Neighborhood and Community Development Committee
Standing Committee Meeting Agenda
Monday, October 29, 2012
5:00 PM

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

Name                                      Absent
Commissioner Mark Holland, Chair          ☐
Commissioner Nathan Barnes                ☐
Commissioner Brian McKiernan             ☐
Commissioner Tarence Maddox              ☐
Commissioner Mike Kane                    ☐

I. Call to Order / Roll Call

II. Approval of standing committee minutes from October 1, 2012.

III. Committee Agenda

Item No. 1 - 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.

Side-Lot Applications
849 Troup Ave. - Anthony Curnal
1216 Rowland Ave. - Harry Hughes
734 N. 49th St. - Winfred Anderson
828 N. 49th Terr. - Winfred Anderson
828 R N. 49th Terr. - Winfred Anderson
759 Miami Ave. - Leo Becker
2031 Chester Ave. - Rebecca Hutton
820 S. 9th St. - Lloyd Ramirez
1211 Georgia Ave. - Maria Jacobo
2706 N. 8th St. - Broderick Henderson
2708 N. 8th St. - Broderick Henderson
3100 Farrow Ave. - Charlie Braxton

Buildable Applications
1977 N. 30th St. - Lee Brooks for speculator
3048 N. 27th St. - Beverly Pender for a garden
3737 Lakeview Rd. - Lydia Mejia for a garden

Best and Final
743 Waverly Ave. - Antonio Valles for yard extension; Edith Donley for yard extension
(Advisory Board recommended approval for Ms. Donley.)

Transfers from Land Bank
500 Freeman Ave. - UG
(This property was part of the Urban Renewal project and needs to be placed back into original name.)
1138 Quindaro Blvd. to UG
1140 Quindaro Blvd. to UG
1142 Quindaro Blvd. to UG
1154 Quindaro Blvd. to UG
2212 Quindaro Blvd. to UG
(The Quindaro properties will be developed using NSP3 funds and the UG will control properties during construction with a lien.)

Donation to Land Bank
5017 R Georgia Ave. from Mary Meek

Tracking #: 120286
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:  
   - Presentation scheduled 10/29/12
   - 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. (Not for October discussion.)

c. Update strategic planning regarding the Land Bank - Update scheduled 10/29/12

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. (Not for October discussion.)

Tracking #: 120136

V. Adjourn
The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, October 1, 2012, at 5:00 p.m., in the 6th Floor Human Resources Training Room of the Municipal Office Building. The following members were present: Commissioner Holland, Chairman; Commissioners Maddox (arrived at 5:15 p.m.), McKiernan and Barnes. Commissioner Kane was absent.

I. Chairman Holland stated the meeting would be non-active and would not be able to approve minutes. Roll call was taken and members were present as shown above.

II. Approval of standing committee minutes for September 10, 2012 was tabled. Upon arrival of Commission Maddox (arrived at 5:15 p.m.), and on motion of Commissioner McKiernan, seconded by Commissioner Barnes, the minutes were approved. Motion carried unanimously.

III. GOALS AND OBJECTIVES

Item No. 1 – 120136 …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
   • Presentation on Downtown Housing Master Plan by Rob Richardson, Director of Urban Development & Planning

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. (Not for October discussion.)
c. Update strategic planning regarding the Land Bank – Update

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. (Not for October discussion.)

Chairman Holland said we do have a goal and objective. Two things we want to talk about today on our goals and objections. First is the Downtown Master Plan for Housing. There is some movement happening with Housing. We asked Rob Richardson, Director of Planning and Zoning, to talk about what the Master Plan says. This is one that we have not really started on. It’s one of the goals and objectives that has been assigned to this Committee. Because we have CDBG, we were assigned housing. I am going to turn it over to Mr. Richardson to enlighten us.

Mr. Rob Richardson, Director, Urban Planning & Land Use, said my goal today is to review the Master Plan and this is just the downtown portion of the Master Plan. At some point you may want to do this in a broader fashion for the City-Wide Master Plan, but we wanted to do this as a basis in preparation for your meeting next month when we have invited our downtown housing partners that are currently active to come in and give you a presentation on some of their goals and ideas and projects in the downtown area. They are also here with us this evening—I invited them here for this presentation. We have in no particular order, Donnie Smith from CHABC, John Harvey from City Vision and Steve Foutch of Foutch Brothers. They are all here this evening and they will be back next month to talk to you in more detail about what they’re looking at in downtown.

