Neighborhood and Community Development Committee
Standing Committee Meeting Agenda
Monday, August 13, 2012
5:00 PM

Location:
Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
6th Floor Training Room

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<th>Name</th>
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<td>Commissioner Mark Holland, Chair</td>
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<td>Commissioner Nathan Barnes</td>
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<td>Commissioner Brian McKiernan</td>
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<td>Commissioner Tarence Maddox</td>
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<td>Commissioner Mike Kane</td>
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I. Call to Order / Roll Call

II. Approval of standing committee minutes for July 9, 2012

III. Committee Agenda

Item No. 1 - COMMUNICATION: NBR PROGRAM CHANGES

Synopsis:
Communication submitting CDBG Budget Committee recommended changes to the NBR Program, submitted by Wilba Miller, Community Development Director.
Tracking #: 120199
Item No. 2 - 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.

Buildables
1206 Barnett Ave. - CHWC
1212 Barnett Ave. - CHWC

Best and Final
324 N. 10th St. - Jose Salazar for yard extension

Transfers
1009 Quindaro Blvd.
2211 Quindaro Blvd.
2267 Quindaro Blvd.
(These properties will be developed using NSP3 funds and the UG will control properties during construction with a lien.)

It is requested that this item be fast tracked to the August 16, 2012 full commission meeting due to time constraints for the two properties requested by CHWC.
Tracking #: 120206

Item No. 3 - GOALS AND OBJECTIVES

Synopsis:
The Unified Government Commission conducted a strategic planning process resulting in specific goals and objectives adopted by the commission on May 17, 2012. Commission has directed that the goals and objectives appear monthly on respective standing committee agendas to assure follow-up and action toward implementation.

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. Multimodal Transportation: Create a transportation system that moves people to where they want to go including work, services, and amenities.

c. 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.

d. Updated strategic planning regarding the Land Bank
Tracking #: 120136
IV. Adjourn
The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, July 9, 2012, at 5:00 p.m., in the 6th Floor Human Resources Training Room of the Municipal Office Building. The following members were present: Commissioner Holland, Chairman; Commissioners Maddox, McKiernan and Barnes. Commissioner Kane was absent.

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

II. Approval of standing committee minutes for June 4, 2012. On motion of Commissioner McKiernan, seconded by Commissioner Barnes, the minutes were approved. Motion carried unanimously.

III. Committee Agenda:

Item No. 1 – 120164…COMMUNICATION

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.

Chris Slaughter, Land Bank Manager, stated we have six side-lot applications for side-lots.

Side-lots
2334 McDowell Ln. - Jeffrey Lysinger
2235 Lathrop Ave. - Paula Cole
324 N. 10th St. - Jose Salazar
2226 Franklin Ave. - Mona Snoderly
3320 Sortor Dr. - Delbert Kimbrough, Jr.
1865 N. 31st St. - Bobby Palmer

Mr. Slaughter asked that 324 N. 10th St. –We pulled that. I received another application for that property so next month we will present a best and final for that. Commissioner Barnes said 2334 McDowell Ln.; that name sounds so familiar. I don’t know why. Have they been before us before? Mr. Slaughter said yes. Mr. Lysinger has purchased multiple lots through the Land
Bank over the years. **Commissioner Barnes** asked this is a sidelot? **Mr. Slaughter** said he owns the adjacent property to this. **Commissioner Barnes** said that address sounds familiar to me. **Chairman Holland** said to qualify as a sidelot, it doesn’t mean it needs to be beside where they live it just needs to be adjacent to a property that they own. **Mr. Slaughter** said adjacent to a property they own.

**Commissioner McKiernan** said this is right down the road where we had Bill Hutton at the commission meeting two or three weeks ago. There was an issue about across the street from this. Is it the same guy? **Mr. Slaughter** said I don’t know, I wasn’t at that meeting. **Commissioner McKiernan** said this is the one who had all the construction equipment out there in the yard. **Chairman Holland** asked is it the same Lysinger? **Commissioner Banes** said yes, it’s the same guy and he had bought several properties and I think that’s one of issues that we are going to bring up when we get to talking about policies and everything because right now – and I’m not saying pro or con—it’s just the fact that definition has came across clouded. **Chairman Holland** asked do we run checks on the folks to see if they have – I think you have answered this before to see if they have outstanding code violations. **Mr. Slaughter** said they cannot participate if they have code violations or are delinquent on property taxes. **Chairman Holland** asked and he doesn’t have any code violations. **Mr. Slaughter** said no. **Chairman Holland** asked but you’re thinking this might be a property that’s got a bunch of junk on it. **Commissioner McKiernan** said no it’s not, it’s across the street. The property that has the junk on it is over here and the one that he wants is over on the other side of the street. **Chairman Holland** asked but is this the guy that wants it? **Commissioner McKiernan** said I don’t know. I can’t remember what that guy’s name was. I’m trying to look it up, but I can’t remember his name. **Commissioner Barnes** said that was in Markley’s district, right. **Chairman Holland** said no, Murguia’s. **Mr. Slaughter** said this is in District 3. **Commissioner McKiernan** said it’s across the street from the Boulevard Drive-In Theater. **Mr. Slaughter** said this is close to the area where we had the issue where we sold some property to a landscape company and they were going to in exchange do some work on the creek beds because they were getting flooded and it kind of end up being a mess so I don’t know if it is related to that.

**Chairman Holland** said let’s hold this one over so you can check on it. **Mr. Slaughter** said we can hold this one and I’ll check or if there are specifics that you need me to check on. **Chairman Holland** said yes, check on this and see if it’s the same gentleman who’s having
trouble keeping his current property uncluttered. **Commissioner McKiernan** said it might not be because it is across the street.

**Commissioner Barnes** asked so we’re going to move for approval on all but the three… **Chairman Holland** said the four remaining. **Commissioner Barnes** said and the 324 N. 10\textsuperscript{th} with the exception of those two. **Commissioner McKiernan** said correct. **Chairman Holland** asked is that a motion? **Commissioner Barnes** said that’s my motion.

