



# Neighborhood and Community Development Committee

## **Standing Committee Meeting Agenda**

Monday, September 10, 2012

5:00 PM

**Location:**

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

<u>Name</u>	<u>Absent</u>
<input type="text" value="Commissioner Mark Holland, Chair"/>	<input type="checkbox"/>
<input type="text" value="Commissioner Nathan Barnes"/>	<input type="checkbox"/>
<input type="text" value="Commissioner Brian McKiernan"/>	<input type="checkbox"/>
<input type="text" value="Commissioner Tarence Maddox"/>	<input type="checkbox"/>
<input type="text" value="Commissioner Mike Kane"/>	<input type="checkbox"/>

**I.**      **Call to Order / Roll Call**

**II.**      **Approval of standing committee minutes for August 13, 2012.**

**III.**      **Committee Agenda**

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

**Synopsis:**

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

Side-lot applications

2734 Spring Ave. - Nathaniel Daniels  
1136 Splitlog Ave. - Ronald McCune  
2233 Richmond Ave. - Manuel Sandoval  
1423 New Jersey Ave. - Rosa Navarrete  
2309 N. 13th St. - Barbara Jefferson

2628 N. Early St. - D.T. Burks Enterprise LLC  
928 Reynolds Ave. - Isaias Noriega Rodriquez  
1853 S. 98th St., Edwardsville, KS - Joel Hardee

Parking lot application  
1323 New Jersey Ave. - Premier Investment Properties, LLC  
**Tracking #: 120252**

#### **IV.**      **GOALS AND OBJECTIVES**

##### **Item No. 1 - 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. Healthy Community/Recreation: Encourage lifestyles through programs, services, and facilities that maximize the health and well-being of our citizens and enhances equality of life.
- c. Update strategic planning regarding the Land Bank.
- d. Social Services: Promote and provide social services and facilities to improve the life, health and living conditions of our citizens, targeting the most at risk.

**Tracking #: 120136**

#### **V.**      **Adjourn**

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT  
STANDING COMMITTEE MINUTES  
Monday, August 13, 2012**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, August 13, 2012, at 5:00 p.m., in the 6<sup>th</sup> Floor Human Resources Training Room of the Municipal Office Building. The following members were present: Commissioner Holland, Chairman; Commissioners Barnes and Kane. Commissioner McKiernan and Maddox were absent. Commissioner Markley was present in place of Commissioner Maddox.

- 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 July 9, 2012. **On motion of Commissioner Kane, seconded by Commissioner Markley, the minutes were approved.** Motion carried unanimously.
  
- III. Committee Agenda:

**Item No. 1 - COMMUNICATION: NBR PROGRAM CHANGES**

**Synopsis: The CDBG Budget Committee has recommended the following changes to the NBR Program:**

- 1. Request from Northeast-Midtown Association to represent the Northeast area of KCK by replacing defunct Northeast Business Association.**
- 2. Policy Decision-Revised NBR Proposed changes which includes new expectation for NBR agencies, Executive Directors, and Revised NBR Scope of Services Minimum Requirements.**

**Commissioner Holland** said I believe Commissioner McKiernan asked for this to come back to the standing committee and then he didn't come to the meeting.

**Wilba Miller, Community Development Director**, basically tonight we have a two part request. The first request is to allow the Northeast Midtown Association to represent the Northeast area of KCK by replacing the defunct Northeast Business Association and they have attached an application that was during the budget process. This would need full commission approval.

**Commissioner Holland** said review for us the vetting process you go through in terms of these applications. Does your office do anything other than receive the applications? **Ms. Miller** said we receive the applications and they fill out an application form. But it is the commission that makes the final decision. What they do is, since they are a new agency, they would start out, if approved, as a start-up. We would give them the balance of this year with no match required. Next year they would become a full fledged agency to represent their district.

**Commission Markley** said you have money in the budget. **Ms. Miller** said yes-it has been there. **Commissioner Barnes** said this has been a multi-year process. I have to commend them. They have dotted all of the ‘i’s’ and crossed all the ‘t’s’ three times. I do agree with this happening.

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

**Ms. Miller** said the second part of this request was to make some policy decision changes—NBR proposed changes which include new expectations for the agencies, the executive directors and the minimum scope of services. In the Request for Action, we talk about changes for a physical presence in the neighborhood which allows area residents access to the NBR office. This came up during the CD budget process and that’s why we are here tonight. The second one was agencies must meet minimum requirements for commission goals. Part of the strategies that you all will be developing—the standing committee that was working on my budget felt that some of those should be passed on to the NBR directors. For the executive directors, a residency requirement stating that the current directors would be grandfathered in and any new ones would be required to live in Wyandotte County. On the scope of services, the agencies must meet minimum requirements for commission goals. These are projected to take place effective January 1, 2013, if approved.

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**Commissioner Barnes** said there is one other item that I did not see here. Commissioner Ellison, when chiming in on this, had complained about not having any contact with these. **Ms. Miller** said that would be under the agencies must meet minimum requirements for commission goals. During the budget process, after this was already put out, he did request that agencies be required to meet with their commissioners at least once per quarter for all of the commissioners in their district. Is that the one you were talking about Commissioner? **Commissioner Barnes** said yes. **Commissioner Holland** said is that in here? **Ms. Miller** said no. This was out before Commissioner Ellison's request. **Commissioner Barnes** said so we vote tonight? **Ms. Miller** said yes, it can become one of the requirements under commission goals. **Commissioner Barnes** said it was not included in what you are presenting tonight? **Ms. Miller** said this was presented after the budget meeting before the full commission saw it. **Commissioner Barnes** said so the motion would be to approve with these modifications. **Ms. Miller** said right.

**Commissioner Markley** said we are trying to wrap this in with our strategic plan. How are we coming up with those goals and how are we communicating that back to the NBR's after we pass this tonight? That is still hanging out there. **Ms. Miller** said there was a blanket statement made that you wanted them to be a part of the commission goals and strategies. So, we put this in here and it says to be determined, which is not fair technically. This brings up the discussion so that you would discuss what kind of goals you would want them to do. **Commissioner Markley** said if you guys are like our other standing committees, you haven't really had people in to talk about those individual's strategic goals segments yet. **Commissioner Holland** stated we are starting tonight. **Commissioner Markley** said you probably don't have any goals you want to talk about yet. **Commissioner Kane** said this is to get things going. **Commissioner Barnes** said this is kind of a basic blueprint. I was looking forward to another work session where we could hash out all of the items. The one that Commissioner Ellison mentioned was one of the major issues and I just didn't see why it wasn't included when that was part of the strategic session itself. I know that "the to be determined" portion of this will be another work session.

**Ms. Miller** said this was developed at our June 21 budget committee meeting. When it went to full commission it got held back for this meeting. This is the first time it---at that meeting is when Commissioner Ellison said that he would like them to be required to meet. **Commissioner Holland** said one of the questions I have about that, and I think that's fine to even include in tonight's passage, that the NBR meet. I want to be sure we word this in a fair

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manner. There have been, oftentimes, disagreements between the commissioners and the NBRs in terms of how they carried out their work. It would be possible for a commissioner not to meet with the group. If they are required to meet, the commissioner would have control of that whether or not that actually happened. I want to word it in such a way that they need to make themselves available to meet with the commissioner at least once a quarter and to perhaps have it set up through our staff that they have opportunities. I would not want a commissioner to get busy and have to cancel the meeting, not at the NBRs fault, and have the NBR punished because they set up a meeting and the commissioner changed it at the last minute. Not that that would ever happen with any of us sitting here--I am just saying that there might be other commissioners in the future that that might happen with and I would not want the NBR directors to be punished with that. Does that make sense? **Commissioner Barnes** said it makes sense to me and I understand the intent. However, we don't want to take the power from one and give it to the other. There has to be a balanced approach in order to do this. This is nothing really new because HUD has come in and spoke to us about the Housing Authority. They have an appointed board and what they should or should not be doing. We need to be in line with the fact to say we appreciate what you are doing in our community, but at the same time, we need to be on the same page at the same time. Past experience has showed us from some relationships that we have had that are kind of rocky with people and they didn't feel good about it. Ultimately, the decision is up to the commission anyway. So it is not up to that one individual whether they want to meet or not. I just think it works itself out because if they come forth, and regardless of how rocky the relationship is, us moving forward with them is not a one person decision. It is a commission decision. **Commissioner Holland** said that's right.

**Ms. Miller** said what about something along the lines must meet with commissioners at least four times a year, preferably once per quarter, or at least six times per year, preferably twice per quarter. I am just saying something that requires them to meet with the commissioners. **Commissioner Barnes** said I think it was fine in the first place. Whenever that renewal comes up, it still has to come back before the full commission. Regardless of what the relationship is between that particular commissioner and that particular NBR, that person is still not in full control of it by themselves. **Commissioner Holland** says I hear that. I just think it becomes a very awkward position if a commissioner says well I tried to meet with them and they won't return my phone calls. They have to say well I did return your phone calls and I didn't hear from you. You know what I am saying. I have seen this before and people, particularly members of

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the public and folks who would be NBR directors, would be very hesitant to have to confront a commissioner in a meeting if the commissioner was saying that they didn't meet with them or they didn't even try. I think you have a power differential that would we need to honor in order to make it work. One way we could mitigate that is—how many total NBRs do we have? **Ms. Miller** said eight. **Commissioner Holland** said we could ask that each NBR meet with this committee at least once a year. We could set up one for each meeting. Then they would have an opportunity to come. They would be able to present to the standing committee about the things they are working on. All of the commissioners are welcome to come to these meetings, but that might be an opportunity for each NBR to give a report. I don't know if it is worth all that. I'm just trying to give a balanced approach.