Tonight I want to talk about the Land Use Plan itself. How housing relates to each of the major land uses identified for downtown, how we’ve attempted to connect these in the mobility framework, how we’ve used some special districts in the downtown to look specifically at housing and to look briefly at just a part of the implementation charts so you can see where we are.
Let’s start with the Land Use Plan. You have a copy of it in front of you and it’s up on the screen. The major land use categories are in the Legend on the lower left. There is the Downtown Mixed-Use, the Neighborhood Mixed-Use, Urban Residential and Neighborhood Residential. Each of those land uses has a residential component to it. If you move over a column, you see Civic and Open Space. Those two particular land use designations do not have a residential component. The Catalyst Blocks do except for the Huron block. The Huron block would be defined from Minnesota to Ann and from 6th to 7th. The other three Catalyst Blocks have housing components to them. Let’s look, briefly, at each of the land uses as they are defined.
Downtown Mixed-Use

Use Definition:
Multi-story buildings with commercial/retail uses at street level preferred, with office uses and some residential uses above. Office uses may be allowed on first floor but should not dominate any block face. Similarly, access to residential uses is allowed at street level but residential units themselves are not. Live/work units with commercial/retail on the first floor and residential above are allowed if the work units on the first floor contribute to the commercial/retail nature of the block.

Character:
- Mixed-use multi-story parking
- Pedestrian amenities and spaces – plazas, mid-block walkways, enhanced crosswalk, streetscape furnishings
- Outdoor cafe and display area to allow periodic extension of business activity outdoors
- Multi-story, mixed-use buildings
- Alley access for limited surface parking, services and equipment
- Transit – local and regional availability
- Maximized on-street parking
- Zero building setback, except to allow entry, plaza, small park or outdoor use spaces

Downtown Mixed-Use is the highest intensity land use described for downtown. If you look down into the character of that—the Mixed-Use multi-storied buildings are offices with some residential use above. This would be something akin to the 39Rainbow Project—that type of density or more dense than that. Rather than having a hotel above, you would have the residential units above. You see examples of those there.
If you move on to Neighborhood Mixed-Use, you see a slightly lower scale. More like a three or four story building and also offices and retail at street level with residential and office use above. In this area you could mix those uses. These are our two most dense categories for downtown land uses. For the private development side, these are what we would both view for the most intense residential uses.
Urban Residential is a high density townhouse, apartment or maybe even a condo development. 12 units to the acre or more and the units would be up to the sidewalk, some on-street parking and possibly subsurface garage parking as well. There are some character examples there of that.
The Neighborhood Residential is really an infill project in the areas included in downtown that are residential in character. One of the key factors here would be the use of the narrow lot design guidelines to make sure that what we build new would fit in with what’s existing.

The next slide looks at the Mobility Framework. Basically, what you will see is the purple lines are pedestrian facilities. The blue lines which are a little difficult to see are the transit corridor. That’s basically State and Minnesota. Where you see dots are trail connections. This has been further modified by our trail plan. Basically you’ll see in the sidewalk and trail plan that all of these blocks, and most of them do now, have sidewalks. Those sidewalks are shown extending into the residential areas to connect those areas to downtown. **Chairman Holland** said the yellow is balanced arterial. **Mr. Richardson** said right. Basically, the street types are—I wasn’t going to go into those, but all of the downtown street types become more pedestrian friendly, more of a complete street than they are now. Those flowery words for balanced arterial or pedestrian local or transit corridor all indicate a complete street network. The yellow streets are just a little bit higher traffic counts than what the other ones are. Does that make sense? We thought that connection was important.
We also have three of these special districts that focused on residential development. This particular concept, the West End Neighborhood Center, is from Minnesota to Washington Boulevard just east of 18th Street. You will notice the significant amount of townhouse development. It is kind of a new curb/street that were built in there. You could imagine a couple of those units along 18th Street are a redo of the existing apartment buildings that are already there. I just show you these as an example of how much we focused on housing in the Downtown Master Plan.
The 500 block of Minnesota is another one of those blocks that we would see that is a mixed-use block. Some of the upper stories could be used for office or residential. Some of you are familiar with the last plan that we had that was office above and not residential. It could certainly turn to residential with future developments.
Finally, the East Bluff Place is the area north of Minnesota between Minnesota and Washington Boulevard and east of 6th Street. Once again, a very urban high density environment. We would expect to see some upper-story residential in this particular development.
At the end of the Downtown Master Plan is an Implementation Chart. A couple of the things I wanted to point out in here, and each of the numbers beside it relates to goals. I just took a couple of pages out here as example. Goal 4 says “Assist in the enhancement and revitalization of existing adjacent neighborhoods to encourage redevelopment efforts and provide support for Downtown.” It says “Provide incentives for rehabilitation of existing housing stock and new housing construction within adjacent neighborhoods” and “Encourage the use of State Historic Tax Credits for the rehabilitation of qualifying residential units around and within Downtown.” Those are a couple of the implementation measures. If you go to the next page, Goal 6 relates to the West End Residential District and there are several items in here that relate to Housing. If you look at 6bii in the middle, it says “Provide a mixture of housing types including patio homes, townhomes, senior facilities, single family detached and attached both ownership and rental.” That goes to another one of the major goals of Downtown and that is to provide housing options for everyone. Because we are going to have folks of all incomes and all financial abilities living downtown and around downtown, we want to have the ability for everyone that wants to live in this area.

