ADD

IV. PUBLIC AGENDA

NEW ITEM

ITEM NO. 1 – 150260...APPEARANCE: MARY THEUS RE. LAND BANK

Synopsis: Appearance of Mary Theus to express her dissatisfaction with the process of trying to acquire property at 1508 Quindaro from the Land Bank.
I was approved by property at 1510 Quindaro and paid for it in June. A week later Chris said we had a problem because someone else wanted the property. Gordon came up with the idea with us splitting the property which I feel is unfair because I was approved and paid for the property. I have purchased 2 other properties.

Ms. Theus

Good Morning.

Please provide a detailed account on the topic that you would like to discuss with the Neighborhood & Community Development Committee. An email will suffice.

Once I receive your detailed request it will be provided to the Mayor and he will determine the meeting in which it will be presented to.

If you have any questions, please feel free to let me know.

Bridgette D. Cobbins
Unified Government Clerk
Voice (913) 573-8039
Fax (913) 573-5005

From: Theus, Mary
Sent: Monday, July 06, 2015 10:44 AM
To: Cobbins, Bridgette D
Subject: august neighborhood meeting
Can I get scheduled for the meeting in August. Chris told me about today but it was too late to get on the agenda.
Neighborhood and Community Development Committee
Standing Committee Meeting Agenda
Monday, September 14, 2015
5:00 PM

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

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Commissioner Hal Walker, Chair</td>
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<tr>
<td>Commissioner Gayle Townsend</td>
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<td>Commissioner Brian McKiernan</td>
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<td>Commissioner Ann Brandau-Murguia</td>
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<td>Commissioner James Walters</td>
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I. Call to Order / Roll Call

II. Approval of standing committee minutes from July 6, 2015.

III. Committee Agenda

Item No. 1 - COMMUNICATION: LAND BANK APPLICATIONS

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

Transfers to Land Bank
*907 Ann Ave. from KCK Police Dept.
(Land Bank has group interested in the property for demo and rebuild.)

*Indicates property has an improvement.
220 S. 21st St. from Board of County Commissioners
(Land Bank has application for this property and others in this area for future development.)

2401 Pacific Ave. from city of Kansas City, KS
(Land Bank has application for this property and others in this area for future development.)

2116 S. 11th Pl. from city of Kansas City, KS
350 S. 13th St. from city of Kansas City, KS
1734 S. 16th St. from city of Kansas City, KS
1740 S. 16th St. from city of Kansas City, KS
2814 N. 21st St. from city of Kansas City, KS
1400 S. 24th St. from city of Kansas City, KS
930 S. 26th St. from city of Kansas City, KS
2809 N. 26th St. from city of Kansas City, KS
1324 S. 28th St. from city of Kansas City, KS
1401 N. 30th St. from city of Kansas City, KS
2014 N. 38th St. from city of Kansas City, KS
2500 N. 10th St. from Unified Government of WyCo/KCK
2059 N. 12th St. from Unified Government of WyCo/KCK
2073 N. 15th St. from Unified Government of WyCo/KCK
2071 N. 13th St. from Unified Government of WyCo/KCK
1924 N. 15th St. from Unified Government of WyCo/KCK
3031 N. 18th St. from Unified Government of WyCo/KCK
3037 N. 18th St. from Unified Government of WyCo/KCK
2624 N. 21st St. from Unified Government of WyCo/KCK
2704 N. 22nd St. from Unified Government of WyCo/KCK
3507 N. 27th St. from Unified Government of WyCo/KCK
3440 N. 27th St. from Unified Government of WyCo/KCK
3246 N. 31st St. from Unified Government of WyCo/KCK
3224 N. 33rd St. from Unified Government of WyCo/KCK
2922 N. 38th St. from Unified Government of WyCo/KCK
(Per the December 2014 NCD Standing Committee presentation, properties controlled by the UG that are delinquent will be transferred to the Land Bank to have delinquent property taxes abated.)

Applications
290 S. 10th St. - Foutch Brothers, LLC, redevelopment
1962 N. Thompson St. - Jeffrey Hollinshed, yard extension
1964 N. Thompson St. - Jeffrey Hollinshed, yard extension
1966 N. Thompson St. - Jeffrey Hollinshed, yard extension
600 N. 49th St. - Winfred Anderson, lot improvement
824 Greely Ave. - Lakisha Anderson, lot maintenance
826 Greely Ave. - LaKisha Anderson, lot maintenance
319 Richmond Ave. - Michael Carson, yard extension
220 S. 21st St. - Dean Zagortz, development
224 S. 21st St. - Dean Zagortz, development
2533 Pacific Ave. - Dean Zagortz, development
2401 Pacific Ave. - Dean Zagortz, development
4105 Sortor Dr. - William Johnson, Jr., yard extension
407 Cleveland Ave. - Trinity AME Church, development
415 Greely Ave. - Trinity AME Church, development
419 Greely Ave. - Trinity AME Church, development
416 Quindaro Blvd. - Trinity AME Church, development
428 Quindaro Blvd. - Trinity AME Church, development
1944 N. 4th St. - Reginald Hollinshed, lot improvement
1937 N. Thompson St. - Reginald Hollinshed, lot improvement
1959 N. Thompson St. - Reginald Hollinshed, lot improvement
1963 N. Thompson St. - Reginald Hollinshed, lot improvement

Donations to Land Bank
5634 Roswell Ave. from Wells Fargo REO Community Development Program
814 R Tenny Ave. from Robert Barnes
3120 N. 47th Ter. from Tracey Fearon
813 Minnesota Ave. from Pleasant Green Baptist Church
1830 S. 10th St. from Maria Cruz

Tracking #: 150258

IV. Adjourn
The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, July 6, 2015, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Murguia, Townsend, Walters, Bynum and Johnson. Commissioner Walker was absent. The following officials were also in attendance: Gordon Criswell, Assistant County Administrator; Joe Connor, Assistant County Administrator; Melissa Mundt, Assistant County Administrator; Jody Boeding, Chief Legal Counsel; Colin Welsh, Legal; Wilba Miller, Community Development Director; Debby Graber, NRC/Rental Licensing; and Chris Slaughter, Land Bank Manager.