**Commissioner Barnes** said I think maybe a form could do it. Just a form to say I made the request, he refused to sign it, or whatever else, just to show that they made an attempt to meet with them. That will be the end of it. Because you still do the same thing--the results are still the same. When they come before the committee, I don't have to talk with him, I can come to the committee and talk to the committee. **Commissioner Holland** said I hear that. **Commissioner Barnes** said that's what started the whole situation. I just think that if they had a form that would say on this particular date I requested a meeting to meet with Commissioner whoever and that's my evidence that I fulfilled my obligation period. They sign it and say well, he wasn't able to get with me, but here's my form. I think that meets the criteria of saying I made an attempt to meet. **Ms. Miller** said they could fill it out online and send us a copy of it. **Commissioner Barnes** said absolutely. **Commissioner Holland** said that would be good. **Ms. Miller** said a form to the commissioners, Janet maybe, and copy our office. **Commissioner Holland** said do they need to meet four times per year? If they met with them once per year, that would be something. **Commissioner Barnes** said that was not my suggestion and I'm not stuck on the four times and then they would say I didn't want to see them or something. **Ms. Miller** said that was just a suggestion. Commissioner Ellison did say four times. **Commissioner Holland** said that's a lot isn't it? **Ms. Miller** said I just know that he said quarterly at the meeting. **Commissioner Barnes** said I think twice a year is fine. **Commissioner Holland** said I think twice a year. **Commissioner Barnes** said and that's really strictly for an update of what they are doing, to make sure everybody is going down the same pathway. The whole process was to say that I don't want you doing one thing and I'm doing something else over here and then you get caught in a public meeting somewhere saying I didn't

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know that was happening. So, it's basically just an update to say what you are doing and where you are going and hopefully everybody can get synchronized on how to make that work.

**Commissioner Holland** said in terms of language, if we are going to include in this as an expectation of this NBR expectations for agencies, it would mean that--help me with this wording. That each NBR should schedule to meet with their commissioner at least twice per year. **Commissioner Barnes** said twice per year via whatever kind of forum. **Commissioner Holland** said via your office. That would balance it out. Then they could say—Wilba could be in the awkward position of saying we did receive the request, here is the form. It was communicated to the commissioner. That meeting didn't happen. That would at least give a check and balance to the process. If we could write that in as a new expectation for the agency. **Commissioner Barnes** said so we move for approval with those modifications.

**Commissioner Holland** said I would have one other modification that I would recommend and this has been the most controversial one. This has been the residency requirement for the directors. I have gone back and forth in my own thinking about this. A couple of thoughts about this. One, I think there is something valuable to having, obviously, the person live in the community in which they're working. Two, we don't pay their full salary, we contract with the Board and they are not employees of the Unified Government and they don't receive the benefits of the Unified Government. I don't think we have all of our contract employees required to have the residency requirement. The residency requirement tends to be for full time employees who are receiving benefits also. We don't pay the full salary of any of the NBR directors, nor do we pay benefits for any of the NBR directors.

My thought, after talking with a number of folks about this, and it's the Board that is local that makes up the decision as to who they hire. I think if the Board is local, we are contracting with the Board, I would be comfortable pulling this out. There was one situation where I was frustrated with someone who came in and formed an NBR. They actually didn't make the match money even for one year and ended up closing shop. It didn't work out for them, but they had come in and were living over in Missouri at the time and turned out not to be a helpful situation for our community. I think that's ultimately the Board's responsibility to vet that. I'd throw that out there. I think I would be willing at this point to pull that residency requirement for the directors, but I would open it up for you all to see what you think.

**Commissioner Markley** said I think part of the issue is that the Board isn't necessarily all local. Sometimes they are business owners that don't live locally, so yes and no on that as to

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where the decision is coming from. If they are business owners that live somewhere else and have contacts outside of Wyandotte County, they may be bringing somebody in who isn't a Wyandotte County resident and say okay, well I like this guy, can he do a good job. To me, it doesn't make sense to have your community organizer not be a community member. It just doesn't make sense. We are always struggling trying to find jobs and trying to move our citizens forward and have them get proper training and good experience. Then we are going to let these jobs go outside. **Commissioner Barnes** said I agree with that young lady. I really do. Great job. The only way I could even look at it any other kind of way is that we offered extra incentives for local. If that's not going to be something, because we want to push local on this issue, and I think it's more personable when they do live in the community period.

**Commissioner Holland** said I know there are folks here who want to talk about this, so we will have an opportunity. I wanted to roll this out first in terms of the conversation here. **Commissioner Kane** said I want them to live here. **Commissioner Holland** said the requirement as stated is anywhere in Wyandotte County. **Commissioner Markley** said yes. **Commissioner Barnes** said but maintain a presence in the community they're working in. **Commissioner Holland** said alright. There are some folks here who would like to speak to this. If we're ready for public comment, is there anyone who would like to speak directly to this issue of the NBRs. I would like to speak directly to the residency piece now. If you have other comments about the proposal and the scope of what we are talking about, we can ask for that in a minute. Is there anyone that would like to speak to the residency issue?

**Cindy Cash** said my name is Cindy Cash and I live at 3633 N. 87<sup>th</sup> Street, Kansas City, Kansas. I am not here representing anyone except myself tonight. While I agree that it would be preferable to have an executive director that lives in Wyandotte County to represent an NBR, I just worry that we might tie the hands of an organization that finds a really incredible person who brings new ideas, new energy that they can share with other NBRs. I found that the NBRs work together and they also work with the Chambers in the community and the independent business organizations. I would just caution this body in requiring a residency requirement. I just think that might do a disservice to our community in the long run. I would just ask you to think about that, though I certainly understand it makes a whole lot of sense to have someone who lives in the community represent the work in the community. I agree with Commissioner Holland that the Board of the NBR needs to make, or should be making, the decisions for their community.

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**Phil Gardos**, 1904 W 36<sup>th</sup> Avenue, said I'm here to represent the RDA Board-Rosedale Development Association. The RDA Board believes the proposed Wyandotte County residency requirement for the executive director is unnecessary regulation. The NBR Board should be allowed to hire the best directors they can find and afford. Our recent experience with Wendy Wilson is illustrative. She performed at the highest level as our executive director, even though she wasn't a Wyandotte County resident. We've looked. We find no data to support the efficacy of a residency requirement. The proposed regulation does not support the UG's present Goals and Objectives statement. In fact, by denying an NBR board the best possible choice for executive director, the regulation may prevent maximum potential from ever being realized.

Residency in and of itself is no guarantee of local knowledge, community commitment or involvement, as I am sure all of you know well. Probably far better than we do because you have to go through the trouble to get elected. Residency requirements sometimes become dangerous in themselves. I point out the convoluted and often more expensive contracting out some governments endure because qualified residents are unavailable sometimes. We pay these executive directors of NBRs very little. We really want to get the best we can for the money we are putting in.

Finally, on a personal note, for the last forty years I have been privileged to know and work with many genuinely fine and talented people during my time on the job here, on non-profit boards, neighborhood organizations and church and labor groups in Wyandotte County. Most of these people were residents. It would be most parochial, then, to claim that the non-residents who work side-by-side with us was somehow less qualified, earned less respect and should be offered fewer opportunities.

**Mark Mohler**, 3026 S. 7<sup>th</sup> Street, said let me use Wendy as an example. We had nineteen years of a person that never put her head down except for the first four or five years that she was here. Never slept in the county and was probably a stronger proponent for Rosedale, and worked harder, then probably any of our other residents combined. To put that limit on – I guess my next question would be, does Warren Buffett need to live here because he gets monies from the Unified Government, Neal Patterson, where do we draw the line? Do we say we want to be part of your environment, and on your Tracking No. 120137 you want to foster an environment for small and large businesses, thrive, jobs be created, etc. Are you going to do that by forcing people to live here I don't think is a good way to open up the tent and say come on it. I think we need to have that environment, create that environment somehow, so that people do want to live

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here. If we have all of these restrictions, where do they stop? I'm really going to miss Wendy and I hope we find someone close to her, whether she physically lives in the county or not.

**Marsha Rupp**, 2816 N. 46<sup>th</sup> Street, said I am for the NBRs living in the area, although we have some good NBRs that have done some good things and still are doing good things that do not live in Wyandotte County. I go along with what the gentleman said that it's not exactly where you live, it's whether you really care about Wyandotte County and the people that live in it. I do want to say that the NBR on Leavenworth Road is not--they are supposed to be matching their funds and she's not. The easements on Leavenworth Road are terrible. They're never mowed. They're awful. Letters need to be sent out finding out who is disabled.

**Commissioner Holland** said point of order here. I want to focus on the residency requirement and not on your general opinion on the activity of the NBRs. **Ms. Rupp** said some of them aren't doing what they are supposed to be doing, and they're being paid. Neighborhood Watch group leaders are not paid at all and we do mostly all of the work. We're the ones that clean up our neighborhoods. We're the ones that do most of the fund raising and we're not paid anything. I don't think it has anything to do with money. It's your heart and what you believe in and what you care about Wyandotte County and the people who live in it and your neighborhoods. **Commissioner Holland** said anyone else who would like to speak to the residency issue before I bring it back to the Commission table? I don't see anyone else.