**Action:** **Commissioner Barnes** made a motion, seconded by **Commissioner Maddox**, to approve excluding 324 N. 10\textsuperscript{th} St. and 3224 McDowell Ln. Roll call was taken and there were four “Ayes,” Holland, Barnes, McKiernan, Maddox.

**Mr. Slaughter** asked when was that meeting that you guys discussed this possible other property where you said Mr. Hutton came. **Commissioner McKiernan** said I’m trying to look it up right now, but I can’t get to it quickly. I’m thinking it was about a month ago. **Mr. Criswell** asked was that a Planning and Zoning? **Chairman Holland** said yes, it was Planning and Zoning. **Commissioner McKiernan** said that is what I am thinking it was the Planning and Zoning meeting at the end of May. **Mr. Criswell** said I think that guy was a plumber – **Chairman Holland** said that’s right. **Commissioner McKiernan** said that’s right. You’re right – **Mr. Criswell** said he was a plumber and he had equipment that he used in his plumbing business parked on site. **Mr. Slaughter** said Mr. Lysinger is a postman. If he has a plumbing business, I’m unaware of it. We’ll look into it.

**Buildables (single home construction)**
701 N. 12th St. - CHWC
709 N. 12th St. - CHWC

**Mr. Slaughter** said next we have two applications. CHWC is wanting to build a property at 701 and 709 N. 12\textsuperscript{th} St. It is a single family property. It will be one house, but its two lots they’ll combine.
Action: Commissioner Barnes made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken and there were four “Ayes,” Holland, Barnes, McKiernan, Maddox.

Buildable (parking)
2050 Darby Ave. - City Oil Co., Inc.

Mr. Slaughter said next we have an application for parking.

Action: Commissioner Barnes made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken and there were four “Ayes,” Holland, Barnes, McKiernan, Maddox.

Transfers from Land Bank
1350 Quindaro Blvd.
1508 Quindaro Blvd.
(These properties will be developed using NSP3 funds and the UG will control properties during construction with a lien.)

Mr. Slaughter said next we have two properties that are going to transfer from the Land Bank to the UG.

Action: Commissioner Barnes made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken and there were four “Ayes,” Holland, Barnes, McKiernan, Maddox.

Mr. Slaughter said we have two donation requests. These are vacant lots to be donated to the Land Bank.

Donations to Land Bank
800 Tauromee Ave. from Marcelino & Ana Rosa Villalobos
1226 Wood Ave. from Joe Charleston
Commissioner McKiernan asked can we circle back to the other one. Chairman Holland said yes. Commissioner McKiernan said I found the agenda from Planning and Zoning. It was the May 31st meeting. The fellow’s name was Robert Needham who had the property on the other side of McDowell Lane, so it is not the same person that’s got this application for side lot. Mr. Slaughter said you will never hear Mr. Needham’s name, no I shouldn’t say that. Mr. Needham has a history. Commissioner McKiernan said given the fact it’s not the same person, does that change the need to investigate it. Chairman Holland said I’m comfortable with it. Commissioner McKiernan said could we go back and—Chairman Holland said sure can—Commissioner McKiernan asked retrospectively move to approve that property there—2334. Chairman Holland asked the McDowell property. Commissioner McKiernan said correct, 2334 McDowell Lane.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Barnes, to approve. Roll call was taken and there were four “Ayes,” Holland, Barnes, McKiernan, Maddox.

Mr. Slaughter said so we’ll just have the one that we pulled for the best and final.

Item No. 2 – 120165…COMMUNICATION: GARDENS AND LAND BANK PROPERTY

Synopsis: Communication submitting discussion points about the gardens and Land Bank property, submitted by Chris Slaughter, Land Bank Manager. The information is submitted as requested from the Neighborhood and Community Development Standing Committee June 4, 2012 meeting.

Mr. Slaughter said last month we had a wonderful discussion about gardens and I have included for discussion—and no action is needed—some proposed ideas about where we could go with gardens in the future. Some recommendations would be to lease the property. This would give opportunities for neighborhood groups, businesses, schools, churches as well as individuals.  

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would probably want to maybe limit the amount of gardens that would be right next to someone’s property unless maybe we developed a consent form that maybe they would agree to. Again the UG and the Land Bank would not be providing water services for a garden.

In the past we’ve said that any produce or anything grown on that, we would not want them to sell on the premises. That is something worth discussing. I would ask that we probably would not have any permanent structures put up unless approved, but maybe some sort of temporary fences to keep some animals out of them. The liability or waiver is always kind of the big hurdle that we’ve always experienced in this.

I also took the liberty having some maps generated for the districts on the standing committee. Though they look busy, there are indicators of Land Bank, UG owned property, as well as some tax delinquent property or I should say tax sale eligible, meaning that they’re at least three to four years delinquent and we can start the process to put those in tax sales. We’ve also indentified certain TIFs in that area. As you can see, Land Bank in certain areas of the county has a very large footprint. Strategically how we move forward whether it’s the sale of property, the holding of property, the leasing of property, those are hopefully going to be careful discussions that we move forward with.

Commissioner Barnes said I’d just like to say when there was a trip to Cleveland several years ago to look at their Land Bank, the whole purpose of the Land Bank was to bring value back to the property, not to devalue the property. The whole purpose of that land banking process is to put value where there is no value. That’s the purpose. We utilize the term grays and best use or whatever it is. That is working toward that goal of putting the property— not just getting it back on the tax roll at $15.00 a year. It’s getting it back on the tax roll at the greatest value possible. It sounds like we’ve kind of gotten off the mission. The gardens are great and I am not talking against that, but when we go to try to promote development the problem that we have with all developers when they came to town, they’ll look at a development, area and say this is great but we’ve got to do acquisition in a particular area and this piece of property is sitting right in the middle of it. That drives up the acquisition cost.

