ave

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: 3513 Silver Ave KC 66106
   □ Vacant Land
   □ Structure

2. Proposed Use of Property:
   □ Yard Extension. Go to section 4.
   □ Parking. (Must comply with UG 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.

____________________________________________________
I cut grass, maintain and care for this
let slide it grows wild and I ignore.

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
Neighborhood Resource Department Code Enforcement Division

Goal: Increase the health and safety of neighborhoods by making property owners and residents accountable for the conditions of their property.

Measurement: To complete in FY 2015, 7% more inspections than the total number of inspections completed in FY 2014.