**Commissioner Barnes** said I wasn't really going to get that deep into this issue, but after I heard some of the comments, one of the issues I have been battling with my time here at City Hall is that one of the first statistics that I got when I got here is that one out of every four contracts, I mean three out of every four contracts were given to somebody outside of Wyandotte County. Regardless of what color you were or where you come from, if you lived outside of Wyandotte County, you had a three in four chance of getting a contract. Inside of Wyandotte County you had a one in four chance of getting that contract. We have residence requirements on all of our employees. I hear from police officers from time to time that work in very critical areas where their identity is very important and they would much rather live somewhere else than to do the job that they do and then run into the people that they do it to in Wyandotte County and we still require them to live here. I didn't have a whole lot of passion about it one way or the other, but at the same time, I'm going to use Wendy as an example. I agree with all of the positive things they said about her, but now that she's gone, where's that knowledge kept. It's not kept by anybody from Wyandotte County. We continue to hire these great people and no

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knowledge is left in our community, very little is left in our community. I'm not against you guys doing what you want to do through it, but for some reason, somewhere down the road, we should be able to gain that knowledge for Wyandotte Countians and try to keep that knowledge in our community. We are operating this City with a residency requirement on our staff. It's almost an insult to say that we can't find it within Wyandotte County. If we can't find it in Wyandotte County, we need to find some way to create it within Wyandotte County. If we are to move forward and take away, which I don't have a problem in doing, take away the residency portion of it, I still think there should be some way to retain that knowledge within the organization itself so that you have some consistency as you go along. To just continue to hire outside people to help us in our home community and not find some way to retain that knowledge within our community that's a travesty also.

**Commissioner Kane** said I don't want to disrespect anybody in any way, shape or form. There is more talent in Wyandotte County than you people can possibly imagine. We have a tendency to walk by them because we think this person has a Master's Degree from Duke or something like that. What's wrong with a Master's Degree from KU or an education from Kansas City Kansas Community College? If you think about it, I was born in Wyandotte County. Every single job I have ever had was in Wyandotte County. We go out looking for somebody, and like Nathan says, they're not going to know. If they stay for ten years and they leave, they've got no way to pass it on to. I am a very firm believer that Wyandotte County has more and better people that live here and work here than anyone could possibly imagine.

**Commissioner Holland** said I said earlier that I believe that we only require residency of our full time employees and I'm thinking now that that's not true. I'd ask our legal staff, if our legal staff could come up and help me understand how we apply our residency requirement right now.

**Jody Boeding** said as it pertains to our employees, yes we do have a residency requirement. **Commissioner Holland** said and is it for all employees? Is it just for full time employees? Is it contract employees? How is that broken down? **Ms. Boeding** said its full time employees and I'm fairly sure part-time employees are, but I'm not 100% sure. Contractors are not. If we have a contract with someone, we do not require them to be residents. They are not employees though, they are contractors. **Commissioner Holland** said right. I think this is the key differentia. I'm a big supporter of the residency requirement in Wyandotte County. I get every election cycle, and every day in between, I get barraged with people wanting to not have

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the residency requirement. I long for the day when it doesn't matter, when people feel silly not living here. I'm a big supporter of it. I think it's a good idea. When we have 2,000 employees, I think I want those dollars turning over in Wyandotte County. I'm an advocate for the residency requirement for our employees. I am clear the NBR directors are not our employees. If we look at all of the other agencies we support, when we think about the K-State Extension Office, when we think about the Wyandotte Mental Health Center, when we think about all of the other agencies we support, we do not have a residency requirement for any of the directors of any of the other agencies that we have in our City that we provide funding to. This would be unique to the NBRs. They are contractors. We do contract with their Board, not with the executive director.

In terms of our relationship, I think there's a legitimate argument either way, frankly. I think, in terms of organizing a neighborhood and a community it makes sense. Though I would say that if someone is organizing the northeast and they live in Bonner, it might not make any difference if they're organizing the northeast and living in Kansas City, Missouri. If you're not going to live in the area of your organizing, I wonder about the efficacy of it. My feeling is that it doesn't make sense because of the contract situation to let the boards make the decision and we contract with the board as an expectation. Unless we are going to start requiring this of all the other agencies we contract with, if we give you money, your employees have to live in Wyandotte County. I've not heard anybody suggesting we're going to do that. I'm not sure this is a good precedent. I think on the surface it looked like a good idea. I don't support moving forward with the residency.

**Commissioner Markley** said I would just comment in response to your comment. Those other agencies don't have the same goals. The goal for the NBR is community building where the goal for Shepherd's—there are different goals for these social service agencies than there are for these agencies. My second comment would be those agencies existed already. The NBRs we created those agencies. They're government created. We created the program to put the money out there. We didn't create the program to allow these other agencies to exist. We are just helping fund them. I understand what you're saying and the comparison you are trying to make, but I don't think we are comparing apples to apples when we compare an NBR to an existing social service agency that we provide funding to.

**Commissioner Barnes** said question, would it be possible if they could prove that this person is paid with the different amount of funding, that they don't have to use our money. If

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they need an outsider that much and they can prove that that person is being paid by some other type of funding mechanism, would that be possible? That's a legal question I guess. **Commissioner Holland** said presumably their budget of fundraising would have to exceed the salary of their NBR executive director by at least the amount that we contribute. Is that right? That if your total income exceeds—we contribute what, \$22,000.00. **Ms. Miller** said \$22,500.00 and they have to match it with \$11,000.00 the half of it. **Commissioner Holland** said what was it four years ago? How much were we giving them four years ago? **Ms. Miller** said \$30,000.00. **Commissioner Barnes** said I'm not against flexibility. Some people are asking for it, they need that flexibility to do it; I'm not opposed to the flexibility. I do push Wyandotte County first. **Commissioner Holland** said I do too. I mean, look, as I have mentioned, I generally support the residency requirement for all of our employees.

**Commissioner Barnes** said so this is not the end all, anyway, because this has to come up for.....**Commissioner Holland** said full commission. Now, my question is this. **Commissioner Barnes** said not full commission. I'm saying we still have to do the....**Ms. Miller** said goals and strategies. **Commissioner Barnes** said exactly. So if this should be one that we could, I don't know if that would affect anybody if we pushed it aside until we had a full discussion on it. **Commissioner Holland** said I mean there is nothing waiting for us to pass this. **Commissioner Barnes** said we can table this portion of it and they can maybe come back with some compromise approaches after you research the possibility. **Commissioner Kane** said table it for further investigation. **Commissioner Holland** said table it for further explanation. **Ms. Miller** said may I ask for clarification. You're saying that if their portion of their budget must exceed their employee pay. In other words, if they have a budget of \$50,000.00 and we're only doing \$22,500.00, their person can live wherever they want. Is that what you're saying? **Commissioner Barnes** said right now my interpretation is that right now in your office, you have to keep a log book of when you are working for Unified Government or HUD. **Ms. Miller** said sure. **Commissioner Barnes** said it's no different. It's just a logging of where the dollars are being paid from. If they raise \$60,000.00 and they can prove that the little \$11,000.00 we got from you or the \$22,000 we got from you guys, that's not a part of her, that's our operating budget. We're using our fundraising money to pay their salaries. I'm just saying that's one option. Since it's not going to delay anything, we can deal with this one when we get off into the detailing of the strategies that we are supposed to be addressing in the near future anyway.

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**Commissioner Kane** said I don't think it's fair for a decision of this magnitude to happen in 20 minutes. I think we need to get some of the other commissioners in tune, maybe 3 on 3s or something. The four of us make a decision like this in twenty minutes—in twenty five minutes I might change my mind. **Commissioner Holland** said alright, so here's the question. In terms of these requirements, what requirements are currently in place? Everything except the number 8, the number 9 to meet with your commissioner and the residency requirement. Everything else, all of the bold face is not in place is that right? **Ms. Miller** said the new ones were the physical presence in the neighborhood, that agency must meet some of the commission goals and then there was a residency requirement. Now that was the new expectations. Then on the Scope of Services, it was just adding the minimum requirement for commission goals.

**Commissioner Holland** said do we want to bring this back next month? Because if we postpone this too long it's never going to happen. **Commissioner Kane** said I think some other commissioners should be asked what they think about it instead of just the four of us. **Commissioner Barnes** said you can survey them. **Commissioner Kane** said special session. **Commissioner Holland** said we could also bring it to a special session conversation. **Commissioner Kane** said I like that idea. **Commissioner Holland** said let's do that. Let's schedule this for a special session conversation with the commission and then we can publish that.

**Ms. Miller** said Commissioner Holland, I would like permission to take just the first half of this request with appointing the agency on to full commission if I can please. **Commissioner Markley** said can we pass it without the residency? **Carol Godsfil, Deputy Unified Government Clerk**, said you've already passed it. **Ms. Miller** said you've already passed it. So I'll do that. **Commissioner Holland** said we don't want to hold up the Northeast for this conversation. We want to get them underway. **Ms. Miller** said so the special session is just for the changes. **Commissioner Holland** said the changes. **Ms. Boeding** said the agenda is a little inaccurate because it doesn't have the two items listed on the RFA. You voted on the first of the items on the Item page and the second one you are postponing. **Commissioner Holland** said we are postponing that. We are going to have a special session. We are going to have a conversation with all of the commissioners and then make a decision. **Commissioner Kane** said perfect. **Ms. Godsfil** said there is a motion on the floor to approve the second one. **Commissioner Barnes** said withdrawn. **Commissioner Kane** said withdrawn. **Commissioner Holland** said second is withdrawn as well. **Ms. Boeding** said I would caution—you should not

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have your conversation with one another. You should save those for the special session because it would be a serial meeting and could be held to violate the Opens Meeting Act. So you want to have it again in a session where the public can come and here your deliberations. **Commissioner Holland** said okay. Thank you. Alright, well we did spend a good amount of time on that.