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

Approval of standing committee minutes from April 27, 2015. **On motion of Commissioner Murguia, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

**Item No. 1 – 150134…ORDINANCE: REMOVE LANDLORD TRAINING REQUIREMENT**

**Synopsis:** An ordinance relating to residential rental dwellings and the regulating of the issuance of rental dwelling licenses; amending Section 19-237, submitted by Debby Graber, NRC/Rental Licensing.

**Colin Welsh, Legal,** said Debby asked me to introduce this. We enacted the Landlord Training Program last January, I believe it was. After enacting it with a suspended compliance date, we started looking at it a little bit more and the idea really seemed to go that perhaps there were other ways to use our resources that might be more effective in addressing some of the issues
that the commission’s been looking at. With that, we’ve put forward this proposal to remove the Landlord Training Program from the ordinances. **Chairman McKiernan** said I want to say thank you for all the work that you two have put in on this. I originally was a proponent of this. I thought it sounded like a good idea but the more discussion I had, the more I investigated, the more I read about what other cities do, it seemed to me that it wasn’t going to get us where we wanted to go and that simply enforcing the ordinances that we have and working with those people who choose to rent property rather than working against them would get us to where we all want our neighborhoods to be. I certainly would support this.

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

**Chairman McKiernan** said thank you very much again for all the work you’ve put in on this.

**Item No. 2 – 150177…RESOLUTION: AMENDMENT TO ONE-YEAR ACTION PLAN**

**Synopsis:** A resolution authorizing the submission for Amendment #1 of the 2014-2015 One-Year Action Plan to the US Department of Housing and Urban Development, submitted by Wilba Miller, Community Development Director.

**Wilba Miller, Community Development Director,** said the amendment tonight that we have before us was additional information for the One-Year Action Plan that was approved and adopted last year during the budget process. We had two activities that were approved last year and there have been changes to both of these. We have undergone a 30 day public comment period. After standing committee, we’re asking that you forward this to full commission for approval for submission to HUD.

The first activity was the Housing Redevelopment Activity District 3. $258,000 was awarded to Argentine Betterment Corporation to acquire and rehab the multifamily structure at 1351 S. 26th St. After some time, the organization has requested that we change that from acquisition rehab to acquisition demolition.
The second activity was for the District 6 Redevelopment Project. When it was originally budgeted by itself, it was a small amount of money and we had another activity called the Low-Mod Redevelopment Project money. These were put together for a total of $500,000 and this amendment gives us additional information with the activities, acquisition, relocation may apply, rehabilitation and/or demolition with rebuilding on the same site in Highland Crest. It also gives us the area boundaries and approximately less than 25 units on scattered sites throughout this designated area.

Chairman McKiernan said so the bottom line here is that really we’ve approved the funding for these already. These amendments just give us a little better clarity on the scope of the two projects. Ms. Miller said yes.

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

Item No. 3 – 150173…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 for yard expansion
1907 N. 8th St. - Jose Alvarez-Aguiniga
820 Stewart Ave. - James Bray, Sr.
81 S. 24th St. - Sebastian Manriquez
1845 N. 24th St. - Ismael Salmeron
717 Garfield Ave. - Rigoberto Funez
1042 Lafayette Ave. - Erika Avila
2444 Farrow Ave. - Shellaine Bradford
8833 State Ave. – Kevin Parks & Chris Handlin for commercial purposes

Chris Slaughter, Land Bank Manager, said first we have some applications for approval. I will ask because one of them is not a yard extension, we’ve put together a little presentation so if there are any questions on the yard expansions I can entertain those now. If not, I’ll go right into the presentation on the property at 8833 State Ave. Chairman McKiernan said so we’re going to group the yard extensions together with this final one and just have that as one motion, one

July 6, 2015
Mr. Slaughter said that’s sufficient, yes, or it’s however you want to do it. Chairman McKiernan said okay; let’s just go ahead—Jody Boeding, Chief Legal Counsel, said if you think it’ll be a different outcome, you can separate them. Chairman McKiernan said okay, thank you.

Mr. Slaughter said as you see, we’re going to discuss the strategic property acquisition at the tax sale that the Land Bank is now looking at. This is a pilot project. I want to stress that, a pilot project and the property in question is 8833 State Ave.

Pilot Program

Questions that keep coming up:
- Why are we seeing the same properties in the tax sales?
- How can we take control of abandoned/tax delinquent property?
- I was approached by group/individual asking how they could get their hands on property X and fix up/develop it?
- Commission Goals:
  - Long Term A. Develop a commercial component for the Land Bank to foster business development in addition to housing development
Through being in this position, I’ve noticed there’s been a lot of questions that have come up in talking here with the commissioners or just with the public is why are we seeing the same properties over and over in the tax sale.

I’ve been approached, how can we take control of these abandoned, tax delinquent properties that are just wreaking havoc on our neighborhoods or I was approached by a group or an individual saying boy, if I can get my hands on that property, I can do so much better than what it’s currently doing. One of your goals was for the Land Bank to help develop a commercial component to foster business development in addition to housing which we’re working on that too.

**Pilot Program**

- Land Bank & Tax Sale
- Currently taking no-bid property from tax sales, as long as it was a vacant lot
- Can Land Bank take same approach for property with an improvement on it?
- Caveat – once a property had a bid on it, the Land Bank was out!

So we have the tax sale and we have the Land Bank. How do they work together? Well, currently if there’s a non-improved vacant property in the tax sale, the Land Bank, if nobody bids on it, and that’s the big, if nobody bids on it, the Land Bank takes that property and then either sells it as a side yard, hopefully we can sell it for single-family construction, maybe it’s for a garden. We were thinking, can we take the same approach with properties with an improvement. Again, if somebody bids on it, our hands are off. We don’t touch it. Mainly it’s because we would then have to have the funds to get in a competitive bidding war and quite frankly right now we just don’t have that.
So, again, the property again in question is 8833 State Ave. As you can see its right there basically at 88\textsuperscript{th} & State. There’s more of a close up picture of the property.

This is just a slide that shows some of the dimensions. It is a fairly large parcel of property.
Currently, it’s appraised at $112,500. It’s 9 years delinquent and it was in the last tax sale back in early June. It was in the tax sale for the fifth time, fifth time in the tax sale. Again, why do these properties keep coming back into the tax sale? Well, for this property, the main reason was at the time in June, $115,000 was the minimum bid. It’s already upside down. I mean it’s going to continue to get worse and worse because the penalties and the interest, and next year’s taxes will be added to it.