At one time we had a program or an excel sheet that said of all the developments, we knew how much it was going to cost us to get the property ready for development. They were ranging from $23,000 per lot up to as high as $66,000 per lot that we were spending before we even started going vertical. Most of that was because when they do the development, they had to do a lot of acquisition and acquisition cost was put in there. We can’t take lightly as we go
forward how we want to position this policy in place. To a developer, every time we make a
decision like that, that’s a detriment to their development. The price goes up and we’ve seen it
everywhere from the lowest being $23,000 a lot up to as high as $66,000 a lot. As we think our
way through this process, we need to – Commissioner McKiernan asked is that something that
he can really control through his office. Commissioner Barnes said it has been controlled
through his office in the past. Wouldn’t you say so? Mr. Slaughter said since I’ve been in this
position, there’s been that aspect of the Land Bank and there’s also been the aspect of the
holding and the maintenance cost of that. It’s a fine line that sometimes we have to walk. I
completely agree with what you said. There is some strong reasons to strategically hold Land
Bank property until the right fit comes along to maximize the value of that land, and there’s also
probably going to be some areas in our county that may never exist and it’s defining where those
areas are and making those decisions and that’s part of why we meet here once a month and
present these. Any direction that the board feels the Land Bank needs to look at will be
welcomely received.

Chairman Holland said we’d talked about a task force that would include Eco Devo
both in the UG and Wyandotte Development; someone in the administrator’s office kind of
taking these maps and doing some property crunching if you were to say where do we see. A lot
of it has to do with it if it’s a wooded lot on a hill, it’s not a real developable piece of property. If
it’s in the middle of a neighborhood and that whole neighborhood could be slated for
redevelopment, it might be worth holding some in an area. I mean there are some city blocks
that are more empty lots than houses. There may only be one house left on the block that hasn’t
been torn down. Maybe that would be one where we’d say well let’s hold that block and we’ll
probably end up with that last house too and then you have a whole city block you can
redevelop.

Commissioner Barnes said that was part of the general process. This is just one link in the
process. We have other policies that have nothing to do with you and when you talk about Eco
Devo, we’ve got policies that says we’re going to supply this million dollars every year to tear
down houses, but we don’t have a policy in place that says we’re going to invest this much
money ourselves personally to build up communities. Those policies kill and you’ve seen some
of my writings in reference to that. Those policies kill neighborhoods so when you have a policy
that says if you want it torn down, I can get it torn down for you. If you want to build, we ain’t
got no money for you. Your part of it is yeah I want to get it back on the rolls but he’s trying to work with his hands tied. He has no tools to say I’m going to pretty this thing up for you and I’m going to make it attractive for you to come into this neighborhood and buy this property and I’m going to just go on and say it. We’ve got Google coming to town and I think Google has made some offers – some people are in the know and some are not and just the little bit I’ve heard they’ve made offers to give us up to 130 sites or something like that. I think one of those sites should be in our neighborhoods where we’re trying to grow development in those areas. That service should be there as an incentive for people to say well we can give you something beyond the ten years and we know the state has our hands tied with that right there, but our incentive packages playback into helping him deliver property.

Commissioner McKiernan said that was the question I was asking earlier. A lot of the factors that ultimately control whether or not somebody wants to come and develop this piece of property, wants to come onto this block are out of his control. They may relate to the land, but that’s not something you can directly control. There’s a lot of other factors in play here. Commissioner Barnes said the part that he can control though is the fact to say I can keep this property in a position where it’s attractive to you by not having to add additional cost to you in order to come in here. That is the part of it where he was talking about the real thin line in that how long do you wait, how long do you hold, how long do you hold out hope and the whole nine yards. We need other factors involved in that process and the factors are that we need to give those incentives in place to say beyond the 10% of the NRA area – we’re still dealing with NRA versus TIFs – how that works inside of a TIF. So we have made some missteps in the past that has kind of put us in a negative situation, but we need to correct those things so that he will have a tool available saying that’s not my job, but guess what, if you buy this Land Bank property we have all of this in the toolbox to assist you in building. Right now our toolbox is barren. There’s nothing in there to encourage someone.

Chairman Holland said I totally agree with you. It seems that I remember us talking about creating this taskforce. Has that met? Has that group gotten together? Mr. Slaughter said I would say that’s probably still being talked about. We haven’t met. I’ve had some conversations with the administration, but I don’t think we’ve gotten to that part yet. Chairman Holland said I think what I’d like to see us do is to assign this group the task as the Land Bank standing committee; the standing committee for Neighborhood and Community Development, and say we want to see and let’s just name the names right now who needs to be involved in that.

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I think we need George Brajkovic in there. I think we need Wyandotte Economic Development in there. Obviously Chris Slaughter’s got to be in there and someone from the administrator’s office. I think this is Gary Ortiz’s area. **Commissioner Barnes** said the commissioner in the district. **Chairman Holland** said I’d be glad to sit on it or if there are commissioners here that want to sit on it. We could do this a couple of ways. We could just assign that group to start with a proposal to start hammering it out and then dedicate. One of the things we did in the agenda review this time is we dedicated time in this meeting to have this conversation, so if we put it as an agenda item or report from that group, we could sit with that group all around this table and have an open meeting about what we want to see or we could do both. We can have a commissioner in that meeting initially and then come back and report to this group, or we can just have that group work it out and then come back. Maybe they’re going to need to come meet with us to find out what we want. **Commissioner Barnes** said or they can get together, convene and then maybe interview the commissioners in the area and get an idea and then bring it back to a full group. **Chairman Holland** said absolutely. I think that is a good process.

**Commissioner Barnes** said that way they will know fully where we stand, because you’re going to basically have two distinct arguments here. One, you’ve got this idea we just want to take the control from us and we want to take the responsibility away and give it to somebody else and we don’t have to worry about it; which I think is a haphazard process. Then when you say I’ve given up on development. If you don’t develop policies necessary to redevelop a community that you’re siding with the fact that I am buying into a dying community and I am not of the understanding that my community is dead and that there is no hope. I believe there is hope, but I just think that we need to step up to the plate and spend as much money building houses as we spend tearing them down. I don’t think that is asking too much. Some cities have a moratorium on saying yeah, you can tear them down, but for every house you tear down, you are going to have to invest money in assisting developers to build. When your polices are not reflective of your intent, then your intentions are very clear that you are in the business of destroying this neighborhood and you’re not in the business of building it up.