**Item No. 2 – 120206...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.**

**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.

**Action: Commissioner Barnes made a motion, seconded by Commissioner Kane, to approve the Buildables at 1206 Barnett and 1212 Barnett. Roll call was taken and there were four “Ayes,” Kane, Markley, Barnes, Holland.**

**Mr. Slaughter** said next we have a best and final. We have made a recommendation for Mr. Salazar.

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

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**Mr. Slaughter** said and lastly, we have three properties that will be asked to be deeded to the Unified Government as part of the NSP3 project.

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

**Commissioner Holland** said we also had asked for a task force to start looking into some strategic planning around our Land Bank. I would like just a brief update on how that process is going. Actually, its pointed out for the next session, but since you’re here, I would like to go ahead and do that now. It’s Letter “D” on Item 3. **Mr. Slaughter** said you want to do the next session and then I’ll just add in at the end of Mr. Criswell’s comments or how would you want to do it? I’ll get my notes. **Commissioner Holland** said let’s just finish up the Land Bank right now.

**Mr. Slaughter** said we met last week with various department representatives. We kind of started the question based on some of the information that had been passed on to Commissioner Holland. Some of the highlights of the discussion, briefly, was coming up with an understanding of our inventory. Where are the highly saturated areas, where are the areas that aren’t really that saturated? We discussed some of the challenges that Land Bank properties have to deal with and also that deals with development and some of the challenges to Wyandotte County like tax delinquent, title issues, not knowing who the owner of those properties are, code enforcement and we also added how does Land Bank fit in all of those roles. Some of the possible outcomes that were very initially in our talks was, as we discussed before, the way to evaluate the inventory, what’s the good, what’s the bad, what’s the ugly. Is there any ways that we look at clarifying or having a little more flexibility in dealing with Land Bank transactions. Say, for example, maybe a property that’s not highly wanted or important to future development, is that an easier process or lower price to obtain just to get it out of our inventory. Also, again, I think a strong issue would be working with Code Enforcement to establish properties that aren’t in the Land Bank but maybe could benefit being in the Land Bank for future strategic use. I think, finally, we just discussed an overall partnership with the development agencies in Wyandotte County just to try to be accessible, be a strategic partner in having them reach their goals which overall makes the County reach its goals. **Commissioner Holland** said can you

give again the list of the team members that are part of this conversation. **Mr. Slaughter** said present were myself, Gary Ortiz, Gordon Criswell, Rob Richardson, Tim Moore, George Brajkovic, Brandy Reynolds representing Community Development was there, Caitlin McMurtry, who is the part of the Healthy Wyandotte Task Force, and I may be leaving one person out. **Commissioner Holland** said I understood, too, there's an effort to bring in Code Enforcement into this conversation, is that right? **Mr. Slaughter** said yes, I believe Mr. Talkin has been out of town.

**Commissioner Holland** said one of the things we want to do is go to the next level. We should remind everyone we have one of the highest functioning Land Banks in the region. Kansas City, Missouri just voted to start theirs. They're just getting underway. Commissioner McKiernan and I went to a program on land bank development over at the Kauffman Center. Land Banks have been around for twenty years. Ours has been around for a good ten or fifteen years. It has been very high functioning. We need to go to the next level in terms of looking at maybe a larger section of land, what areas would be fit to use the Land Bank for infill or yard expansion or other things and what areas are so saturated with Land Bank or other UG properties. We have roughly 2,000 plus lots in the Land Bank and the UG owns another 2,000 plus lots, if we could get these coordinated and have a systematic strategy of how to redevelop these areas, we could do a lot more than we are doing. Another piece that we need to look at down the road that I would like this Committee to look at also---a lot of the land banks around the country are generating revenue. The way they are generating revenue is the money from the tax sales goes into a Land Bank fund and the Land Bank then manages that money. One of the dilemmas we are going to be looking at, when we look at the declining money from our CDBG funds through the years, we spend almost a third of our money, over a third of our money, for demolition. A lot of it is necessary demolition. We have a structure that is burned out, it has to come down, it's a safety hazard. When we are spending over \$700,000.00 of our HUD money to do demolition, and that HUD money may go away, that demolition money we are going to have to find it from somewhere. If we can look at revenue sources and look at, perhaps, capturing the tax sale money that right now goes into the general budget, keeping that in the Land Bank. Another thing that a lot of communities are doing is in a 3-5 year window after a Land Bank property goes back on the tax rolls, for the next 3-5 years the tax revenue it generates goes back into the Land Bank to help provide funding for future development. That would allow us to go into an area and even purchase additional plots. You know if you have a city block, and this is

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not unheard of, you have a city block where there are twelve lots total, ten of them are in the Land Bank and two aren't, we could easily go in and buy those two properties if we had some resources and have an entire city block to develop and redevelop. So if we can look at some revenue streams as well. If you could add that to that group's agenda about how we might manage revenue. As our CDBG funds continue to dwindle, we are going to have to replace that revenue somehow. It would be nice for Land Bank to be able to generate money. Because right now any money we generate, we're giving back to the General Fund and we need to be thinking about that.

**Gordon Criswell, Assistant County Administrator**, said you are sort of headed down the path the Committee I think is going. We looked at the hold areas that we have. One of the things that was clear was that every hold area has a different set of good points and bad points. So, my take away from this, Commissioner, was that one size does not fit all. We need to drill down to those individual hold areas and see where there are opportunities for what you've just mentioned. Similar to what Commissioner Barnes has mentioned in the past is that if we have a block and, as you said, ten of those parcels on that block are in the Land Bank and there are two additional parcels that we don't own, maybe tactically, strategically it's good if we try and acquire those for future development. I think our next meeting we were going to look at the individual hold areas and try and see if there were activities or opportunities particular to that hold area that we might capitalize on to meet your goal of trying to get a handle on Land Bank properties. We are just sort of starting. This was our first initial meeting and there was a lot of data put before us and we've got to try and drill this information down. **Commissioner Holland** said something else I learned from Commissioner Barnes, when we are tearing down a property and just filling in the basement with the debris, that's not developable property. The debris has to be removed later. So we've got to think about our policy of how we're taking down even burned out structures. We're saving money for perhaps if we're just dumping it into the foundation. Ultimately, our goal of tearing down a structure ought to be redevelopment. If we have to get to the point of tearing down a structure and if it's burned out it's got to come down, but we've got to have a mind to redevelopment and at what additional cost to haul that away. Then, rather than waiting down the road to do it, I think those are conversations we need to have as well.

**Commissioner Barnes** said thank you for your admission that one size doesn't fit all, which tells me another thing that issues that I've had problems with in the past is that we have

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not been fair and equitable with all developers. We put certain restraints on certain developers and don't do it with others. We give free property to some developers and we charge others. The record will show that. I think we've probably been the greatest enemy of stifling development because of the mish-mash of policy issues—not even policy issues, decisions we have made in dealing with certain developers. Then the other issue, so when you deal with, fair and equitable policies when it comes to the different developers that you spoke about, make sure that when you process your decisioning process that it involves the fairness that each developer has been treated with. Then, another issue I just want to say, we are holding onto nothing on a lot of these properties. They have no value to us or anybody else and we are holding onto them as if these properties have all this value to them. We've got this one policy in place that says you've got to pay me \$300.00 and this is a corner lot, you've got to pay me \$500.00 for it. That's getting us nowhere. I'll tell you later, I don't have enough time, but I just call it monkey-minded mentality—holding onto something that's nothing. We need to find out a way to get rid of it so we can make something out of nothing rather than holding on to them—something that's really nothing right now. I don't if that's part of the discussion that you guys had, but right now the property is worth nothing to no one and we're treating it like it's something. **Mr. Slaughter** said getting out of our inventory should be our number one goal for whatever end result it ends up being. Hopefully some sort of positive development.

**Commissioner Holland** said I would say our number one goal is the redevelopment of our most challenged areas. Acquiring or getting rid of property is an end to that means. I will say that we are ahead of a lot of communities in terms of our Land Bank already being up and running. One of the things I learned at this forum is there are a lot of communities in a lot worse shape than we are in terms of their properties. **Commissioner Barnes** said I agree with that. The last thing, I would hope that as we move forward, when you look at an overall policy of a city and you mentioned demolition if the CDBG money goes away, we wouldn't have any money for demolition. I think our actions speak louder than our words because our actions show that we will invest hundreds of thousands of dollars to tear my community apart. Some of its needed when you talk about the burned out properties. But our actions show that we are spending hundreds of thousands of dollars, and at one time we were spending a million dollars, to tear down properties in my community. We couldn't find a dollar on the books where we spent it to fix them up. The actions show that we're investing in demolition of certain communities, but we're not investing in construction of those communities. What Commissioner

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Holland was referring to is tools the other Land Banks are using to replace what has been torn down. We need to be conscious of the fact that we are tearing down 150 houses a year and how many are we investing in building or renovating. There is no comparison there. A lot of cities monitor how much they invest in tearing down as opposed to how much they invest in building up. The policy that we have right now leans towards tearing it down with no plan to build it up. That, right there, tells me that at this rate, we will wipe the slate clean and there'll be nothing there to tear down in a few more years.