As you can also see or you’ll see here shortly, the property was—the upkeep was starting to fail. The property has space for three either offices or you can put different types of businesses in there. It currently has one tenant in it which is Alignance Chiropractic. They at one point, I believe early on inquired about purchasing the property but, again, the taxes at the time were just too high to make that type of investment.
Again, as you can see here on some pictures, there’s some neglect. There is a broken window.

Condition of Building

Some wood rot around it looks like a sliding door.
Parking lot curb deterioration.

Again, probably some more wood rot.
We were approached about the applicants about this property, asking that if we could take it from the tax sale, they would be interested in purchasing it and doing the repairs and the upkeep for the property. We negotiated an option purchase agreement. It came to the tax sale, nobody bid on it so the Land Bank basically took it.

Even that day alone I think I was approached by three or four different groups saying well, what are you going to do with that property. If we would have known, we’d do this. I politely explained that this was just a pilot project. In the future this is probably something we’ll hopefully continue to do and to just stay in contact with the Land Bank for future developments.

Part of their agreement, these were some projected repairs and cost. As you can see there’s everything from—there’s the French door removal, there’s a wheelchair ramp that needs to be fixed, some interior work that needs to be done and a lot of water damage.
Part of their agreement, these were some projected repairs and cost. As you can see there’s everything from—there’s the French door removal, there’s a wheelchair ramp that needs to be fixed, some interior work that needs to be done; and a lot of water damage. The bottom line, the totals of estimated repairs are about $68,000.

Their offer for us tonight is the’re offering $65,000 for the building. Their timeline for those estimated repairs is Phase I would be pretty much upon receiving the property until pretty much the end of the year. It would try to take care as much of the exterior repairs that need it: the parking lot, the ramp, part of the windows and stuff like that.
The interior is probably going to be an ongoing deal that they say could take a year and a half to two but obviously if they can get tenants moved in there, that’ll probably speed up the timeframe: new carpets, painting, dry wall repairs and stuff like that. That’s kind of what we did with this property. We feel this is a step in the right direction of where we want to take the Land Bank and now I’d be interested if you guys have any questions or comments.

Chairman McKiernan said well, I certainly—when we have properties where people have demonstrated year after year after year that they’re simply not going to pay the taxes and they demonstrate year after year after year that they’re simply not going to maintain the property, I’m an advocate for finding some way to break that cycle and to get that property back to paying taxes and get that property to no longer being a blight and an eyesore and dragging the rest of that community down. I think this is a very interesting approach to try to do that. As a pilot, I’d be interested to see how this turns out.

Commissioner Walters asked who is the applicant. Is it the chiropractor? Mr. Slaughter said, no. The applicant is Kevin Pahls and Chris Handlin. They have experienced rehabbing properties throughout the county in the past. They’re both on our Fire Department. They were both out of town and neither were able to attend tonight’s meeting but I know Mr. Pahls—Commissioner Walters said so they’re individuals; they’re not a company. Mr. Slaughter said they will be doing this together. At the time of the application, their paperwork for their LLC had not gone through so I thought it’d be best if we just had them apply as individuals.

Commissioner Townsend said the estimated cost for repairs was $68,000 and the appraised value was what, about $115. Mr. Slaughter said $112.500. Commissioner Townsend said $112 and they’re offering $65,000. Mr. Slaughter said yes. Commissioner Townsend asked, are the repairs on us as the seller or on the perspective buyers to handle. Mr. Slaughter said the buyers will handle that.

Commissioner Walters said I know this is a pilot project. What kind of performance guarantee do we have? Mr. Slaughter said we have reversionary language and maybe if Colin is still here he can help answer this. We have reversionary language in the agreement that if they don’t
comply then we have the right to take the property back. We have faith that just based on, again, some of the past performance that they’ve done with some—a lot of it’s been residential. They did do a property at 1618 Bower. That was a commercial property. Again, we just felt it was worth taking the chance. Chairman McKiernan said and from my personal perspective, one of the things that I think we would want to continue to develop and I know that you’ve investigated this with Kyonga County, is if there’s some sort of checklist of qualifications that someone might need to meet upfront to be considered for inclusion into this so that we have some sort of track record or reasonable expectation that they have the means and the capability of carrying the project through to completion.

Commissioner Murguia said so I do just want to make a comment. Chris, I really appreciate your efforts on this. I think this is innovative and out of the box for government, you’d have to admit. I’m very excited about it. I just want to say that there are going to be some problems and they are going to be some mistakes. If this works but the next three don’t, I mean I just would hope the commission would say that’s development. Sometimes it works and sometimes it doesn’t. I think we need to all go in this with eyes wide open knowing that this is—I think this is a good plan. I totally support it, but we also need to realize that by no one’s fault it may not work.

(The meeting was interrupted at 5:17 p.m. due to a tornado warning.)
(The meeting reconvened at 5:53 p.m.)

Chairman McKiernan said we’ll go ahead and resume our meeting here. For anyone who is still watching, you’re coming back from your safe place just as we’re coming back from our safe place. For anyone who watches this later on YouTube, we just went to the basement but now we’re back. Thanks to our UG staff for being on top of all of the emergency management situations. They did a great job.

We left off on our Neighborhood & Community Development Agenda. We were on Item No. 3 which were applications from the Land Bank. Jody has advised that since these first seven properties, the yard extensions, are so materially different from the eighth one, the pilot program,

July 6, 2015
that we go ahead and have separate motions and separate votes for the first seven as a group and then for the eighth property, the commercial rehab property.

**Action:** Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve the first seven properties as yard expansions. Roll call was taken and there were four “Ayes,” Walters, Bynum, Townsend, McKiernan.

Chairman McKiernan said so on the eighth property, our pilot project property, as we left, right as we finished the meeting before we went downstairs, Commissioner Murguia had said that she appreciated Mr. Slaughter’s effort and that she really thinks this a potentially very valuable program for our city and county as we look to get abandoned and non-tax revenue producing properties back into a tax producing, occupied and productive state. She cautioned us that there are going to be stumbles as we introduce this project and that we have to expect those and be willing to work through those in an effort to get, again, properties that aren’t producing tax revenue and are creating a blight to stop creating blight and produce tax revenue.