**Chairman Holland** said I would say the only caveat I would say is a lot of the houses we tear down burned. We’ve got burned-out shells that have to come down. We spend a lot of our money tearing down burned-out homes that weren’t insured. **Commissioner McKiernan** said I agree with everything you say, but one of the things that frustrates me is those houses are abandoned because somebody walked away and left us holding the bag. Now how do we get on
top of those people – **Chairman Holland** said the absentee landlords – and make them responsible so that we’re not spending the million dollars tearing down houses.

**Commissioner Barnes** said I’m going to tell you that story too, because it’s the broken window factor. When you own rental property and that house is next to a weeded lot, you can’t rent it. I don’t care what your intentions are, because you can get a tenant in there and when they got six foot grass right next door to it, that person says I don’t want to be there. I’ve done this personal experiment. When you keep the lots cut around that house, away from that house, you can rent it. When the weeds are coming up and also what happens is the owners are saying it’s not my responsibility to cut and they think it’s our lot regardless. The city’s lot; they don’t cut it and they don’t rent it and then they walk away because they didn’t pay but five or six thousand dollars for the house and put two or three thousand dollars in it. When they can’t rent it, they break the windows out and we tear it down and the weeded lot syndrome continues on. The problem is not a one step process, it’s knowing that we have the support in the community and we have support tools in the community that’s going to make these things happen. When we’ve come up with spending more money on cutting weeds, that should have happened ten years ago and it just happened last year. I was overjoyed when I heard somebody other than the commissioner from the First District say I’ve got a weed problem. When I heard that, now we put more money in it, but this cancer has been growing for years. I think we need to maintain what we have and find another way to do that; find out a cheaper way to do it. Chris has brought some great ideas. The Adopt-A-Lot Program is on the table. I think that’s working. Having people utilize the property without taking on the full responsibility of the lot of paying the taxes on it and so forth. We just need more tools in order to stabilize our communities. **Chairman Holland** said I agree.

**Commissioner Barnes** said neighborhood stabilization is not just an accident and I don’t think that the federal government discovered that term accidently when they put out a NSP program, a Neighborhood Stabilization Program. They said that government should be about the business of stabilizing neighborhoods and they said it federally. Locally we need to be about the business of stabilizing neighborhoods and we need to have policies in place that will assist us in stabilizing neighborhoods. Believe me, I’ve talked to the people, I’ve seen them and they’ve been overjoyed when I’ve torn down a house. They feel real happy and I’m looking at them like, you don’t know what’s about to happen and I do. We need policies in place that have a balanced approach in saying yes we’re going to tear them down when they need to be torn down, but
we’re going to make certain that we are investing dollars into stabilizing this community and reinvesting in that community. **Commissioner McKiernan** said part of stabilizing a neighborhood is also encouraging and I’ll leave it at that; the citizens of that community to accept their community responsibility that if they live in that community, they have some responsibility toward maintaining it, not just simply walking away from it when they are tired of living there. **Chairman Holland** said it’s the absentee landlord syndrome. The greatest cancer that’s happening in urban America is absentee landlords. **Commissioner Barnes** said 65% of the people that own property in our community are absentee landlords. A large number of the neighborhood, 65% of them are rental properties and those rental properties are owned by people that don’t live nowhere close to Kansas City, KS. **Chairman Holland** said that’s right and couldn’t care less about us. **Commissioner Barnes** said that’s correct.

**Chairman Holland** said coming back to the two issues on the table. One is, I’d like to see this taskforce convened. The question is do we want to ask them to convene during July budget session and come back to us in August or do we want to ask them to convene in August and report back to us in September. **Commissioner Barnes** said I don’t think we should rush the process and I don’t think that we are in a hurry for a quick answer. **Chairman Holland** said let’s assign this task and maybe we can ask that group to meet with us at our next meeting in August, and maybe just have the initial meeting to hear from us firsthand what we’re looking for from these maps and from this taskforce and then they can spend the month of August talking about it and they can get back to us in September. Does that seem reasonable? Would you like to talk on this issue? **Commissioner Barnes** said yes.

**Caitlin McMurtry 4100 W. 24th Pl. Lawrence, KS,** said I was recently hired as the new program coordinator for Healthy Communities Wyandotte, the mayor’s health taskforce. I was just wondering if health might be a valuable perspective on this ad hoc committee that you are forming as a way to prioritize not only economic development, but also the development of the health of the community. So when we think about developing Land Bank properties we also overlay those development plans with let’s say food deserts. I heard strategic placement, how we hold properties strategically for development and for other uses. I was wondering if health might be an important consideration for that committee as well. **Chairman Holland** said I think it could be. **Commissioner McKiernan** said volunteering for a committee. **Chairman Holland** said she’s new. That won’t last long. I think it is an excellent consideration and I would be delighted for you to serve on that as well. You have the names.
Commissioner Barnes said we can leave the door open for other volunteers too. Chairman Holland said absolutely, and I would put the word out if there are other folks in the UG who want to be a part of this conversation I think we need to have them at the table. There may be a time when we bring in other community stakeholders as well. Let’s start the conversation in-house; get the people whose job it is to work on this working on it and then as we expand that, we might need to increase the conversation but I think that’s a good start.

The other thing in terms of a garden policy, I think this is an excellent start though I think it’s contingent on this other conversation. So what if we table this proposal for the gardens and continue our moratorium on gardens. Mr. Slaughter said I don’t know how you did, but I did not receive one application for a garden since our last meeting. Chairman Holland said if this were at the church I’d say it was the Holy Spirit. Mr. Slaughter said the vibe is out there. Chairman Holland said since we’re not at the church, I don’t know what to attribute it to. Mr. Slaughter said any I get until we resolve this, I’ll just indicate that there’s just a slight delay. Chairman Holland said that would be great.