**Commissioner Holland** said thank you for that report. I trust that covers the strategic plan regarding the Land Bank? **Mr. Slaughter** said yes sir.

**Kevin Kinney**, 2414 Nebraska Court, said the comments I would like to make are that I think that the process you are going through with the Land Bank and the Land Bank Task Force is a very good process. Like Commissioner Holland, Commissioner McKiernan and I also attended the Land Bank forum that occurred in Kansas City, Missouri a couple of weeks ago. I think there is another very critical element that needs to be included within the task force and strategic planning that is occurring with it. I think that element is some involvement of some of the different communities that exist within Wyandotte County, in terms of some of the different geographic areas or say individuals who have knowledge of the history of the area itself. I think that this Commission has shown that it is very committed to involving the citizens of Wyandotte County in terms of the decision making that affects us. I think that the budget process that we just went through was a great example of giving citizens the opportunity to participate in the decisions that are made. This Commission has created a strategic plan which it is following and is using to help guide our community. I can well appreciate the difficulty this task force would have in terms of obtaining information, coming up with a plan using the different departments and agencies that make up the City. That's certainly going to be necessary. I would hope that if not at least at this initial point, that at some point in the near future added to that task force would be representatives from the community itself. Ordinary citizens, I think they should be individuals who have no vested economic interest from a development standpoint. I think they should be people who are involved in their community because I think that is where you will truly get the feedback, particularly as was pointed out one size does not fit all. **Commissioner Holland** said you have one minute. **Mr. Kinney** said I would, at this point as this process begins, strongly urge the Commission and the Standing Committee to consider involving citizens within that task force and in the formulation of that strategy. **Commissioner Holland** said I will

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note that we do have a Land Bank Advisory Board which is still active and is actively involved in this as well.

### **Item No. 3 – 120136...GOALS AND OBJECTIVES FOLLOW-UP**

**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.

**Commissioner Holland** said the Commission conducted strategic planning process resulting in specific goals and objectives. I am going to ask Mr. Criswell to walk us through that and I am going to ask Mr. Joe Connor after that to make a presentation as well.

**Gordon Criswell** said coming out of this Standing Committee in terms of staff working on your goals, we had two tasks. We've talked about the first one just now which was the whole Land Bank issue. Under the Land Bank issue were several other things like what do we do about community gardens and what do we do about absentee landlords. That's all in that first discussion that we just had.

The second task out of the Standing Committee was you recall back this summer we had a joint meeting with the KCK Public Housing Authority and we were to convene a group of Housing Authority staff and board members with representatives that you all would select to start the conversation about how do we craft a comprehensive housing policy for this community. I

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have talked with Tom Scott, Executive Director of the Housing Authority, and asked him to start identifying people on his staff and to talk with his board chair about representatives from the Housing Authority board so that we can initiate that process as well. You all will recall that we had indicated after that meeting that we would start working on this piece after the budget was approved and most likely sometime in September. We're moving down that path with both of these assignments from the Standing Committee and we'll have reports in the coming months.

**Commissioner Holland** said one of the things that I have spoken with, after the budget session, the Mayor and Commissioner Mendez and I sat down. Commissioner Mendez chairs the other set of standing committees. We talked about, and the Mayor decided to switch out, you will see under letter b. we have multimodal transportation. We felt like that belonged better at Mendez's standing committees and to bring social services over to this one because CDBG, a huge chunk of our social work is done through our CDBG funding. So where you see multimodal transportation there will be a switch and this group will pick up social services and multimodal will go back to the other standing committee. That's a switch that we've talked about and the Mayor's already made. It does bring us to the healthy community component and the health community group has been working for the last two years.

**Commissioner Barnes** said I thank you for the report, but I don't know what just happened here. On him telling us about this, I thought this was supposed to be the place where we actually rolled our sleeves up and talked about this, that we work it out. He just told us what you guys—I'm just totally lost on what just happened. We sent them to the Committee and the Committee gave it to him and he came back and gave us whatever. I don't know what's happened. **Commissioner Holland** said are you talking about the Land Bank one or housing? **Commissioner Barnes** said no, what he just got through talking about. **Commissioner Holland** said the housing with HUD? **Commissioner Barnes** said exactly. Item 3 says Goals and Objectives. I don't understand either one of those that just happened, goals and objective on housing. He gave us a report. I thought that when the Mayor sends this to one of the committees, it is up to the committee to hash out which direction we're going on and that we would be discussing. Okay, we talked about foster diverse housing stock—how do we go about doing that. We talked about making property owners accountable for their property—what are we going to do to make that happen? Rather than leaving it directly up to staff to come back and give us a report that we did this, we did that or the other. I don't see the purpose of coming here to us if staff is going to work it all out. I don't understand the process. I'm just lost right now.

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Maybe staff can explain to me what they were doing and what's expected when it comes before us because I missed it.

**Mr. Criswell** said initially what we were doing is just trying to get started with wrapping our arms around a really pretty complex issue. That's what we were doing. Our initial meeting was just trying to understand what you all directed us to do so that we could figure out how to attack it. There's a lot of things that are in here that we just didn't want to attack helter skelter. We got together initially. I believe Gary sent you an email, Commissioner, kind of outlining how we were going to start and that's what we were operating under.

**Commissioner Holland** said Commissioner, I can give you an idea of what I think is happening and I might be off. We need to come to some consensus here about how we are going to handle this moving forward I think is your key point. **Commissioner Barnes** said absolutely. **Commissioner Holland** said we were a little bit ahead of the strategic planning process on the Land Bank because we started raising these issues before we even finish the strategic planning process. Because we oversee all of the Land Bank requests, we have been talking about this for the last year. Our strategic planning piece for the Land Bank is probably further ahead of the other bullet points because we've already been talking about it. We haven't done anything on multimodal transportation and as it turns out we've switched that out to another group anyway. **Commissioner Barnes** said I agree with that portion. **Commissioner Holland** said and social services will come in. So we're going to have to get our head around the social service piece next as well. The Healthy Community we do have quite a bit of process because that actually preceded the strategic planning as well. We have that report tonight. The Housing piece I think we have not come up with a consensus. I think this speaks to your concern. I don't think we have come up with a consensus in terms of how we're going to tackle the housing piece. I'm open to recommendations for how you would like to proceed. **Commissioner Barnes** said not just on housing because I think we have a yellow sheet or, I forgot what color it was we have so many colors during the budget session. At the end they had some issues on there that the Mayor was sending to certain committees. If that's going to be the process for which we discuss these issues, then we need to go back and talk about how we proceed in discussing them. If I'm going to talk about housing, I don't want to hear about what they did at a nine o'clock session other. If they were coming to me and offering me some options to choose from, that's fine. But just to say we had a discussion about housing and we're going to foster a diverse housing stock, how are we going to go about doing it and I think there should be some suggestions. Plus, you can

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see we're running behind time right now, I really think when we get to handling these issues, this should not be an afterthought. **Commissioner Holland** said no, you're right. **Commissioner Barnes** said or should not be a third item on an agenda. This should be an agenda by itself so that we can really take the time and deal with these the way we need to deal with it. I appreciate staff and all of the work they have done so far, but it's not on them. **Commissioner Holland** said I think your point is exactly right. I will take responsibility for assigning a half hour to this committee and that didn't work. **Commissioner Barnes** said that gets me nowhere blaming. I'm just saying I wanted to talk about foster diverse housing just for instance. **Commissioner Holland** said so let's do this. Let's put it on next month's Standing Committee Agenda as a key item. I think one of the things we need to do at this Standing Committee—I think we're creating the map. I don't think there is any map on how we're supposed to handle this. I think next month we need to put this as a key agenda item and budget the appropriate amount of time for it so we can talk about how we even want to approach the housing stock issue. **Commissioner Barnes** said absolutely. **Commissioner Holland** said so if you are comfortable with that, I will commit to you that this will be an agenda item on the next Standing Committee Agenda. How much time would you like to assign? Do you want to assign thirty minutes to talk about it? Would that be a good start? **Commissioner Barnes** said since I'm the only one that's going to be talking, then I take thirty minutes. If somebody else is going to want some time, then we need them too. I'm just saying I think this is very important when it comes to the place we use for housing. **Commissioner Holland** said absolutely. **Commissioner Barnes** said we dealt with some of these issues with some of the new design that Habitat is coming forward with. It's a lot of issues. I think it requires us to spend some time on how we move forward in doing that. I just totally disagree—if the Healthy Community don't misuse this, don't take it personally Joe. Say Healthy Community comes up and says—and I've stated this before—we come up with in our response to Healthy Community we want to get people out to walking and so forth. Nothing wrong with that and I agree with it. I'm glad you guys are there and everything. In other communities, somebody will say you know what, we want to go after affordable health care or access to health care for our communities. I'm not saying one is right or better than the other. If I had one of these meeting happy options to talk about it, then my decision would probably have been something different. I'm not saying that getting out walking is not a good thing. It is and I'm trying to do it myself at least once a month. I don't want to belabor things, but that's just that. **Commissioner Holland** said the fundamental shift that this goals and objectives, this is

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going to be an item on every agenda moving forward, is the major paradigm shift in our standing committees. Our standing committees historically have been very short. They've only dealt with the items that were brought forward and they have not dealt with a lot of strategic thinking. So we're going to have to budget additional time every time we have a Standing Committee meeting. We're going to have budget additional time, potentially an hour every meeting just to deal with this section because there are multiple facets on each one. One of the commitments that we're making by taking on the strategic planning piece is that this meeting is going to be longer and we will budget it accordingly to make sure that we do the adequate conversation. One of the things I would like to do is I would like to give Joe Connor a chance to present on the Healthy Communities piece because there are some pieces that are ready to move forward. That does not exclude additional items that you want to bring up.