Commissioner Bynum said just a couple of questions to clarify and make sure I understand. The bid is $65,000. Mr. Slaughter said yes, ma’am. Commissioner Bynum said and the taxes owed, do we have that dollar figure. Chairman McKiernan said roughly double that. Mr. Slaughter said $115,000 or so. Commissioner Bynum said so that was the appraised value, $112,000. Mr. Slaughter said correct. Commissioner Bynum said and $115,000 is what, nine years worth of back taxes equal. Mr. Slaughter said well, $115,000 and it’s a minor deal but that’s what the minimum bid was on the tax sale on June 4th and that may have been established say the beginning of May. I don’t know when they set that end of that figure. It’s safe to say it may be close to $120,000 now. Commissioner Bynum said the $65,000 will clear it and make it tax free. That will clear all the taxes and we get to start over. Mr. Slaughter said that’s a good way to put it; yes.

Commissioner Townsend said well, thanks to the weather break I was able to contemplate something that I had some reservations about earlier because of the estimated appraised value in comparison to the sale offer. When I took into account that the buyers would be responsible for

**July 6, 2015**
an additional roughly $68,000, the total price that they’re offering in addition to these improvements would put us above what the estimated value is. I’m okay with that and I hope this project is successful.

**Commissioner Johnson** asked will they utilize any type of incentives. Will they be eligible for that as it relates to their equity that they’re putting into this at all. Do you know? **Mr. Slaughter** asked incentives as far as what the Unified Government has to offer. **Chairman McKiernan** said like NRA for example. **Commissioner Johnson** said exactly. **Mr. Slaughter** said I believe they could be eligible for that. I don’t believe it was discussed. We’ll definitely send that information to them. **Chairman McKiernan** said I’ll be of the opinion that even if they use NRA for example, 95% abatement of the increment for ten years, still getting that base tax paid on an annual basis and getting that building fixed back up will be a plus. Then if we get the increment, the 5% of the increment for ten years as well, I think we’re in a much better position than we are today which is nothing and a deteriorating building. **Mr. Slaughter** said and the loss of another potential business within our community. **Chairman McKiernan** said correct.

**Action:** **Commissioner Bynum** made a motion, seconded by Commissioner **Townsend**, to approve the transfer of **8833 State Ave.** Roll call was taken and there were six “Ayes,” Walters, Johnson, Murguia, Bynum, Townsend, McKiernan.

Transfers to Land Bank
1500 N. 5th St. from Unified Government
1512 N. 5th St. from City of Kansas City, KS
1900 N. 8th St. from Unified Government
1901 N. 8th St. from Unified Government
1903 N. 8th St. from Unified Government
1904 N. 8th St. from Unified Government
1905 N. 8th St. from Unified Government
2000 N. 9th St. from Unified Government
2001 N. 9th St. from Unified Government
2004 N. 9th St. from Unified Government
1043 Armstrong Ave. from Unified Government
727 Barnett Ave. from City of Kansas City, KS
504 Everett Ave. from Unified Government
514 Everett Ave. from Unified Government
*645 Minnesota Ave. from Unified Government

**July 6, 2015**
*655 Minnesota Ave. from City of Kansas City, KS
1001 Minnesota Ave. from Unified Government
509 Oakland Ave. from Unified Government
512 Oakland Ave. from Unified Government
517 Oakland Ave. from Unified Government
521 Oakland Ave. from Unified Government
826 Ohio Ave. from Unified Government
808 Splitlog Ave. from Unified Government
*632 State Ave. from Unified Government
522 Washington Blvd. from Unified Government
(Per the December 2014 NCD Standing Committee meeting, property controlled by the UG/City of KCK & Board of County Commissioners that are delinquent will be transferred to the Land Bank to have delinquent property taxes abated.)
* Properties with an improvement

Mr. Slaughter said back in, I believe, it was December of last year, we had the discussion about Unified Government controlled property that were currently delinquent on its taxes and the plan brought forward that you guys gave a blessing to was to move those to the Land Bank to abate those taxes. This is basically the first batch of those properties. There are 25 properties on your list. They are going to be transferred to the Land Bank, we’ll abate those taxes and then probably at a later time we’ll determine which ones will stay with the Land Bank and which ones will probably come back to the Unified Government.

Chairman McKiernan said for the benefit of Commissioners Johnson and Bynum, as we looked at—for example, as Commissioner Murguia and I looked at some of the rolls of tax delinquent or tax sale eligible properties, we found that properties that were attributed to the Unified Government, the city of Kansas City, KS, the county of Wyandotte all showed up and effectively artificially effect both the number and the value of properties that are in a tax delinquent status since as our properties they would not have taxes generated. We just decided that it was time to clean up our roster of properties to give us a clear indication of where we are today to better allow us to create plans for further rectifying the problem. That’s where we are today.
Action: Commissioner Murguia made a motion, seconded by Commissioner Townsend, to approve. Roll call was taken and there were six “Ayes,” Walters, Johnson, Murguia, Bynum, Townsend, McKiernan.

Chairman McKiernan said, Mr. Slaughter, thank you very much for your work. For the benefit of the commissioners, Item No. 4 on our original agenda has been pulled from today’s meeting and well come back at a future meeting.

Item No. 4 – 150174…DISCUSSION: LAND BANK PROPERTY AND HOLD AREAS
Synopsis: Discussion on Land Bank property and hold areas, submitted by Chris Slaughter, Land Bank Manager.

Action: No discussion. Item held for future meeting.