Commissioner Barnes said I did have one question about one of the issues that he did mention. What was the purpose behind saying the UG will not — saying having part of the policy saying we won’t be responsible for water or whatever. Mr. Slaughter said most of these lots come from properties that have been torn down so utility lines are generally turned off at the tap at the very base of the property or below the earth. We aren’t going to own a lot of properties that are going to have an available faucet for them to tap into. Chairman Holland said that would be the BPU’s issue anyway. We don’t provide water. Mr. Slaughter said I believe they have kind of started to work and address that. I don’t want to speak for them, but I have sat in on meetings where that was being discussed. Commissioner Barnes said I was just concerned, why would that be a part of our policy. That’s not us anyway. When they take the lot, they know it’s been capped. Chairman Holland said because people ask. Mr. Slaughter said I think it’s just a reminder to the applicant that we won’t provide water for that.

Commissioner Maddox said when I see it, what I see on here are individuals who don’t actually own the property right next door trying to put a garden on that property if they don’t have anywhere to get the water to water the crops or the garden. Commissioner Barnes said exactly. He’s saying coming forth with a plan other than saying… Mr. Slaughter said I definitely feel that an application that I’ve started developing would have them submit quite a bit
of information and possibly even a site drawing to give an idea of what they plan on putting there and put a little bit more thought into it. Chairman Holland said and where they’re getting their water. Mr. Slaughter said to put a little bit more thought into it other than just writing garden on the application. Commissioner Barnes said I’d like to see that, but I don’t want to make it rocket science. Mr. Slaughter said if I can understand it, they’ll be able to understand it. Chairman Holland said if you get it through this committee it won’t be rocket science I guarantee you that.

Okay so we’re going to table this, but we’ll put on the agenda for agenda review next month. We’ll put on this agenda to have some of this group or all of this group here so we can talk a little bit more about some specific marching orders for them to get started on this. Does that sound reasonable?

Action: No formal action taken, however the task force was named and is to be at the August SC Meeting. A garden policy was tabled and the moratorium on gardens continued.

Mr. Slaughter said the last thing I have is October is a Land Bank conference. I will be planning on attending, but I wanted to extend the invitation just in case some of you guys would be interested. It’s in Kalamazoo, MI. Commissioner Barnes said no thanks. Mr. Slaughter said but there’s a lot of great insight and a lot of – Chairman Holland said I hear Kalamazoo is beautiful in October. Mr. Slaughter said well I’m hoping there’s not a least a foot of snow. There’s a lot of great ideas and a lot of – Commissioner Barnes asked how many days is the conference? Mr. Slaughter said I believe it’s a Sunday through Tuesday or Wednesday. Chairman Holland said Sunday through Tuesday. Mr. Slaughter said if there’s interest, please email and I’ll forward you the information. Commissioner Barnes said get it to Janet and I’ll take a look at it. Chairman Holland said I’ll take a look at it as well. Mr. Slaughter said here it is. Chairman Holland asked what’s the date. Mr. Slaughter said 14th through 16th so it would be a Sunday through Tuesday. Chairman Holland said I’d be willing to take a look at that.
GOALS AND OBJECTIVES FOLLOW-UP

Item No. 1 – 120136…HOUSING

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

Chairman Holland said the last item on our agenda are goals and objectives starting off with the housing pieces. The other items we’ve been assigned and I think we agreed in the past to start those up after budget. Commissioner McKiernan said we had talked about talking with Doug so that we made sure that we had whatever one that we want to discuss, that we had the right staff people at the table so that we could have a discussion that doesn’t occur in the vacuum, but instead occurs with people who are knowledgeable about some of the street level issues that we’d be dealing with on any of these. Chairman Holland said we have three that are assigned to us right now, housing multi-modal transportation and healthy community/recreation are the ones that are assigned here. Do we want to pick one of these to start with in August and have the teams ready to go? Commissioner McKiernan said effectively you’ve already fixed housing by virtue of asking this ad hoc group to come back because that is one element. Chairman Holland said housing is one element of the redevelopment possibilities, so do we want to start with housing? Commissioner Barnes said yes, that’s good. So we will ask Gordon. Can you see that the group that is going to be resourcing us on housing is available at our August meeting so we can start drilling down into that one? Mr. Criswell said got it.

Item No. 2 – 120136…MULTI-MODAL TRANSPORTATION

Create a transportation system that moves people to where they want to go including work, services, and amenities

Action: No action taken.

Item No. 3 – 120136…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.

July 9, 2012
Action: No action taken.

Adjourn

Chairman Holland adjourned the meeting at 5:35 p.m.

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

Publication Required

Budget Impact: (if applicable)

Amount: $0

Source:

☑ Included In Budget Funding already included in budget
☐ Other (explain)

File Attachment

File Attachment

File Attachment
UG General Funds

Northeast-Midtown Association – submitted application for NBR status. Organization would replace defunct North East Business Association. If approved, agency could receive funding for 4 months of funding at $1,875 per month (with no match requirement) and full 12 months funding in the amount of $22,500 in 2013.
Wilba—Will you confirm back to me that you received this file and thank you—Elnora

---

From: Elnora [mailto:ejefferson@kc.rr.com]
Sent: Friday, April 20, 2012 4:28 PM
To: 'Miller, Wilba'
Cc: 'Chester Owens, Jr'; 'hattie856@gmail.com'
Subject: NBR application submitted by the Northeast-Midtown Association
Importance: High

Dear Wilba—Please find attached, the following documents submitted by the Historic Northeast-Midtown Association on behalf of its application to serve as the Northeast-Midtown area NBR and thank you—

Elnora

p.s. The letter of good standing with the Kansas Secretary of State and the addresses of the board members will be sent in a subsequent e-mail message to you.
The Historic Northeast-Midtown Association, Inc.