The Healthy Communities Task Force started two years ago when the Kansas Health Institute ranked Wyandotte County 105<sup>th</sup> out of 105 counties. The Mayor immediately formed a Blue Ribbon Task Force. I've had the privilege of serving on that task force. It was open to all of the commissioners to serve on that. I've had the privilege of serving on the Healthy Communities Task Force and this group has met for the last two years, has brought in stakeholders throughout the community and has come up with a pretty comprehensive plan to begin. Now it's a beginning point. I think we are all the way up to 97<sup>th</sup> now. **Commissioner Barnes** said yep-98<sup>th</sup>. **Commissioner Holland** said 98<sup>th</sup>. Look, we're making progress. We want to get into the top five or ten counties in the state, not the bottom five or ten. I'm going to ask Joe Connor to make the presentation tonight and my hope is that we can move this forward to the whole commission as a piece of it not that we wouldn't have additional conversation about other things that we need to be doing. **Commissioner Barnes** said I do want to thank Gordon for the efforts. Thank you for what you have done so far.

**Joe Connor, Director of the Health Department**, said just a couple of things before I get started. First, thanks for the opportunity to talk about healthy communities in Wyandotte again in front of the commission. I probably sound like a broken record. I've been up a number of times now, but I think it's an important topic. It is, as Commissioner Holland said, it does benefit everybody in the community. It looks at our whole community from a lot of different facets. The second one is thanks for the strategic goals that you guys have spent a lot of time doing. I think that it's helpful for me as we're starting to plan how to move things forward to have a guidebook or a playbook to go by. That's kind of the reason why I wanted to come today

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and talk about the Healthy Community Recreation and the Social Service goals and objectives and how it relates to the Healthy Communities Wyandotte report. If you would like to have a copy of that report, please let me know. I know it's been on the record before, but I'll certainly provide other copies if you would like to have one.

I think last time I came and talked about a grant from the Robert Wood Johnson Foundation. We've actually been able to afford a staff person now. We were actually able to get matching funds to make that from a one year process to a two year process. As Commissioner Holland stated we started an initial two year community engagement process. We are restarting that and can make that for another two years. We've gone from planning, data gathering, community engagement mode to more of an implementation mode. I think the timing is real good for the commission's strategic goals for the Healthy Community Wyandotte report. I think that a lot of things that are in our report especially in the infrastructure, nutrition and education fit very nicely with the Commission's strategic planning goals and objectives. Without getting into any of the details, and again I don't want to jump the gun with this Standing Committee as far as how to move it forward, I wanted to bring that up because we are starting our five action teams are starting to meet again. We are starting to address what's in this report and we're also tying it back to the Commission's goals as well. We plan on doing this for the next couple of years. These issues, like a lot of the issues in your strategic plan, will not be solved in six months. It will take quite a while. We stand ready to take on the challenge of the social service and the Healthy Communities recreation goals and objectives. I will say that one of the goals in the budget this year was to incorporate or work better with Parks and Recreation. We're already starting to move in that direction as well. Margie's here and she can speak to that. She's going to be part of our Healthy Communities Wyandotte steering committee. Jack Webb will also be part of the healthy infrastructure team too. We're starting to already make those connections that have been identified in your budget document and your strategic planning. Just looking for some additional guidance moving forward. Commissioner Barnes, as you stated, the best way to work with this Committee is to keep things moving forward.

**Commissioner Holland** said will you repeat the five areas of focus as were found in the Healthy Communities? **Mr. Connor** said sure. There is a communications action team, environmental infrastructure action team, education, nutrition and then health services action team. **Commissioner Holland** said other things that we have already accomplished through this group, the Complete Street Ordinance that we passed almost a year ago came out of the Healthy

**August 13, 2012**

Communities Task Force in terms of providing an opportunity to make sure we're doing walkable streets as we rebuild our streets. Just at our last commission meeting we heard a master plan update from Sidewalks and Trails. The money for that street level master plan came out of a grant that the Healthy Communities group was able to get because of the work we were already doing on the ground. We also voted in the budget to do virtual grocery store initiative, addressing some of the nutrition issues in our City. We've addressed some of the nutrition issues in our City by already opening four new grocery stores. In my mind we need to open four more. There's still areas in our communities that don't have them. Working together with the nutrition piece, the education piece, the infrastructure piece, we've already made significant steps in this Healthy Communities. What I would like to do in terms of this report, this report has been presented in different pieces to the Commission. Has it ever been adopted by the Commission as a whole? **Mr. Connor** said no, it's just been for information only. **Commissioner Holland** said what I'd like to do and I trust everyone here's familiar with this report. We've heard it a number of times.

**Action:** **Commissioner Holland made a motion, seconded by Commissioner Kane, to approve this report to send it to the whole Commission to give Mr. Connor an opportunity to present this to the whole Commission and to have us hear that report again so that we can start taking more action on it.** Roll call was taken and there were four "Ayes," Kane, Markley, Barnes, Holland

**Commissioner Holland** said is there any other conversation or questions about this? I don't want us to get tired of this report because it's good stuff. **Commissioner Barnes** said this is evolving though, right? **Commissioner Holland** said it is evolving. That is absolutely right. It is not written in stone by any stretch, it's written on paper. **Mr. Connor** said if you do the healthy community right, it never ends. The document just gets updated, gets revised, you change the date and just keep moving forward.

Adjourn

**Chairman Holland** adjourned the meeting at 6:25 p.m.

mls

**August 13, 2012**



# Staff Request for Commission Action

Tracking No. 120252

- Revised  
 On Going

**Type: Standard**

**Committee:** Neighborhood and Community Development Committee

Date of Standing Committee Action: 9/10/2012

(If none, please explain):

**Proposed for the following Full Commission Meeting Date:**

**Confirmed Date:** 9/27/2012

9/27/2012

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

Date:	Contact Name:	Contact Phone:	Contact Email:	Ref:	Department / Division:
9/5/2012	Chris Slaughter	573-8977	cslaughter@wycokck.org		Administration/Land Bank

Item Description:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Item (1) - Side-Lot Applications (8)

Item (2) - Parking Applications (1)

Action Requested:

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

Publication Required

Budget Impact: (if applicable)

Amount: \$

Source:

Included In Budget

Other (explain)

		<input type="button" value="File Attachment"/>	<input type="button" value="File Attachment"/>

## WYANDOTTE COUNTY LAND BANK - SIDE-LOT APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	LOT SIZE	ADVISORY BOARD RECOMMENDATION
Nathaniel Daniels	2730 Spring Ave	2734 Spring Ave	<b>38 X 116</b>	
Ronald McCune	1138 Splitlog Ave	1136 Splitlog Ave	<b>38 X 115</b>	
Manuel Sandoval	2239 Richmond Ave	2233 Richmond Ave	<b>50 X 135</b>	
Rosa Navarrete	1419 New Jersey Ave	1423 New Jersey Ave	<b>49 X 120</b>	
Barbara Jefferson	1239 Haskell Ave	2309 N 13th St	<b>50 X 125</b>	
DT Burks Enterprises, L	828 Quindaro Blvd	2628 N Early St	<b>80 X 75</b>	
Isaias Rodriquez	926 Reynolds Ave	928 Reynolds Ave	<b>25 X 120</b>	
Joel Hardee	1841 S 98th St	1953 S 98th St	<b>20 X 488</b>	

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## Unified Government Land Bank Application

**FILED**  
IN UNIFIED CLERKS' OFFICE

OCT 03 2011

### Section 1: Personal Information.

1. Applicant's Name: Nathaniel Daniels  
Spouse (if applicable): \_\_\_\_\_
2. Name of Corporation (if applicable) N/A
3. Street Address: 3034 Oakland Ave
4. City, State, Zip: K C Ks 66101
5. Home Phone #: <sup>913</sup> 621-1660 Work Phone #: <sup>913</sup> 238-5454
6. E Mail Address: N/A
7. List Properties you own in Wyandotte County: 2730 Spring Ave  
3034 Oakland
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 2734 Spring KCK  
 Vacant Land  
 Structure
2. Proposed Use of Property:  
 Yard Extension. Go to section 4.  
 Parking. (Must comply with UG regulations) Go to section 4.  
 Garage. Requires building permit. Go to section 4.  
 Home Addition. Requires building permit. Go to section 3.  
 New Home Construction. Requires building permit. Go to section 3.  
 Commercial Construction. Requires building permit. Go to section 3.  
 Rehabilitation of existing structure. . Requires building permit. Go to section 3.  
 Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

1. Does the project comply with current zoning? Yes\_\_ No\_\_  
(Call Planning & Zoning at 913-573-5750)
  2. Type of Ownership: Individual\_\_ Corporation\_\_ Nonprofit:\_\_\_  
Other: \_\_\_\_\_
  3. **Must attach a letter of credit or pre-approval letter from your bank.**
  4. **Must attach drawings for your proposed project**
  5. Proposed use of property:
    - Home Ownership.
    - Rental Home.
    - Business/Commercial Use.
    - Apartments.
    - Other, Specify: \_\_\_\_\_
  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.