Adjourn
Chairman McKiernan adjourned the meeting at 6:02 p.m.

tpl
Staff Request for Commission Action

Tracking No. 150258

Type: Standard
Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 9/14/2015

Proposed for the following Full Commission Meeting Date: 10/1/2015

Confirmed Date: 10/1/2015

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

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<th>Date</th>
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<th>Contact Email</th>
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<tbody>
<tr>
<td>9/2/2015</td>
<td>Chris Slaughter</td>
<td>8977</td>
<td><a href="mailto:cslaughter@wycokck.org">cslaughter@wycokck.org</a></td>
<td></td>
<td>Administration/Land Bank</td>
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Item Description:
The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Item (1) - Transfers to Land Bank (28)
Item (2) - Applications (22)
Item (3) - Donations To Land Bank (5)

Action Requested:
The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

Publication Required

Budget Impact: (if applicable)

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

File Attachment
## TRANSFERS TO LAND BANK

<table>
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<tr>
<th>Owner</th>
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<td>City of Kansas City, KS</td>
<td>1734 S 16th St</td>
<td></td>
</tr>
<tr>
<td>City of Kansas City, KS</td>
<td>1740 S 16th St</td>
<td></td>
</tr>
<tr>
<td>City of Kansas City, KS</td>
<td>2814 N 21st St</td>
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<tr>
<td>City of Kansas City, KS</td>
<td>1400 S 24th St</td>
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</tr>
<tr>
<td>City of Kansas City, KS</td>
<td>930 S 26th St</td>
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<td>2809 N 26th St</td>
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<tr>
<td>City of Kansas City, KS</td>
<td>1324 S 28th St</td>
<td></td>
</tr>
<tr>
<td>City of Kansas City, KS</td>
<td>1401 N 30th St</td>
<td>Per the December 2014 N/CD Standing Committee presentation, property controlled by the Unified Government (UG, City of KCK &amp; Board of County Commissioners) that are delinquent; will be transferred to the Land Bank to have delinquent property taxes abated. This is the first batch to go through this process.</td>
</tr>
<tr>
<td>City of Kansas City, KS</td>
<td>2014 N 38th St</td>
<td></td>
</tr>
<tr>
<td>Unified Government WYCO/KCK</td>
<td>2500 N 10th St</td>
<td></td>
</tr>
<tr>
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<td>2059 N 12th St</td>
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</tr>
<tr>
<td>Unified Government WYCO/KCK</td>
<td>2073 N 13th St</td>
<td></td>
</tr>
<tr>
<td>Unified Government WYCO/KCK</td>
<td>2071 N 13th St</td>
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<tr>
<td>Unified Government WYCO/KCK</td>
<td>1924 N 15th St</td>
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<td>Unified Government WYCO/KCK</td>
<td>3031 N 18th St</td>
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</tr>
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<td>3507 N 27th St</td>
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<td>Unified Government WYCO/KCK</td>
<td>3440 N 27th St</td>
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<td>Unified Government WYCO/KCK</td>
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<td>Unified Government WYCO/KCK</td>
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* indicates property has an improvement
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<tr>
<th>APPLICANT</th>
<th>APPLICANT ADDRESS</th>
<th>LAND BANK ADDRESS</th>
<th>PROPOSED USE</th>
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<tr>
<td>Foutch Brothers, LLC</td>
<td>N/A</td>
<td>290 S 10th St</td>
<td>Redevelopment</td>
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<tr>
<td>Jeffrey Hollinshed</td>
<td>1972 N Thompson St</td>
<td>1962 N Thompson St</td>
<td>Yard Extension</td>
</tr>
<tr>
<td>Jeffrey Hollinshed</td>
<td>1972 N Thompson St</td>
<td>1964 N Thompson St</td>
<td>Yard Extension</td>
</tr>
<tr>
<td>Jeffrey Hollinshed</td>
<td>1972 N Thompson St</td>
<td>1966 N Thompson St</td>
<td>Yard Extension</td>
</tr>
<tr>
<td>Winfred Anderson</td>
<td>21 S 102nd St</td>
<td>600 N 49th St</td>
<td>Lot Improvement</td>
</tr>
<tr>
<td>LaKisha Anderson</td>
<td>2633 Oak Ave</td>
<td>824 Greeley Ave</td>
<td>Lot Maintenance</td>
</tr>
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<td>LaKisha Anderson</td>
<td>2633 Oak Ave</td>
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<tr>
<td>Michael Carson</td>
<td>317 Richmond Ave</td>
<td>319 Richmond Ave</td>
<td>Yard Extension</td>
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<tr>
<td>Dean Zagortz</td>
<td>361 City Park Dr</td>
<td>220 S 21st St</td>
<td>Development</td>
</tr>
<tr>
<td>Dean Zagortz</td>
<td>361 City Park Dr</td>
<td>224 S 21st St</td>
<td>Development</td>
</tr>
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<td>Dean Zagortz</td>
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<td>2533 Pacific Ave</td>
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<td>Dean Zagortz</td>
<td>361 City Park Dr</td>
<td>2401 Pacific Ave</td>
<td>Development</td>
</tr>
<tr>
<td>William Johnson, Jr</td>
<td>4021 Sortor Dr</td>
<td>4105 Sortor Dr</td>
<td>Yard Extension</td>
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<td>Trinity AME Church</td>
<td>2201 N 5th St</td>
<td>407 Cleveland Ave</td>
<td>Development</td>
</tr>
<tr>
<td>Trinity AME Church</td>
<td>2201 N 5th St</td>
<td>415 Greeley Ave</td>
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<td>Trinity AME Church</td>
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<td>416 Quindaro Blvd</td>
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<td>Trinity AME Church</td>
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<td>1944 N 4th St</td>
<td>Lot Improvement</td>
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<td>Reginald Hollinshed</td>
<td>12339 Parkview Ave</td>
<td>1963 N Thompson St</td>
<td>Lot Improvement</td>
</tr>
</tbody>
</table>
Wyandotte County Land Bank (WCLB)

Commercial Property Interest Application

Please complete a separate application for each parcel.

To purchase a WCLB owned property AS IS, with or without a structure that is zoned commercial or will be used for commercial purposes, complete this form and return it to the WCLB.

Please review our Priorities, Policies, and Procedures before completing this application
(See http://www.wycokck.org/landbank/).

*Application will NOT be processed if not completed in its entirety.*

Contact Information

Name of Applicant: **Steve Foutch**

Name of Corporation/Business: **Foutch BROTHERS, LLC**

Mailing Address: **8201 NW 97 1/2 TERRACE**

City: **Kansas City** State: **Mo** zip: **64153**

Daytime Phone #: **(816) 520-3948** Alternate Phone #: **(816) 744-9100**

Fax Number: (optional): — Email Address (optional): **Steve @ foutchbrothers.com**

Property Information

WCLB address: **205 - 005 - 10 - 0 - 0 - 0 - 20 - 028, 00 - 0**

Parcell#: **R. 58, 508**

Description of property in its existing condition: **Vacant School Building. Very Poor Condition. Recent vandalism & fire.**

Purchase offer amount (if applicable): **$10**

Proposed Property Reuse/Improvements

Property will be used for: ✔ Residential   _ Commercial   _ Industrial   _ Other

Property will be occupied by: ___ Owner   ✔ Renter   _ Business   _ Other
Please provide a narrative for the following — ATTACHED

Redevelopment Plans

- Description of planned improvements/renovation
- Development Team description (List names of developer, contractors, lead construction lender, architects, project managers, consultants, marketing agent, etc.)
- Timeline for renovation/Improvement
- List of previous projects and references

Project Financing

- Cost of renovation/improvements
- Description of how acquisition and improvement/renovation will be financed or if any incentives from the Unified Government will be pursued

Note: The WCLB may place a lien on the property or enter into a development agreement with the purchaser to guarantee that the proposed renovations/improvements are completed to WCLB standards.