The next thing I was going to discuss with you briefly and then give you some time for some questions was that in the overall concept of Downtown, when you think about that concept
of adjacent neighborhoods and a mix of housing types, for Downtown to really work and thrive and be a neighborhood commercial center as well as a civic commercial center that it is, we probably need somewhere in the neighborhood of 5,000 more residential units in and around Downtown that are closely linked to Downtown to support those services in addition to what we have. 8,000 people is about the minimum where you start seeing some of those. When you think of Small Town America and when you start seeing some of the other things pop up, it’s between 8 and 12,000 people that you would see like an Applebee’s or something like that. While we have people probably at the bottom end of those numbers because we have lunch time crowds and lunch populations that some of those places don’t have. When you look at building support for a regular district that would function that we would want to come to and provide what those people need, we need that additional housing.

**Chairman Holland** said do we have a population in this current map area that you’ve outlined in the current Downtown? **Mr. Richardson** said no. I can get that for you and update that next week. But it’s really a bigger area than that probably that we can count. I mean, we are going to be counting Douglas/Sumner, Waterway/St. Peter’s, Westheight and maybe even Mt. Carmel. It’s a bigger area that will draw that, but it’s got to have some connection into Downtown. **Chairman Holland** said I’d be interested in that because as we set goals for density and for population, to know what we’re shooting for I think would be helpful. **Mr. Richardson** said I’ll do that from the area within the Downtown itself, and then some adjacent neighborhoods. **Chairman Holland** said excellent.

**Commissioner Barnes** said in a Master Plan customarily you would address the issue of live, work and play. I didn’t hear the play portion of it. You’ve mentioned commercial, but I’d like to hear more about the commercial aspects of it. Then, lastly, our current Codes, the way we have them right now, those are written for commercial parking and so forth, if we were to overlay and apply those same rules and regulations that we have for commercial establishments, how would that work in this plan here. Is it a perfect fit for what you’re trying to do when you talk about density? To my understanding right now, the way our current rules and regulations regarding parking and so forth for a commercial establishment, I don’t see that fitting in this plan right here when you talk about density. **Mr. Richardson** said I can talk about it. There are live, work and play aspects of the Downtown Master Plan. I just pulled the Housing aspects out of it. There are park areas, there are trails, there’s mixed-use development where there’s retail and

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office and business uses. Tonight I just focused on the Housing part of it in preparation for the presentations next month.

The Parking Codes Downtown are different than they are in other places. The CBD doesn’t have a standard parking requirement. Commissioner Barnes said C who? Mr. Richardson said the Central Business District. Because the parking is regionalized, we have the different garages and things that provide some of that parking. The exception to that is if there is going to be a bar or tavern or sell alcohol, they have to comply with those standards on site. You are right; the typical suburban parking code would not work Downtown necessarily. Within these different districts there is parking contemplated. One of the things we see as an issue with the Downtown Master Plan is that it does anticipate a significant amount of structured parking which makes development deals difficult. I would say that the previous 500 block of Minnesota project probably went down because of the parking structure cost. That’s at least a significant contributing factor to the reason that the numbers on that project didn’t work out. That’s an issue that we have out there to deal with.

One way that we’ve dealt with that, for example, is the SRS building. I don’t know if you would call it an easement, but we have the ability to go in on the SRS parking lot and build a parking garage over that lot so that it will allow more density other places in that East Bluff area. Commissioner Barnes said so you’re saying that the only flexibility in such a plan would be an expensive parking structure and there is no room for any other modification. Mr. Richardson said what I said was that we had a different way of doing it for the SRS to get something going. We kept an area where we could go in and build a parking garage later, but we want to maintain the ability for density. We didn’t hold the project up, but we made a way for it to be able to happen in the future. Commissioner Barnes said that’s not widely available. As I’m thinking Rob, and you probably know where I’m going with this, I’m familiar with a church that had a building on Minnesota that is now closed because of the parking issue. We weren’t able to work that out. I heard you talk about the CBD business district and the one size fits all just doesn’t work for—especially the urban core of our communities. Quindaro Boulevard, I don’t know if that’s the Central Business District or not. Mr. Richardson said the Central Business District, in general, goes to about 8th Street, maybe 9th Street.