SCOPE OF SERVICES

1. Work closely with the Codes and Rental Licensing Departments, other neighborhood groups and others to improve properties within the Historic Northeast-Midtown Association (HNMA) service area.
   a. Address a minimum of fifty (50) code violation issues.
   b. Address a minimum of fifty (50) rental licensing and/or vacant lot issues.

2. Work closely with police, code enforcement officers and other agencies to eliminate and resolve crime.
   a. Eliminate drug houses
   b. Play an active role in the community policing program.
      i. Attend six (6) meetings of the [area] Patrol Citizens Advisory Council.
      ii. Address a minimum of fifty (50) crime related issues.

3. Maintain a community resource center to include an information center, access to community police officers and link to volunteers.

4. Provide support and technical assistance to all neighborhoods that joined HNMA to strengthen and focus their efforts.
   a. Hold a minimum of eight (8) meetings to strengthen leadership skills.
   b. Hold a minimum of six meetings or functions.

5. Assist in establishing new neighborhood groups in the HNEMA geographic area.

6. Promote civic pride and community self help through cooperation among neighborhoods, groups, churches, schools, civic organizations, business and social service agencies within the HNMA service area.

7. Provide assistance to five (5) businesses in one or more of the following areas:
   a. To locate within the HNMA service area.
   b. To expand their business in the HNMA service area
   c. To address issues that have a negative impact on their business

8. Provide a leadership role in urban planning and community enhancement in the HNMA area.

Note: Per revised guideline April 25, 2011, the outcome numbers in this document are suggested goals only. The quantities are negotiable but in any case, should be greater than one (1).
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Mission Statement

To serve as a unifying force of collaboration and communication among neighborhoods, businesses, government, faith-based organizations, and nonprofit agencies, in order to improve the socio-economic environment of our community.
Good morning Wilba—Please find the scanned copy of the last page of our by-laws signed by our secretary. I also attached a copy of the Historic Northeast-Midtown Association’s good standing with the Kansas Secretary of State’s office—thank you—Elnora

Elnora [ejefferson@kc.rr.com]
Monday, May 07, 2012 12:43 AM
Miller, Wilba
'Chester Owens, Jr'
Signed last page of by-laws and copy of good standing - incorporation papers
The Historic Northeast-Midtown Association, Inc.

the Corporation present at an annual meeting or a duly summoned special meeting of the Board of Directors of the members of this Corporation.

SECRETARY'S CERTIFICATION

THIS IS TO CERTIFY THAT THE FOREGOING BYLAWS OF THE HISTORIC NORTHEAST MID-TOWN ASSOCIATION HAVE BEEN DULY ADOPTED BY THE BOARD OF DIRECTORS AT A MEETING HELD ON FEBRUARY 20, 2012.

[Signature]
SECRETARY

April 23, 2012
DATE
Business Information

Current Entity Name: HISTORIC NORTHEAST-MIDTOWN ASSOCIATION
Business Entity ID Number: 6635106

Current Mailing Address: Elnora Jefferson - P.O. Box 172175, KANSAS CITY, KS 66117

Business Entity Type: KANSAS NOT FOR PROFIT CORPORATION
Date of Formation in Kansas: 03/30/2012
State of Organization: KS
Current Status: ACTIVE AND IN GOOD STANDING

Resident Agent and Registered Office
Resident Agent: HISTORIC NORTHEAST-MIDTOWN ASSOCIATION
Registered Office: 1915 Nebraska Ave, KANSAS CITY, KS 66102

Annual Reports
The following annual report information is valid for active and delinquent status entities only.
Tax Closing Month: 12
The Last Annual Report on File: 00/0000
Next Annual Report Due: 06/15/2013

Forfeiture Date: 09/15/2013
REVISED NBR PROPOSED CHANGES

New Expectations:

For Agencies

- A physical presence in the neighborhoods which allows area residents access to NBR office. Office location may be donated space – NBR agency does not have to rent office space.
- Board Composition - Agency would submit documentation of members representing businesses, residents, and agencies/institutions. Composition should also reflect demographics of area (gender, age diverse, culturally diverse, etc.)
- Proof of membership of neighborhood groups, area residents and businesses (minimum of 4 other than Board members)
- Proof of regular open/public meetings (copies of sign-in sheets, minutes of meetings, etc.)
- In areas where agency is no longer viable – there will not be an automatic contract with next available agency in the area. The new agency must wait and go through the budget process for Commission approval.
- Match – policy regarding agencies that cannot raise 100% of required match. If agency cannot raise 100% of match for 3 years after full designation as an NBR agency, they cannot retain NBR status. Commission approval would be required for decertification.
- Annual recertification process – NBR agencies must submit all documents required by contract (including updated Board composition and membership) each year by January 1
- Agencies must meet minimum requirements for commission goals (to be determined)

For Executive Directors

- Residency Requirement for NBR Executive Directors – current Directors will be grandfathered. Any new directors will be required to live in Wyandotte County.
- Background checks for new Executive Directors – the NBR agency would be responsible for background checks.
NBR Scope of Services – Minimum Requirements

1. Work closely with Codes, Rental Licensing Dept, neighborhood groups and volunteers to improve blighted properties within the NBR boundaries. Address a minimum of 50 codes, rental licensing and vacant lot issues.

2. Work closely with police, code enforcement officers and other agencies to eliminate drug houses, resolve crime and play an active role in the community policing program. Attend at least 6 meetings of the (area) Patrol Citizens Advisory council. Address a minimum of 50 crime related issues.

3. Maintain a community resource center to include an information center, access to community police officers, and links to volunteers.

4. Provide support and technical assistance to (#) established neighborhood groups to strengthen and focus their efforts. Assist in the establishment of new neighborhood groups within the (NBR area). Hold a minimum of 8 meetings to strengthen leadership skills.

5. Promote civic pride and community self help through cooperation among neighborhood groups, churches, schools, civic organizations, businesses and social service agencies in (NBR area). Hold a minimum of 6 meetings or functions

6. Provide assistance to 5 businesses in one or more of the following areas: to locate in (NBR area), expand their business, and/or address problems that have a negative impact on their business.