*Nathaniel Daniels*      Nathaniel Daniels      10/3/11  
Applicant's Signature      Print Your Name      Date

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



## Unified Government Land Bank Application

**FILED**  
IN UNIFIED CLERKS' OFFICE

APR 02 2012

### Section 1: Personal Information.

1. Applicant's Name: Ronald McCune  
Spouse (if applicable): \_\_\_\_\_
2. Name of Corporation (if applicable) NA
3. Street Address: 570 NW 1001
4. City, State, Zip: Centerview Mo. 64019
5. Home Phone #: 660-624-1303 Work Phone #: \_\_\_\_\_
6. E Mail Address: dscott\_1735@yahoo.com
7. List Properties you own in Wyandotte County: 1138 Split log
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 1136 Splitlog Ave  
 Vacant Land  
 Structure
2. Proposed Use of Property:  
 Yard Extension. Go to section 4.  
 Parking. (Must comply with UG regulations) Go to section 4.  
 Garage. Requires building permit. Go to section 4.  
 Home Addition. Requires building permit. Go to section 3.  
 New Home Construction. Requires building permit. Go to section 3.  
 Commercial Construction. Requires building permit. Go to section 3.  
 Rehabilitation of existing structure. . Requires building permit. Go to section 3.  
 Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

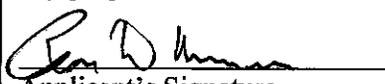
1. Does the project comply with current zoning? Yes \_\_\_ No \_\_\_  
(Call Planning & Zoning at 913-573-5750)
  2. Type of Ownership: Individual \_\_\_ Corporation \_\_\_ Nonprofit: \_\_\_  
Other: \_\_\_\_\_
  3. **Must attach a letter of credit or pre-approval letter from your bank.**
  4. **Must attach drawings for your proposed project.**
  5. Proposed use of property:
    - 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

Ron D McCune  
Print Your Name

4, 3 2012  
Date

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



## Unified Government Land Bank Application

**FILED**  
IN UNIFIED CLERKS' OFFICE

**JUL 13 2012**

### Section 1: Personal Information.

1. Applicant's Name: SANDOVAL MANUEL  
Spouse (if applicable): \_\_\_\_\_
2. Name of Corporation (if applicable) \_\_\_\_\_
3. Street Address: 2239 Richmond av
4. City, State, Zip: Kansas City, KS. 66104
5. Home Phone #: 913 579 4082 Work Phone #: \_\_\_\_\_
6. E Mail Address: \_\_\_\_\_
7. List Properties you own in Wyandotte County: 1857 N. 27th st.  
K.C. KS. 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 2233 Richmond ave
  - Vacant Land
  - Structure
2. Proposed Use of Property:
  - Yard Extension. Go to section 4.
  - Parking. (Must comply with UG regulations) Go to section 4.
  - Garage. Requires building permit. Go to section 4.
  - Home Addition. Requires building permit. Go to section 3.
  - New Home Construction. Requires building permit. Go to section 3.
  - Commercial Construction. Requires building permit. Go to section 3.
  - Rehabilitation of existing structure. . Requires building permit. Go to section 3.
  - Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

1. Does the project comply with current zoning? Yes\_\_ No\_\_  
(Call Planning & Zoning at 913-573-5750)
  2. Type of Ownership: Individual\_\_ Corporation\_\_ Nonprofit: \_\_  
Other: \_\_\_\_\_
  3. **Must attach a letter of credit or pre-approval letter from your bank.**
  4. **Must attach drawings for your proposed project.**
  5. Proposed use of property:
    - 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.

Manuel S.                      SANDOVAL MANUEL      7-13-12  
Applicant's Signature              Print Your Name              Date

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



## Unified Government Land Bank Application

**FILED**  
IN UNIFIED CLERKS' OFFICE

JUL 24 2012

### Section 1: Personal Information.

1. Applicant's Name: Rosa E Navarrete  
Spouse (if applicable): \_\_\_\_\_
2. Name of Corporation (if applicable) \_\_\_\_\_
3. Street Address: 1419 New Jersey Ave
4. City, State, Zip: Kansas city KS
5. Home Phone #: (913)281-3983 Work Phone #: (913)345-1500
6. E Mail Address: rosy110475@hotmail.com
7. List Properties you own in Wyandotte County: 1419 New Jersey ave
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 1423 New Jersey ave KCK  
 Vacant Land  
 Structure 66107
2. Proposed Use of Property:
  - Yard Extension. Go to section 4.
  - Parking. (Must comply with UG regulations) Go to section 4.
  - Garage. Requires building permit. Go to section 4.
  - Home Addition. Requires building permit. Go to section 3.
  - New Home Construction. Requires building permit. Go to section 3.
  - Commercial Construction. Requires building permit. Go to section 3.
  - Rehabilitation of existing structure. . Requires building permit. Go to section 3.
  - Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

1. Does the project comply with current zoning? Yes\_\_ No\_\_  
(Call Planning & Zoning at 913-573-5750)
  2. Type of Ownership: Individual\_\_ Corporation\_\_ Nonprofit: \_\_  
Other: \_\_\_\_\_
  3. **Must attach a letter of credit or pre-approval letter from your bank.**
  4. **Must attach drawings for your proposed project.**
  5. Proposed use of property:
    - o Home Ownership.
    - o Rental Home.
    - o Business/Commercial Use.
    - o Apartments.
    - o Other, Specify: \_\_\_\_\_
  6. Will you seek Tax Increment Financing or other public tax exemptions? \_\_\_\_\_
  7. Will you seek Neighborhood Revitalization Tax Rebates? \_\_\_\_\_
  8. Starting Project Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 4: Additional Comments & Terms of Proposal.**

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\_\_\_\_\_

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

Rosa E Navarrete      Rosa E Navarrete      7-24-12  
Applicant's Signature      Print Your Name      Date

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



# Unified Government Land Bank Application

**FILED**  
IN UNIFIED CLERKS' OFFICE

AUG 06 2012

## Section 1: Personal Information.

- 1 Applicant's Name: Barbara Jefferson Spouse (if applicable): \_\_\_\_\_
- 2 Name of Corporation (if applicable) \_\_\_\_\_
- 3 Street Address: 1239 Haskell
- 4 City, State, Zip: Kansas city KANSAS
- 5 Home Phone #: 281-1640 Work Phone #: 596-4100
- 6 E Mail Address: \_\_\_\_\_
- 7 List Properties you own in Wyandotte County: 1239 Haskell
- 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 2309 north 13<sup>th</sup>
- Vacant Land
  - Structure
2. Proposed Use of Property:
- Yard Extension. Go to section 4.
  - Parking. (Must comply with UG regulations) Go to section 4.
  - Garage. Requires building permit. Go to section 4.
  - Home Addition. Requires building permit. Go to section 3.
  - New Home Construction. Requires building permit. Go to section 3.
  - Commercial Construction. Requires building permit. Go to section 3.
  - Rehabilitation of existing structure. . Requires building permit. Go to section 3.
  - Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

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

2. Type of Ownership: Individual\_\_ Corporation\_\_ Nonprofit: \_\_  
Other: \_\_\_\_\_

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

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

5. Proposed use of property:

- Home Ownership.
- Rental Home.
- Business/Commercial Use.
- Apartments.
- Other, Specify: \_\_\_\_\_

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

2 Will you seek Neighborhood Revitalization Tax Rebates? \_\_\_\_\_

3 Starting Project Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_ Comments: \_\_\_\_\_

**Section 4: Additional Comments & Terms of Proposal.**

**Incomplete applications will not be considered and will be returned to the sender.**

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

Applicant's Signature      Print Your Name      Date      *Barbara Jefferson*  
*Barbara Jefferson*

**Return Completed Application to:** Land Bank, 2<sup>nd</sup> Floor, 710 N. 7<sup>th</sup>, KCK 66101

Fax 913-321-0237 Phone 913-573-8977

Attn: Land Bank Manager, Chris Slaughter



## Unified Government Land Bank Application

**FILED**

IN UNIFIED CLERKS' OFFICE

AUG 09 2012

### Section 1: Personal Information.

1. Applicant's Name: Derrick T. Burks  
Spouse (if applicable): \_\_\_\_\_
2. Name of Corporation (if applicable) D.T. Burks Enterprise LLC
3. Street Address: 828 Quindaro Blvd.
4. City, State, Zip: Kansas City, Kansas 66104
5. Home Phone #: \_\_\_\_\_ Work Phone #: 816-442-~~6000~~1717
6. E Mail Address: \_\_\_\_\_
7. List Properties you own in Wyandotte County: 828 Quindaro
8. Do you (or your spouse) have any Code Enforcement violations? Yes \_\_\_ No X
9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes \_\_\_ No X

### Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property behind 828 Quindaro
  - Vacant Land
  - Structure
2. Proposed Use of Property:
  - Yard Extension. Go to section 4.
  - Parking. (Must comply with UG regulations) Go to section 4.
  - Garage. Requires building permit. Go to section 4.
  - Home Addition. Requires building permit. Go to section 3.
  - New Home Construction. Requires building permit. Go to section 3.
  - Commercial Construction. Requires building permit. Go to section 3.
  - Rehabilitation of existing structure. . Requires building permit. Go to section 3.
  - Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