Commissioner Barnes said who waved the magic wand and said this is the Central Business District and how do you go about doing that? Mr. Richardson said it was probably done back in the 1970s. It’s been a long standing zoning category for the Central Business

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District. By its own language it’s limited to the Downtown area; however, I will say that the traditional neighborhood design districts which can be done anywhere in the City, does allow some of those same flexibilities if you’re doing a mixed-use type of project. The Rainbow project took advantage of that. **Commissioner Barnes** said for the next meeting I would like to have a layout of that Central Business District if you can get that definition to us. What I’m more concerned about when we go to talking about the layout in Wyandotte County as a whole, I would consider Strong Avenue to be a Central Business District in Argentine, that’s where a main thoroughfare and a lot of businesses are located there. Quindaro would be another one, maybe even Leavenworth Road to some degree. I just think that 1970 really doesn’t define who we are as a community right now. We might want to revisit that and look at some of the issues that have hampered development in those areas. I’m just personally aware of how we lost a senior citizen development at 7th & Quindaro a couple of years ago because of the parking lot issue. They just didn’t have enough space on the property to get an additional six or eight parking spaces and it went away. **Mr. Richardson** said I thought they had a variance approved for that and the plans didn’t fill out. **Commissioner Barnes** said I wasn’t aware of that portion of it. But that was the second group. There were two groups that came to the table with that. It’s no fault of yours. We just need to relook at those things that one size doesn’t fit all in all of the communities. As we push for density and we identify Central Business District regardless of what the legal definition of that whatever it is, it happens here and it doesn’t happen there. That seems unfair to a lot of people and it’s hard for me to explain to them. All the explaining in the world, they’re not going to understand that process.

**Mr. Richardson** said I would say that the Central Business District is for areas of significant multi-storied development that we have where you have the necessity of garaged parking, a higher density of either employment or residential folks that come from the multi-storied buildings. At 8th Street, the Brotherhood Bank building is seven, eight, nine stories at least. That’s kind of the character of what I would say a Central Business District is. That’s why that zoning was limited to that area. The rest of the City is really pretty typical suburban even though there’s maybe a high-rise building here or there. It’s pretty suburban in nature. I think that’s why that came about that way. **Commissioner Barnes** said Quindaro is suburban? **Mr. Richardson** said in development pattern. The residential lots aren’t, but the nature of the site plans for the commercial development is fairly—when I say suburban it’s not urban.

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Chairman Holland said we have one other topic that we need to do tonight before this meeting is over. I wanted Mr. Richardson to come. We are going to be hearing from some developers who are working Downtown and I thought rather than just having them come in cold, since we are assigned Housing, we should have a refresher on Housing Downtown to begin our conversation. I personally needed this update just to get my head around what’s coming. I’ll take a couple of more comments and then we need to press on.

Commissioner McKiernan said I just have one question. As I look at Minnesota Avenue, for example, from 11th to roughly 17th, it’s colored in as urban residential. And yet, as exists down there now, there’s a lot of street-front, store-front business. One doesn’t preclude another does it here? Mr. Richardson said it doesn’t preclude the existing, but one of the things that the market analysis and the Downtown Plan showed us was that we have more commercial space than we can probably support. So if some of that was to have every street-front thriving without vacancies, some of that probably needs to be converted at some time. The Downtown Plan goes into that. Some of those uses would be better serving Downtown if they were-some of those areas-if they were more residential in nature and you converted the blocks to higher density residential so that they could provide good population support and income support to the commercial businesses and the other parts of Downtown. Commissioner McKiernan said that would be the ultimate vision is that one of the places where a higher density of residents can be located. But that necessarily pushes and concentrates a lot of the commercial east of 10th. Mr. Richardson said right, that’s not easy.

Commissioner McKiernan said because now I’m going to double back to what Nathan said a minute ago. It just seems like it really brings to the forefront the issue of finding sufficient parking if all of the commercial gets concentrated. The issue of finding sufficient parking for all of those people to take advantage of all of that commercial if it’s not dispersed, for example, just along Minnesota Avenue. That’s a point well taken. Commissioner Barnes said I don’t think we should be afraid of revisiting something. It’s not the Holy Grail because it was in 1970 that we defined our community as it exists. Our community has gone through several changes and what was good in 1970 is not necessarily good right now. In order for us to spur development in certain portions of our community, we should not be one dimensional in our approach to addressing it. I think that we should be able to allow some flexibility or at least customize it for the area itself. That customization has not taken place since 1970 and it’s time for us to revisit it in some kind of way, form or fashion. That’s all I’m saying. How we do it, I don’t know, but I
think the occupants of that area deserves a fresh look at what they think is best for their community at this point.

Chairman Holland said thank you, Mr. Richardson, for doing that. We will look forward to seeing some options for development Downtown soon.

I’m going to go ahead and officially call the meeting to order now that we have a quorum. Since that was not an actionable item, we went ahead and began. I would like, now, to entertain a motion for the adoption of the Standing Committee Minutes from September 10.