7. Provide a leadership role in urban planning and community enhancement for the (NBR area)

8. NEW: Agencies must meet minimum requirements for commission goals (to be determined)

Note: Outcome numbers above are suggested goals only. They can be negotiated but should be greater than 1.
**Staff Request for Commission Action**

**Tracking No. 120206**

**Revised**

**On Going**

**Type:** Blue Sheet Amendment  
**Committee:** Neighborhood and Community Development Committee

**Date of Standing Committee Action:** 8/13/2012  
(If none, please explain):

**Proposed for the following Full Commission Meeting Date:** 8/16/2012  
**Confirmed Date:** 8/16/2012

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

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<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref</th>
<th>Department / Division</th>
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<td>8/6/2012</td>
<td>Chris Slaughter</td>
<td>573-8977</td>
<td><a href="mailto:cslaughter@wycokck.org">cslaughter@wycokck.org</a></td>
<td></td>
<td>Administrator/Clerk</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) - Buildable Applications (2)  
Item (2) - Best and Finals (1)  
Item (3) - Transfer to (3)

**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)

- **Land bank revenues are projected in budget.**

**File Attachment**
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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 RECOMMENDATION</th>
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<td>2 S 14th St</td>
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<td>2 S 14th St</td>
<td>1212 Barnett Ave</td>
<td>Single Family</td>
<td>145 x 138</td>
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</table>
Section 1: Personal Information.

1. Applicant’s Name: CHWC, INC
   Spouse (if applicable): 

2. Name of Corporation (if applicable) ________________

3. Street Address: 2 S. 14th St

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

5. Home Phone #: (913) 342-7580 Work Phone: 

6. E Mail Address: dsmith@chwcinc.org

7. List Properties you own in Wyandotte County: multiple

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: 1206 Barnett
   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.
   o Other: 

Section 3: Construction Project Information.

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

2. Type of Ownership: Individual__ Corporation__ Nonprofit X
   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:
   X 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? N

8. Starting Project Date: 8/15/12 Completion Date: 2/11/13

Comments: Citized has entered into contract w/ a family to build a 3 bedroom, 2 bath, 1500 S.F. home on this site. The family has put $30,000 earnest deposit down & is pre-approved with Cap Fed.

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

[Signature]
Print Your Name

1/18/12
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
CHWC
2 South 14th St. Kansas City, KS 66102  p. 913.342.7580

- Three Bedrooms
- Two Baths
- 1,250 Square Feet
- Full Basement
- Front Porch

FRONT ELEVATION

MAIN FLOOR PLAN
Ceiling Height: 9'
Section 1: Personal Information.

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

2. Name of Corporation (if applicable): 

3. Street Address: 2 S. 14th St

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

5. Home Phone #: (913) 342-7580 Work Phone #: 

6. E Mail Address: dsmith@chuwkc.org

7. List Properties you own in Wyandotte County: multiple

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 1212 Barnett
   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.
     o Rental Home.
     o Business/Commercial Use.
     o Apartments.
     o Other, Specify: __________________________

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

7. Will you seek Neighborhood Revitalization Tax Rebates? __N__

8. Starting Project Date: 8/15/12 Completion Date: 2/1/13

Comments: CMHC has entered into contract with a family to build a new 3 bedroom, 2 bath, 1800 sq ft home at this site. The family has provided us a 10% earnest deposit and they are pre-approved with CapFed for their mortgage.

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.

Donald Smith
Applicant’s Signature

Donnie Smith
Print Your Name

7/18/12
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
July 19, 2012

Mr. Chris Slaughter
Land Bank Manager
710 N. 7th St., Suite 260
Kansas City, KS 66101

Subject: 709-712 N 12th St. & 1206-1212 Barnett

Dear Mr. Slaughter,

CHWC has recently entered into contract with three (3) families seeking new housing in our Cathedral Pointe Development near Waterway Park. These families have selected their desired house plans, received their mortgage pre-approval from Capitol Federal and have provided CHWC with a $5,000 earnest deposit to construct them their new homes. These families have also selected to build their homes contiguous to each other near 12th and Barnett Avenue. CHWC owns a portion of this property (1200 Barnett & 1222 Barnett), but the remaining portion is owned by the Unified Government Land Bank.

It is my understanding that the applications I have provided to you for the release of this land will not be seen by the Board of Commissioners until the end of August, 2012. However, I am requesting that these applications be fast-tracked for these families. These families have already provided us with a $5,000 earnest deposit and their pre-approval with Capitol Federal is only approved for six months. CHWC needs to begin construction on these homes as early as possible, but if we are to wait until the Board of Commissioner’s August 30th date, it will be early September before construction can commence.

If it is possible, I request that these applications go before the Commission at their earliest meeting date so we do not delay the construction of these homes. These three families are seeking to take root in our neighborhoods and CHWC wishes to continue building out this redevelopment district in the most expeditious manner possible.

Thank you for your considerations of my request.

Sincerely,

Donny E. Smith
Executive Director
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<tr>
<th>APPLICANT</th>
<th>APPLICANT ADDRESS</th>
<th>LAND BANK ADDRESS</th>
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<td>Land Bank recommends that the property be awarded to Mr. Salazar.</td>
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<td>338 N 10th St</td>
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INTENTIONALLY
Section 1: Personal Information.

1. Applicant's Name: Jose Luis Salazar
   Spouse (if applicable): Maria Machado

2. Name of Corporation (if applicable)

3. Street Address: 322 W 10th St.

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

5. Home Phone #: 913 957 7080 Work Phone #: 913 957 7011

6. E Mail Address:

7. List Properties you own in Wyandotte County: 322 W 10th St.
   Kansas City, KS 66102

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

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

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 322 W 10th St, Kan.
   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.

We took care of the yard @ and want to make our yard bigger.

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.