Please attach the following documents:

- Pre-qualification letter from lender (if applicable)
- Most recent audited financial statement
- Development budget
- Operating budget for rental transaction
- List of potential tenants and pre-lease agreements for rental transactions.

You will be given a quit claim deed with purchase. If desired, title insurance is the responsibility of the purchaser. All property is sold AS IS.

To the best of my knowledge, the information provided in this application is true and in compliance with WCLB Policies and Procedures [see http://www.wyckokck.org/landbank/]. I understand that the WCLB staff will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing WCLB and neighborhood plans. I also understand that this form is a statement of interest only. Receiving it does not commit the WCLB to transfer property.

Signature of Applicant: ____________________________ Date: 4/21/15

Please submit this completed application to:

Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101
Phone: 913 573-8977 Fax: 913 573-5745
http://www.wycockck.org/landbank/
Please allow at least 90 days for your application to be processed.
Side Lot Program Application

The Side Lot Program allows applicants to acquire vacant lots owned by the Wyandotte County Land Bank (WCLB). Applicants must meet the eligibility requirements listed below to be considered. *(Please note that certain restrictions may apply)*

**Basic Eligibility Requirements**
- The Applicant must own a property adjacent to WCLB’s lot.
- The Applicant must be current on all property taxes and have no current housing or zoning code violations.
- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

**Key Considerations**
1. Incomplete applications will not be processed.
2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an “Award Letter” to applicant detailing how to close the transaction.
3. In the event that multiple adjacent property owners desire to acquire the same lot; a Best and Final letter will be sent to assist the WCLB in their recommendation. This may result in the lot being split, or transferred to the respective property owner(s).
4. The WCLB maintains the right to condition the transfer of title on the buyer’s acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed upon way. If the buyer fails to maintain the property in an agreed upon way, the WCLB may exercise its discretion and take title to the property back from the buyer.
5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

**Initials Required**

I have read and understand the information provided in this section.

(Applicants Initials)

**Necessary Attachments**

Please include the following with your application:
- Proof of ownership of neighboring parcel (copy of recorded deed, or copy of mortgage papers)
- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver’s License or State ID)
Property Information

Address of Property: 1982 N. Thompson
Parcel Number: 109879

Property Owner Information

Applicant Name: JEFFREY E HOLLINSHEAD
Business Name: 
Mailing Address/P.O. Box: 1972 N. Thompson
City: KANSAS CITY State: KS Zip: 66101
Phone: 913 602-5788 Phone (other): 
Email address: JHOLLINSHEAD@WYCOBKC.ORG

Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.

Signature (Required)

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

applicant Signature  JEFFREY HOLLINSHEAD  05 Aug 15

Printed Name  Date

Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.

This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property

Please fill out all sections completely and return to:

Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101
Property Information

Address of Property: 1964 N. THOMPSON
Parcel Number: 109880

Property Owner Information

Applicant Name: JEFFREY E. HOLLINSHEAD
Business Name: 
Mailing Address/P.O. Box: 1972 N. THOMPSON
City: KANSAS CITY State: KS Zip: 66105
Phone: 913 602-5788 Phone (other):
Email address: jhollinshead@wycokc.ore

Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.

Signature (Required)

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

[Signature]  JEFFREY HOLLINSHEAD  05 AUG 15
Applicant Signature  Printed Name  Date

Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.

This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property

Please fill out all sections completely and return to:

Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101
Property Information

Address of Property: 1906 N. THOMPSON
Parcel Number: 109881

Property Owner Information

Applicant Name: JEFFREY E HOLLINSHEAD
Business Name: 
Mailing Address/P.O. Box: 1972 N. THOMPSON 
City: KANSAS CITY State: KS Zip: 66101
Phone: 913 602-5788 Phone (other): 
Email address: JHOLLINSHEAD@WYCO.KC.GOV

Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.

Signature (Required)

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

_________________________  ________________  05 AGR 15
Applicant Signature  Printed Name  Date

Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.

This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property

Please fill out all sections completely and return to:

Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101
Section 1: Personal Information.

1. Applicant’s Name: WINFRED ANDERSON
   Spouse (if applicable): ________________________________

2. Name of Corporation (if applicable): ________________________________

3. Street Address: 21 SOUTH 102ND STREET

4. City, State, Zip: EDWARDSVILLE, KS. 66111

5. Home Phone #: 913-441-2470     Work Phone #: 913-422-3171

6. E Mail Address: WANDERSON@RMRKCK.COM

7. List Properties you own in Wyandotte County: 21S.102ND,38S.102ND,58S.102ND
   121S.102ND,822N.49TH,828N.49TH,738N.49TH,728N.49TH,626N.47TH

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: 600 N. 49TH STREET
   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: Lot Improvements
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: Lot Improvements

6. Will you seek Tax Increment Financing or other public tax exemptions? [NO[ ]

7. Will you seek Neighborhood Revitalization Tax Rebates? [NO[ ]

8. Starting Project Date: 2016 ___________ 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: 8-20-15

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

1. Applicant’s Name: Lakisha Anderson    Spouse (if applicable): N/A

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

3. Street Address: 24033 Date Ave

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

5. Home Phone #: 832-549-4177    Work Phone #: _______________________

6. E Mail Address: knebutter04e@outlook.com

7. List Properties you own in Wyandotte County: N/A

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: 8200 Greely Ave, 8214 Greely Ave, 8280 Greely Ave
   X 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.