Chairman Holland said our second item is I’ve asked, and we only have about ten minutes, I want to hear an update from the Land Bank Standing Committee group and what they’re working on. They continue to address this puzzle of the Land Bank and I’m going to turn it over to their team to get it started.

Gary Ortiz, Assistant County Administrator, said after meeting with you last month, we were directed to meet with the NBRs. Chris Slaughter has done that and I’ll let him give just a brief update of the outcome of that meeting. Mr. Chris Slaughter, Land Bank Manager, said we did meet with the NBRs. I will say the meeting was very well received. Their input was very constructive. We gave them an overview of where we started and where we were at that point. Indicated they would play an important role as we move forward in this process, but I did explain that we were still in the initial, beginning stages of this. They’re welcoming any role they can play in this process. They really look forward to the continued input and support that will make the whole Land Bank program even more successful in the future.

Mr. Ortiz said our group did meet, the Land Bank Task Force, and there’s probably a consensus to change the name of that since the scope of our inquiries really extend beyond just the Land Bank. That might be forthcoming. Chairman Holland said what name do you want, have you picked it yet? Mr. Ortiz said we haven’t picked it. I was just wanting to throw that out there and put you on notice that that might change in the very near future.

The group, as I said, is considering a great variety of items in complexity and nature. Actually some of them even vary in immediacy. Some of them will be short-term, intermediate term and long-term. There were people pulling in different directions, so what we decided to do was task out some assignments. Caitlin McMurtry will be working on a data-driven white paper examining best practices and Land Bank organization structure and administration. That’s a
good example of one of the long-term goals that we hope to accomplish in our future discussions. Caitlin anticipates the first week of November to give a deliverable on that.

Chris Slaughter will be comparing our ordinance with the Kansas City, Missouri Land Bank model to understand how it differs and the various approaches that each takes. He’ll do a comparative analysis that will be coming forward. That’s kind of an intermediate that will be happening.

After our discussions, the group did feel that the current hold areas would probably need to change to reflect values in addition to economic development. These are just examples of some of the considerations that should be vetted before liquidating property. Public Works has an interest in combined sewer and overflow areas, so identifying detention and retention areas as part of an overall plan. Transportation augmentation considerations, park land expansion considerations, the liquidation practices should conform to the economic development incentive areas which Chris Slaughter has a map. Chris did you bring enough copies for everybody? What we will do is just pass this one around.

Some of our current hold areas don’t conform to TIF areas so that’s an open question. Should we be holding lands that aren’t designated in our TIF redevelopment areas. Maybe that’s something that can be discussed with the NBRs. Maybe out of that discussion we’ll get a sense of why these particular areas were held without any particular incentives attached to them. Whatever solutions are arrived at should properly balance. The natural tension between property liquidation and assembling for larger developments, liquidation practices should also augment neighborhood goals such as accomplishing residential and commercial infill in accordance with the UG Master Plan as Rob just went through as well as help address socially desirable outcomes such as augmenting accessibility to healthy food choices and exercise venues. We are trying to look at our liquidation practices in a wider scope, a more panoramic scope to take into consideration other values that were not before being reflected. I will be assigning out specific tasks to smaller groups and just having the task force act as a recording mechanism to the Standing Committee. More detailed work needs to be done by these various groups. That was one of the solutions to the pushing and pulling that was going on in our meetings. I think to have specific work done by people with vested interest is the way to go.

Chairman Holland said does it feel like the scope of work is growing or shrinking? Mr. Ortiz said growing. That was one of the problems that the group was having was really getting a defined vision of what it was they were supposed to accomplish. Because it was such a
broad task, we decided to piecemeal it and have people do in-depth work within those areas and begin to report back.

Chairman Holland said I think it’s clear that we’re not sure what we want. Part of what we want you to help us figure out is what do we want. We have these general categories of what we want. We want our City to be successful, how do you define that? We have acres of bleeding Land Bank properties, tax delinquent properties that we don’t want. We want all of our property to be on the tax rolls, fully functioning and our City to be a great place to live. The vacant lots detract from that. The question becomes—if you look at tax sale eligible of what could be coming, it’s an avalanche that’s coming our way. This avalanche is going to hit three or four years behind the economy collapsing because it takes three or four years to get to tax delinquent status. Whatever problem we have now, if we’re spending $1.3M mowing vacant lots now, and we have some four or five times that number coming, we have a huge challenge but we also have a huge opportunity. What we want to do is harness this opportunity, but that’s not giving you a lot more direction. But it is to say that we have an excess number of properties that need to be put to good use. Ideally, a big pot of money would drop out of the sky and we would rehab all of our existing housing stock, infill the areas that are lost and restore our City to the way it looked 50 years ago. Since that’s not going to happen, we need Plan B or C about what we can do. I think the work you are doing now, just looking at the structure of the Land Bank, comparing our models and looking at hold areas strategically and bringing in more considerations than just economic development, the combined sewer, transportation, I think a lot of these are exactly what we need to be doing because it’s a matrix. It’s as complicated as it sounds. If we’re going to get our head around this avalanche of properties that’s about to come in, if we already own 4 or 5,000 properties between the Land Bank and the UG, and then we have 3-4 times that number coming towards us, we need a plan. Mr. Ortiz said in addition to the tax sale properties, there are foreclosed properties. The banks aren’t into property management. They would love to liquidate those and the Land Bank is a potential. I think the Kansas City, Missouri Land Bank receives properties like that. Chairman Holland said with structures? Mr. Ortiz said yes. There is still an open question as to whether that’s a healthy practice from a fiscal standpoint.