José Luis Salazar  José Luis Salazar  5-31-12
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
Wyandotte County Land Bank

Best & Final Check Off List

Your Best and Final Must Contain the Following Items:

- Total Bid for Property(s): 324 N 10th St
  $500.00 (The quoted price for this property is $250.00)

- Proposed Plan for Site(s):
  My idea for the property is to still keep up the upkeep of the yard, but also begin a garden and plant trees because shade is much needed in my neighborhood. I also would like to invest in small sand box for my children to play in. Which would be great to keep them out of the street and out of harms way. Thank you for your consideration in advance!

Applicants Signature: Jose Luis Salazar
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Section 1: Personal Information.

1. Applicant's Name: MICHAEL H. DOMINGUEZ  
   Spouse (if applicable): JUANITA DOMINGUEZ

2. Name of Corporation (if applicable)

3. Street Address:

4. City, State, Zip:

5. Home Phone #: 913-208-8289  Work Phone #: 913-342-1464

6. E Mail Address: DOMINGUEZ.GABRIEL@ATT.NET

7. List Properties you own in Wyandotte County: 2402 N. 10th St. 
   AND 338 N. 10th St. KCKS 66104

8. Do you (or your spouse) have any Code Enforcement violations? Yes _ No X  
   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: 324 N. 10th ST.  
   o Vacant Land  
   o Structure

2. Proposed Use of Property:  
   o Yard Extension. Go to section 4.  
   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 X Corporation  Nonprofit:  
   Other:__________________________

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

4. Must attach drawings for your proposed project.

5. Proposed use of property:
   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? NO

7. Will you seek Neighborhood Revitalization Tax Rebates? NO

8. Starting Project Date: ASAP (7.28.2012)  Completion Date: 8.16.2012

Comments: I WANT TO FENCE THIS PROPERTY AND USE IT AS AN EXTENSION TO MY BUSINESS (MECHANIC SHOP)

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

Best & Final Check Off List

Your Best and Final Must Contain the Following Items:

- Total Bid for Property(s): 324 N 10th St
  $500.00 (The quoted price for this property is $250.00)

- Proposed Plan for Site(s):
  EXTEND OUR YARD, I WILL FENCE IT ALL AROUND TO PREVENT TRASH BUILD UP ON IT. THANK YOU!


Applicants Signature: Michael R. Deming
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<table>
<thead>
<tr>
<th>Recipient</th>
<th>Land Bank Address</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unified Government</td>
<td>1009 Quindaro Blvd</td>
<td>This property will be developed using NSP3 funds and the UG will control property during construction with a lien.</td>
</tr>
<tr>
<td>Unified Government</td>
<td>2211 Quindaro Blvd</td>
<td>This property will be developed using NSP3 funds and the UG will control property during construction with a lien.</td>
</tr>
<tr>
<td>Unified Government</td>
<td>2267 Quindaro Blvd</td>
<td>This property will be developed using NSP3 funds and the UG will control property during construction with a lien.</td>
</tr>
</tbody>
</table>
Housing

Goal: Develop policies and programs that:
- Grow Neighborhoods to their maximum potential
- Make Property owners accountable for their property; and
- Foster a diverse housing stock.

I. Short Term
   A. Establish a task force to review overall housing policy with final report due summer 2013. Participants shall include Unified Government, CDBG, Code Enforcement, Land Bank, Housing Authority, CDC's, Not-for-profits, BPU & Community Lenders/Realtors.

   B. To restore code enforcement effectiveness:
      a. Review staffing levels
      b. Aggressively pursue environmental violations, i.e.: Trash & Weed violations
      c. Explore new technologies and applications to increase efficiencies and effectiveness
      d. Coordinate more closely with other agencies in dealing with extensive structural violations; and,
      e. Maintain rental licensing and landlord training.

   C. Coordinate demolition decisions with neighborhood needs, redevelopment opportunities and commission priorities.

II. Long Term
   A. Develop a plan to market housing across Kansas City, Kansas including land bank properties. Strategies should include UG and BPU, realtors, developers, builders & CDCs.

   B. Seek outside funding, including but not limited to Section 42, tax credit and tax incentives and philanthropic foundation grants.

   C. Strengthen neighborhood relations including community policing, schools & PTA's, churches and other institutional partners.

   D. Establish a revolving loan fund involving local vendors to rehabilitate and preserve existing housing stock.
Multi Modal/Transportation

Goal: To create a transit system that moves people to where they want to go including work, services and amenities.

I. Short Term
   A. Research alternative fueling methods

   B. Expand transit public relations to promote the benefits of public transit

   C. Explore the efficiency and effectiveness of our current system (see transit study)

II. Long Term
   A. Identify sustainable long term revenue source for transit operations

   B. Continue to work with MARC in developing a regional transit system

   C. Collaborate with Parks and Recreation for bicycle and pedestrian pathway master plan

   D. Provide services to areas that support daily activities/special event requiring public transit

   E. Seek transit partnerships with the business community
Healthy Community/Recreation

Goal: Encourage healthy lifestyles through program services and facilities that result in the Unified Government improving its state ranking for overall health.

I. Short Term
A. Establish and implement a plan for a countywide recreational complex with funding identified in 2013.

B. Determine programs needed to improve the health ranking of Wyandotte County

C. Collaborate with Healthy Communities Wyandotte to improve the health of the people in our community through:
   - Communications Action Team
   - Education Action Team
   - Access to quality education and support services that promote readiness for school, future education and subsequent career
   - Environmental Infrastructure Action Team
     Build, redesign, and better utilize Wyandotte County's environmental infrastructure to provide opportunities for healthy and active living
     1. Resolve Urban Soccer field opportunity
   - Nutrition Action Team
     Improve Wyandotte County's food environment so that all residents can and want to eat healthy foods
   - Health Services Action Team
     Increase access to quality and affordable mental and oral health services in Wyandotte County

D. Increase and improve programming options in existing facilities

II. Long Term
A. Partner with community organizations such as the University of Kansas, KCK Community College, school districts and other community partners to implement the initiatives identified in the Health Communities Wyandotte plan

B. Dedicate a portion of the one percent community casino contributions in 2014 to help fund these initiatives.