Y Other: I am from the Kansas City area. My parents live in the area. I have a vested interest in maintaining the area’s value, safety, and upkeep of the area.
Section 3: Construction Project Information. N/A

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

2. Type of Ownership: Individual__ Corporation__ Nonprofit: ___
   Other: ________________________________

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

4. Must attach drawings for your proposed project.

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

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

2 Will you seek Neighborhood Revitalization Tax Rebates? ______

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

Section 4: Additional Comments & Terms of Proposal. N/A

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 Your Name Date

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

The Side Lot Program allows applicants to acquire vacant lots owned by the Wyandotte County Land Bank (WCLB). Applicants must meet the eligibility requirements listed below to be considered. *(Please note that certain restrictions may apply)*

Basic Eligibility Requirements
- The Applicant must own a property adjacent to WCLB’s lot.
- The Applicant must be current on all property taxes and have no current housing or zoning code violations.
- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

Key Considerations
1. Incomplete applications will not be processed.
2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an “Award Letter” to applicant detailing how to close the transaction.
3. In the event that multiple adjacent property owners desire to acquire the same lot; a Best and Final letter will be sent to assist the WCLB in their recommendation. This may result in the lot being split, or transferred to the respective property owner(s).
4. The WCLB maintains the right to condition the transfer of title on the buyer’s acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed upon way. If the buyer fails to maintain the property in an agreed upon way, the WCLB may exercise its discretion and take title to the property back from the buyer.
5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

Initials Required

I have read and understand the information provided in this section.

\[MC\] (Applicants Initials)

Necessary Attachments
Please include the following with your application:
- Proof of ownership of neighboring parcel (copy of recorded deed, or copy of mortgage papers)
- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver’s License or State ID)
Property Information

Address of Property: 319 Richmond Ave
Parcel Number: 081556

Property Owner Information

Applicant Name: Michael Carson
Business Name: N/A
Mailing Address/P.O. Box: 317 Richmond Ave
City: Kansas City
State: KS
Zip: 66101
Phone: 913-444-0863
Phone (other): 913-444-0863
Email address: N/A

Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.

Signature (Required)

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

[Signature]
Applicant Signature

[Printed Name]
Printed Name

[Date]

Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.

This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property

Please fill out all sections completely and return to:

Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101
Section 1: Personal Information.

1. Applicant's Name: **DEAN M. ZAGORTZ**
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: **361 CITY PARK DR.**

4. City, State, Zip: **KANSAS CITY, KS. 66102**

5. Home Phone #: __________________ Work Phone #: **913-708-0860**

6. E Mail Address: **deanzagortz@yahoo.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: **220 S. 21ST ST. KCKS.**
   - __X__ 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__ Rehabilitation of existing structure. Requires building permit. Go to section 3.
   - __X__ Other: **FUTURE DEVELOPMENT / LAND ASSEMBLY**
Unified Government Land Bank Application

Section 1: Personal Information.
1. Applicant's Name: DEAN M. ZAGORTZ
   Spouse (if applicable): ________________________________
2. Name of Corporation (if applicable) ________________________________
3. Street Address: 361 CITY PARK DRIVE
4. City, State, Zip: KANSAS CITY, KS 66102
5. Home Phone #: __________________ Work Phone #: 913-208-0860
6. E Mail Address: deanzagortz@yahoo.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: 224 S. 21st KCKS
   ☑ 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: FUTURE DEVELOPMENT / LAND ASSEMBLY
Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant’s Name: DEAN M. ZAGORSKI
   Spouse (if applicable): 

2. Name of Corporation (if applicable): 

3. Street Address: 361 CITY PARK DRIVE

4. City, State, Zip: KANSAS CITY KS, 66102

5. Home Phone #: Work Phone #: 913-208-0860

6. E Mail Address: deanzagorski@yahoo.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: 2533 PACIFIC KCS
   □ 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.
   X Other: FUTURE DEVELOPMENT/LAND ASSSMNT/HQG
Section 1: Personal Information.

1. Applicant's Name: DEAN M. ZAGORSKI
   Spouse (if applicable):

2. Name of Corporation (if applicable)

3. Street Address: 361 CITY PARK DR.

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

5. Home Phone #: Work Phone #: 913-208-0860

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 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: 2401 PACIFIC KCKS,
   □ 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: FUTURE DEVELOPMENT LAND ASSESSM LUGER
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: Assemblage

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 Assemblage for future development

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: 8/24/15

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

1. Applicant's Name: **WILLIAM H. JOHNSON JR.**
   Spouse (if applicable): **MAKISHA JOHNSON**

2. Name of Corporation (if applicable): 

3. Street Address: **4021 SORTOR DRIVE**

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

5. Home Phone #: **913-713-5640** Work Phone #: **816-513-7200**
   **913-227-1257**

6. E Mail Address: **keyisha@tosh@z@yahoo.com**

7. List Properties you own in Wyandotte County: **4021 SORTOR DRIVE**
   **KANSAS CITY, KANSAS 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: **4105 SORTOR DRIVE**
   - Vacant Land
   - Structure **4105 SORTOR DRIVE**
   **KANSAS CITY, KANSAS 66104**

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

Section 3: Construction Project Information.

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

2. Type of Ownership: Individual [ ] Corporation [ ] Nonprofit: ___
   Other: ________________________________

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

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

5. Proposed use of property:
   - [ ] Home Ownership.
   - [ ] Rental Home.
   - [ ] Business/Commercial Use.
   - [X] Apartments.
   - [ ] Other, Specify: **ADD TO ADJACENT PROPERTY, I KEEP THE 3.2 ACRES AT 4105 CUT**

6. Will you seek Tax Increment Financing or other public tax exemptions? **No**

7. Will you seek Neighborhood Revitalization Tax Rebates? **No**

8. Starting Project Date: _______________ Completion Date: _______________

   Comments: ___________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

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

[Signature]
Applicant’s Signature

[Signature]
Print Your Name

08-20-2015
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
August 26, 2015

To Whom It May Concern:

We are submitting requests to acquire property for Trinity African Methodist Episcopal Church for the following reasons:

1. Build a new church with parking facilities
2. Build a new facility and playground area for our School, or add facilities for the school in our new church.
3. Build new homes and duplexes in the surrounding area

The Trinity family has continued to increase our financial stability in order to be completely debt free by early 2016. We have plans for two phases of the building project with Phase 1 helping to revitalize the community by building single-family homes and duplexes. Phase 2 will build a new church edifice. We foresee the development of the projects coming to fruition in 2017.