Chairman Holland said yes, it’s an open question. We have a couple of minutes left. I just asked for an update tonight because they are still working. Our next meeting starts in three minutes and I intend for it to start then.
Commissioner Barnes said I think there are some interesting issues surrounding the Kansas City, Missouri Land Bank. They’ve only been in existence for a year. Cleveland, Ohio was probably one of the pioneers when it comes to Land Banks. The problem dealing with foreclosures, they probably have a problem that’s ten times worse than ours. I think they were tearing down at one time almost 100 houses a month. We’re doing that a year. I think we need to look at some of the most severe cases. You will probably glean more information from the ones that have a problem that is much more severe than Kansas City, Missouri. I think you would benefit as a result of looking at that and also the pioneer status of Cleveland would help a lot with how they evolved over the years. That would be one thing I might add. Chairman Holland said I think at the workshop we saw Flint, Michigan has 50% of the properties in the City under control by the government. We’d like to stop this well ahead of that.

Mr. Slaughter said there are plenty of great examples. Cleveland is a great example, Flint is a great example. The reason Kansas City, Missouri came into talk is their legislation is considered a later generation, a newer generation of Land Bank legislation that gives them a little bit more freedom and flexibility than we do. That’s where I think the comparison would come into play. I concur, there are others that are knee-deep in this while we’re just putting our toe in the water. Mr. Ortiz said when you start to contemplate all of the potential land management issues that come before a Land Bank, that’s where the sub-committee started questioning whether we’re organizationally structured and resourced properly. On a model where the Land Bank functions as an entrepreneurial, self-sustaining entity where they are rolling profits into new projects, that seems like a more sustainable, conceptual model. With a one person shop, we’re not there. Chairman Holland said no, that’s right. With CDBG money going away, and that’s primarily funding our activities, and our activities are primarily, and I don’t think we’re proud of this, but realistically, demolition and giving it away for yard expansions. There’s a whole other world out there of what needs to happen that we’re hoping that your group will resource us on. Because what might come back is a recommendation where the Land Bank can make money, and a lot of Land Banks do make money. Right now any money that we get from a tax sale gets turned back into General Budget. A lot of Land Banks retain that money and use it for economic development. We could grow the office to be more dynamic and do more aggressive things and more forward thinking things. Right now, we gave Chris a catcher’s mitt and said good luck. It would be nice to put a pitcher on staff where Chris could actually go out

October 1, 2012
there and make a positive influence rather than just receiving whatever comes down the pike. Mr. Slaughter said or a field. Chairman Holland said a backstop.

Commissioner McKiernan said the same thing we talked about last time. How do we get him a partner? Defining the organizational structure and the administration for best practices—that’s great—that’s absolutely where we need to start. Talking about having a more comprehensive service that you’re able to provide the Land Bank is great. If the factors that existed that drove those properties into the Land Bank still exist, how do you get them back out? It doesn’t matter how organizationally superb you are, they’re not coming back out. We need to find him partners so that we can change some of the environment so that people say I want the property out of the Land Bank, not here’s three more. Chairman Holland said to be continued there’s no question. We’re just scratching the surface. We appreciate your team’s work. We’re looking forward to a snappy new name that’s going to be compelling and interesting.

Commissioner Barnes said in addition to what Commissioner McKiernan was saying, we need to have the background on percent of how most of them arrived there. It’s not all foreclosure, it’s not all abandoned properties, but how did they come here. Some research in that area will help us to put the stop-gap measures in place. You talk about partners, a lot of time they arrive there because the people didn’t feel the partnership. It turns into a production line of demolition.