1. Does the project comply with current zoning? Yes\_\_ No\_\_  
(Call Planning & Zoning at 913-573-5750)
2. Type of Ownership: Individual\_\_ Corporation\_\_ Nonprofit: \_\_  
Other: \_\_\_\_\_
3. **Must attach a letter of credit or pre-approval letter from your bank.**
4. **Must attach drawings for your proposed project.**
5. Proposed use of property:
  - o Home Ownership.
  - o Rental Home.
  - o Business/Commercial Use.
  - o Apartments.
  - o Other, Specify: \_\_\_\_\_
6. Will you seek Tax Increment Financing or other public tax exemptions? \_\_\_\_\_
7. Will you seek Neighborhood Revitalization Tax Rebates? \_\_\_\_\_
8. Starting Project Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 4: Additional Comments & Terms of Proposal.**

*Yes, i been taken care of the lot for about 1 1/2 years. I just want in for my parking lot for my business.*

**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.

*Derick Banks*      *Derick Banks*      *8-8-12*  
\_\_\_\_\_  
Applicant's Signature      Print Your Name      Date

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



## Unified Government Land Bank Application

**FILED**  
IN UNIFIED CLERKS' OFFICE

AUG 21 2012

### Section 1: Personal Information.

1. Applicant's Name: Isaias Noriega Rodrigerz  
Spouse (if applicable): Elvia Valdez Castro
2. Name of Corporation (if applicable) \_\_\_\_\_
3. Street Address: 926 Reynolds Ave
4. City, State, Zip: Kansas City KS 66101
5. Home Phone #: \_\_\_\_\_ Work Phone #: (913) 944-6447
6. E Mail Address: \_\_\_\_\_
7. List Properties you own in Wyandotte County: 926 Reynolds Ave  
Kansas city KS 66101
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 926 Reynolds Ave  
 Vacant Land  
 Structure
2. Proposed Use of Property:  
 Yard Extension. Go to section 4.  
 Parking. (Must comply with UG regulations) Go to section 4.  
 Garage. Requires building permit. Go to section 4.  
 Home Addition. Requires building permit. Go to section 3.  
 New Home Construction. Requires building permit. Go to section 3.  
 Commercial Construction. Requires building permit. Go to section 3.  
 Rehabilitation of existing structure. . Requires building permit. Go to section 3.  
 Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

1. Does the project comply with current zoning? Yes\_\_ No\_\_  
(Call Planning & Zoning at 913-573-5750)
  2. Type of Ownership: Individual\_\_ Corporation\_\_ Nonprofit:\_\_\_\_  
Other:\_\_\_\_\_
  3. **Must attach a letter of credit or pre-approval letter from your bank.**
  4. **Must attach drawings for your proposed project.**
  5. Proposed use of property:
    - o Home Ownership.
    - o Rental Home.
    - o Business/Commercial Use.
    - o Apartments.
    - o Other, Specify:\_\_\_\_\_
  6. Will you seek Tax Increment Financing or other public tax exemptions? \_\_\_\_\_
  7. Will you seek Neighborhood Revitalization Tax Rebates? \_\_\_\_\_
  8. Starting Project Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 4: Additional Comments & Terms of Proposal.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

Isaias Noriega R      Isaias Noriega R      8-21-12  
Applicant's Signature      Print Your Name      Date

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



## Unified Government Land Bank Application

**FILED**  
IN UNIFIED CLERKS' OFFICE  
SEP 04 2012

### Section 1: Personal Information.

- 1 Applicant's Name: Joel Hardee \_\_\_\_\_ Spouse (if applicable): \_\_\_\_\_
- 2 Name of Corporation (if applicable) \_\_\_\_\_
- 3 Street Address: 1841 S 98<sup>th</sup> Street \_\_\_\_\_
- 4 City, State, Zip: Edwardsville, KS, 66111 \_\_\_\_\_
- 5 Home Phone #: 913-709-6739 Work Phone #: \_\_\_\_\_
- 6 E Mail Address: joelhardee@hotmail.com \_\_\_\_\_
- 7 List Properties you own in Wyandotte County: \_\_\_\_\_  
\_\_\_\_\_ 1841 S 98<sup>th</sup> Street Edwardsville, KS 66111 \_\_\_\_\_
- 8 Do you (or your spouse) have any Code Enforcement violations? No
- 9 Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? No

### Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 1853 S 98<sup>th</sup> Street, Edwardsville, KS 66111 \_\_\_\_\_  
 Vacant Land
2. Proposed Use of Property:  
 Yard Extension. Go to section 4.
  - Parking. (Must comply with UG regulations) Go to section 4.
  - Garage. Requires building permit. Go to section 4.
  - Home Addition. Requires building permit. Go to section 3.
  - New Home Construction. Requires building permit. Go to section 3.
  - Commercial Construction. Requires building permit. Go to section 3.
  - Rehabilitation of existing structure. . Requires building permit. Go to section 3.
  - Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

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

2. Type of Ownership: Individual\_\_ Corporation\_\_ Nonprofit: \_\_  
Other: \_\_\_\_\_

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

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

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

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

2 Will you seek Neighborhood Revitalization Tax Rebates? \_\_\_\_\_

3 Starting Project Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_ Comments: \_\_\_\_\_

**Section 4: Additional Comments & Terms of Proposal.** I would like to acquire this lot without having to pay for it. I all ready pick trash up on this lot and try to keep it clean. I can not see how it would have any value to any one else. The only other parcel that touches this lot (the lot just to the south) is currently not being kept up either, and I am currently trying to purchase that as well. After acquiring the parcel at 1853 S 98<sup>th</sup> I would like to have it included in my current lot (1841 S 98th Street) instead of having two separate lots. That way I will only have one property tax payment. Hopefully all of this makes sense. Please let me know what my next step is when you get a chance. Thank You and God Bless.

**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

      Joel Hardee

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Fax 913-321-0237 Phone 913-573-8977

Attn: Land Bank Manager, Chris Slaughter

## WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	LOT SIZE			ADVISORY BOARD RECOMMENDATION
Premier Investment Properties, LLC	1319 New Jersey Ave	1323 New Jersey Ave	Parking	59	X	120	

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7-12-12  
CBS

## Unified Government Land Bank Application

### Section 1: Personal Information.

1. Applicant's Name: LAMAR LYNCH  
Spouse (if applicable): \_\_\_\_\_
2. Name of Corporation (if applicable) Premier Investment Properties, LLC
3. Street Address: 4507 N. 121<sup>ST</sup> TERR.
4. City, State, Zip: Kansas City, KS. 66109
5. Home Phone #: (913) 593-5121 Work Phone #: \_\_\_\_\_
6. E Mail Address: pts09@ymail.com
7. List Properties you own in Wyandotte County: 1319 New Jersey, 1710 Cleveland, 1866 N. 29<sup>TH</sup>, 2631 N. 18<sup>TH</sup>, 3208 Georgia, 3401 Georgia, 1623 Walker, 1924 Troup
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 1323 New Jersey Ave
  - Vacant Land
  - Structure
2. Proposed Use of Property:
  - Yard Extension. Go to section 4.
  - Parking. (Must comply with UG regulations) Go to section 4.
  - Garage. Requires building permit. Go to section 4.
  - Home Addition. Requires building permit. Go to section 3.
  - New Home Construction. Requires building permit. Go to section 3.
  - Commercial Construction. Requires building permit. Go to section 3.
  - Rehabilitation of existing structure. . Requires building permit. Go to section 3.
  - Other: \_\_\_\_\_

**Section 3: Construction Project Information.**

1. Does the project comply with current zoning? Yes  No   
(Call Planning & Zoning at 913-573-5750)
2. Type of Ownership: Individual  Corporation  Nonprofit:   
Other: \_\_\_\_\_
3. **Must attach a letter of credit or pre-approval letter from your bank.**
4. **Must attach drawings for your proposed project.**
5. Proposed use of property:
  - Home Ownership.
  - Rental Home.
  - Business/Commercial Use.
  - Apartments.
  - Other, Specify: \_\_\_\_\_
6. Will you seek Tax Increment Financing or other public tax exemptions? no
7. Will you seek Neighborhood Revitalization Tax Rebates? no
8. Starting Project Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_ N/A \_\_\_\_\_  
\_\_\_\_\_

**Section 4: Additional Comments & Terms of Proposal.**

Will use to park vehicles on. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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] \_\_\_\_\_ Lamar Lynch \_\_\_\_\_ 7/11/12  
Applicant's Signature Print Your Name Date

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

## 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.

## 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.

## Social Services

**Goal: Promote and provide social services and facilities to improve the life health, and living conditions of our citizens, targeting the most at risk**

### **I. Short Term**

- A.** Develop a plan for distribution of casino funds for Social services and charitable organizations by the end of 2012.
- B.** By end of 2012, develop a database identifying social service needs and agencies in the community which meet those needs (both UG and outside).
  - Include number of clients served by each resource.
  - Identify overlaps in services.
  - Identify gaps in services
- C.** Develop a realistic plan addressing the extent to which government services can address the following areas of need: aging, disabilities, mental health, substance abuse, homelessness, unemployment.
- D.** Develop a plan for leveraging UG funds with federal, state, and private funds for maximum impact.

### **II. Long Term**

- A.** Determine which social services the UG should provide.
- B.** Pursue federal and state funding to provide the social services.
- C.** Where possible, collaborate with other organizations to provide social services.