The vision Trinity AME has for the community's future is vital and important. We hope to stabilize our community while enhancing the neighborhood with families and services. In addition, we need a new facility that is handicap accessible. Many of our senior citizens can no longer walk the many stairs in our current church. Thankfully, we have seen a trend of continued growth, which necessitates us having a larger facility with classrooms that can accommodate our Kiddie Kollege Learning Center as well as serve as classrooms for Sunday school and Children's Church. Acquiring these properties will ensure we meet our project goals.

Sincerely,

Rev. Fran T. Cary
Section 1: Personal Information.

1. Applicant's Name: *TRINITY A.M.E.CHURCH JUNE NEAL KEY*
   Spouse (if applicable): *PROPERTY M.B.*

2. Name of Corporation (if applicable)

3. Street Address: *2201 N. 57TH ST, P.O. BOX 171365*

4. City, State, Zip: *KANSAS CITY, KANSAS 66101*

5. Home Phone #: *913-347-9380*   Work Phone #: *913-621-2306*

6. E-Mail Address: *KEYJUNE@YMAIL.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  *407 CLEVELAND AVE*
   □ Vacant Land  □ Structure

2. Proposed Use of Property:
   □ Yard Extension. Go to section 4.
   □ Parking. (Must comply with UG regulations) Go to section 4.
   □ Home Addition. Requires building permit. Go to section 3.
   □ Rehabilitation of existing structure. Requires building permit. Go to section 3.
   X Other: *Future Development*
Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Trinity A.M.E. Church / June Neal Key
   Spouse (if applicable): ____________________________

2. Name of Corporation (if applicable): ____________________________

3. Street Address: 2201 N. 5th St, P.O. Box 171365

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

5. Home Phone #: 913-347-9380  Work Phone #: 913-621-2306

6. E Mail Address: KeyJune@ymail.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: 415 Greeley Ave
   Vacant Land
   □ Structure

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

   X Other: Future Development
Unified Government Land Bank Application

Section 1: Personal Information.
1. Applicant’s Name: Trinity A.M.E Church/June Neal Key
   Spouse (if applicable): Property M.B.
2. Name of Corporation (if applicable)
3. Street Address: 2201 N. 5th St, P.O. Box 171365
4. City, State, Zip: Kansas City, Kansas 66101
5. Home Phone #: 913-347-9380 Work Phone #: 913-621-2306
6. E Mail Address: KeyJune@ymail.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: 419 Greeley Ave
   X 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.
   X Other: Future Development
Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Trinity A.M.E Church / June Neal Key
   Spouse (if applicable): Property M.B.

2. Name of Corporation (if applicable): ____________________________

3. Street Address: 2201 N. 5th ST, P.O. BOX 171365

4. City, State, Zip: Kansas City, Kansas 66101
   June Key Energy Church
   Home Phone #: 816-347-9380 Work Phone #: 913-621-2306

5. E Mail Address: KeyJune@ymail.com

6. 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: 416 Quindaro Blvd
   X 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.
   X Other: Future Development
Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: TRINITY A.M.E. CHURCH / JUNE NEAL KEEY
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: 2201 N. 5TH ST, P.O. BOX 171365

4. City, State, Zip: KANSAS CITY, KANSAS 66101
   JUNE KEY
   Home Phone #: 913-347-9380 Work Phone #: 913-621-2306

5. E Mail Address: KEYJUNE@YMAIL.COM

6. List Properties you own in Wyandotte County:

7. Do you (or your spouse) have any Code Enforcement violations? Yes__ No X

8. 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 428 Quindaro Blvd
   X 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.
   X Other: 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:
   - 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: 9-19-15

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

Section 1: Personal Information.

1. Applicant’s Name: Reginald Hollinshead, Sr
   Spouse (if applicable): LaTisa K. Hollinshead

2. Name of Corporation (if applicable)

3. Street Address: 12339 Parkview Ave

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

5. Home Phone #: 913-203-8096 Work Phone #: 913-422-2350

6. E Mail Address: Hollinshead220@gmail.com

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: 1944 N 4th St
   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.
   x Other: Lot improvement
Section 1: Personal Information.

1. Applicant's Name: Reginald Hollinsheed, Sr
   Spouse (if applicable): LaTia K. Hollinsheed

2. Name of Corporation (if applicable)

3. Street Address: 1234 Parkview Ave

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

5. Home Phone #: 913-203-8096 Work Phone #: 913-422-2350

6. E Mail Address: Hollinsheed20gmail.com

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: 1937 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: Lot Improvement
Section 1: Personal Information.

1. Applicant's Name: Regina Hollinshead, Sr
   Spouse (if applicable): LaLisa K. Hollinshead

2. Name of Corporation (if applicable)

3. Street Address: 12345 Parkview Ave.

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

5. Home Phone #: 913-203-8096 Work Phone #: 913-422-2350

6. E Mail Address: Hollinshead202@gmail.com

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: 1950 N. Thompson
   - 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: Lot Improvement
Section 1: Personal Information.

1. Applicant's Name: Reginald Hollinshead, Sr
   Spouse (if applicable): LaTise K. Hollinshead

2. Name of Corporation (if applicable)

3. Street Address: 12349 Parkview Ave.

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

5. Home Phone #: 913-203-8096 Work Phone #: 913-422-2350

6. E Mail Address: Hollinshead220@gmail.com

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: 1963 W. Thompson
   0 Vacant Land
   0 Structure

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

8-25-2015
Date

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

<table>
<thead>
<tr>
<th>Donor</th>
<th>Parcel #</th>
<th>Requested Donation Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wells Fargo REO Community Development Program</td>
<td>037128</td>
<td>5634 Roswell Ave</td>
</tr>
<tr>
<td>Robert Barnes</td>
<td>119925</td>
<td>814 R Tenny Ave</td>
</tr>
<tr>
<td>Tracey Fearon</td>
<td>107105</td>
<td>3120 N 47th Ter</td>
</tr>
<tr>
<td>Pleasant Green Baptist Church</td>
<td>081319</td>
<td>813 Minnesota Ave</td>
</tr>
<tr>
<td>Maria Cruz</td>
<td>127604</td>
<td>1830 S 10th St</td>
</tr>
</tbody>
</table>