**Action:** No action taken.

Adjourn

Chairman Holland adjourned the meeting at 5:50 p.m.

mls

October 1, 2012
Type: Standard
Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 10/29/2012
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 11/15/2012
Confirmed Date: 11/15/2012

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref</th>
<th>Department / Division</th>
</tr>
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<tbody>
<tr>
<td>10/23/2012</td>
<td>Chris Slaughter</td>
<td>573-8977</td>
<td><a href="mailto:cslaughter@wycokck.org">cslaughter@wycokck.org</a></td>
<td></td>
<td>Administration/Land Bank</td>
</tr>
</tbody>
</table>

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 (12)
Item (2) - Applications (3)
Item (3) - Best and Finals (1)
Item (4) - Transfers from Land Bank (6)
Item (5) - Donations To Land Bank (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)
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## WYANDOTTE COUNTY LAND BANK - SIDE-LOT APPLICATIONS

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>APPLICANT ADDRESS</th>
<th>LAND BANK ADDRESS</th>
<th>LOT SIZE</th>
<th>ADVISORY BOARD RECOMMENDATION</th>
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<tbody>
<tr>
<td>Anthony Curnal</td>
<td>851 Troup Ave</td>
<td>849 Troup Ave</td>
<td>38 X 116</td>
<td>APPROVED</td>
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<tr>
<td>Harry Hughes</td>
<td>1220 Rowland Ave</td>
<td>1216 Rowland Ave</td>
<td>38 X 115</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Winfred Anderson</td>
<td>824 N 49th Ter</td>
<td>734 N 49th St</td>
<td>50 X 135</td>
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<tr>
<td>Winfred Anderson</td>
<td>824 N 49th Ter</td>
<td>828 N 49th Ter</td>
<td>49 X 120</td>
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<td>50 X 125</td>
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<tr>
<td>Leo Becker</td>
<td>761 Miami Ave</td>
<td>759 Miami Ave</td>
<td>80 X 75</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Rebecca Hutton</td>
<td>2029 Chester Ave</td>
<td>2031 Chester Ave</td>
<td>25 X 120</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Lloyd Ramirez</td>
<td>818 S 9th St</td>
<td>820 S 9th St</td>
<td>20 X 488</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Maria Jacobo</td>
<td>1215 Georgia Ave</td>
<td>1211 Georgia Ave</td>
<td>38 X 125</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Broderick Henderson</td>
<td>2710 N 8th St</td>
<td>2706 N 8th St</td>
<td>25 X 85</td>
<td>APPROVED</td>
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<tr>
<td>Broderick Henderson</td>
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<td>2708 N 8th St</td>
<td>25 X 86</td>
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<tr>
<td>Charlie Braxton</td>
<td>3108 Farrow Ave</td>
<td>3100 Farrow Ave</td>
<td>59 X 218</td>
<td>APPROVED</td>
</tr>
</tbody>
</table>
Section 1: Personal Information.

1. Applicant’s Name: ANTHONY CURNAL
   Spouse (if applicable):

2. Name of Corporation (if applicable)

3. Street Address: 851 TROUP

4. City, State, Zip: KANS. CITY, KS 66101

5. Home Phone #: 816.233.8983 Work Phone #: 816.982.5607

6. E Mail Address:

7. List Properties you own in Wyandotte County: 851 TROUP
   K. C. K. 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 849 TROUP / 847 TROUP
   o Vacant Land
   o Structure

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

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

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

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

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

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

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

7. Will you seek Neighborhood Revitalization Tax Rebates? ______

8. Starting Project Date: _______________ Completion Date: _______________

Comments: ______________________________________________________________

_____________________________________________________________________

_____________________________________________________________________

_____________________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

_____________________________________________________________________

_____________________________________________________________________

_____________________________________________________________________

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

[Signature]

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-521-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

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

2. Name of Corporation (if applicable): 

3. Street Address: 1220 Rowland Ave

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

5. Home Phone #: 9136334934 Work Phone #: 9136334934

6. E Mail Address: Harry Forhess@hotmai.com

7. List Properties you own in Wyandotte County: 1220 Rowland
   KC K 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: 1216 Rowland KC K 66104
   ● Vacant Land
   ○ Structure

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

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

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

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

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

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

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

7. Will you seek Neighborhood Revitalization Tax Rebates? ______

8. Starting Project Date: _______________ Completion Date: _______________

   Comments:________________________________________________________________________
   ________________________________________________________________________________
   ________________________________________________________________________________
   ________________________________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

Land has shared driveway

Incomplete applications will not be considered and will be returned to the sender.
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conditions of it. I understand that the Unified Government reserves the rights to reject
any proposal without cause.

Applicant’s Signature ___________________________ Print Your Name ___________________________ Date 9/29/2012

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

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

2. Name of Corporation (if applicable): 

3. Street Address: 21 S. 102ND ST 

4. City, State, Zip: LAWRENCE KS 66047 

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

6. E Mail Address: wande@kcpmu.com 

7. List Properties you own in Wyandotte County: 21 S. 102ND ST 38 S. 102ND ST  

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

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

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 734 & 738 N. 49TH ST
   ☑ Vacant Land
   ☐ Structure

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

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

2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
   Other: ______________________________________________________

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

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

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

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

7. Will you seek Neighborhood Revitalization Tax Rebates? _____

8. Starting Project Date: ____________ Completion Date: ____________

Comments:

____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________

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

[Signature]
Applicant’s Signature

[Signature]
Print Your Name

10-1-12
Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

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

2. Name of Corporation (if applicable) 

3. Street Address: 21 S 102nd St 

4. City, State, Zip: Lawrenceville KS 66049 

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

6. E Mail Address: Wanderson@knsr.kck.ks.gov 

7. List Properties you own in Wyandotte County: 21 S 102nd St 58 S 102nd 

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: 828 N 49th Ter 
   X Vacant Land 
   o Structure 

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

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
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conditions of it. I understand that the Unified Government reserves the rights to reject
any proposal without cause.

[Signature] [Printed Name] 10-1-12
Applicant’s Signature         Print Your Name         Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

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

2. Name of Corporation (if applicable)

3. Street Address: 21 S 102nd St

4. City, State, Zip: Edmondson KS 66111

5. Home Phone #: 913-444-2470  Work Phone #: 913-422-3171

6. E Mail Address: Whistleon1@mlkck.com

7. List Properties you own in Wyandotte County: 21 So. 102nd  58 So. 102nd

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: 828 NW 49th Ter
   o Vacant Land
   o Structure

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

[Signature]
Applicant's Signature

[Signature]
Print Your Name

[Date]

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

Section 1: Personal Information.

1. Applicant's Name: LEO M. BECKER
   Spouse (if applicable): ________________________________

2. Name of Corporation (if applicable): ________________________________

3. Street Address: 1241 DOUGLAS AV.

4. City, State, Zip: KANSAS CITY, KS, 66108

   Home Phone #: 913-669-7882.
   Work Phone #: ____________________

6. E Mail Address: leonbecker@yahoo.com

7. List Properties you own in Wyandotte County: 1241 DOUGLAS AV.
   915/518 S. 8TH; 912/914 S. 8TH; 751/751 MIAMI

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: 759 MIAMI AVE
   □ Vacant Land
   □ Structure

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

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

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

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

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

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

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

7. Will you seek Neighborhood Revitalization Tax Rebates? _____

8. Starting Project Date: _________________ Completion Date: _________________

Comments: ____________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

I WANT TO DEVELOP ALL THE LAND I HAVE IN ARMADALE, MOST OF IT IS FOR COMMERICAL USE AND THE CITY PLANNING COMMISSION WILL DECIDE ITS USAGE. I WILL HAVE IT SURVEYED, THE SURVEYOR PROVIDES INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED AND WILL BE RETURNED TO THE SENDER. As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government’s Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

Applicant’s Signature: ________________ Print Your Name: ___________________ Date: 9-30-2012

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
   Fax 913-321-0237 Phone 913-573-8977
   Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

1. Applicant’s Name: **Rebecca Hutton**
   Spouse (if applicable):

2. Name of Corporation (if applicable)

3. Street Address: **2029 Chester Ave**

4. City, State, Zip: **Kansas City, KS 66103**

5. Home Phone #: **913-549-0683** Work Phone #: **816-872-3927**

6. E Mail Address: **beckyhutton@ao1.com**

7. List Properties you own in Wyandotte County: **2029 Chester Ave, KC, KS 66103**

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 **2031 Chester Ave**
   - Vacant Land
   - Structure

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

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

2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
   Other: _______________________________________________________

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

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

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

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

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

8. Starting Project Date: _______________ Completion Date: _______________

   Comments: __________________________________________________________
   __________________________________________________________
   __________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

This property is connected to my current property and it was under the impression from my real estate agent, that I already owned it. I would just like to purchase it to enable my yard to extend to the sidewalk.

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.

Rebecca Hutton 10/2/12
Applicant’s Signature Print Your Name Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

1. Applicant’s Name: Lloyd Ramirez
   Spouse (if applicable): N/A

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

3. Street Address: 812 S. 9th St.

4. City, State, Zip: Kansas City KS 66105

5. Home Phone #: (913) 621-1464 Work Phone #:

6. E Mail Address: N/A

7. List Properties you own in Wyandotte County:
   1. 827 S 9th St
      (Vacant Lot)
   2. 829 S 9th St (Vacant Lot)
   3. 816 S 9th St
   4. 818 S 9th St adjoining my property

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: 820 S. 9th St.
   - Vacant Land
   - Structure

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

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

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

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

4. Must attach drawings for your proposed project.

5. Proposed use of property:
   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.

To combine taxes 812 S. QTH, 816 S. QTH
816 S. 9th St. to be fenced with 812 S. 9th home

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

Applicant’s Signature ____________________________ Print Your Name ____________________________ Date ____________

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

1. Applicant's Name: **Maria Guadalupe Guerra Jacobo**
   Spouse (if applicable): ____________________________

2. Name of Corporation (if applicable): ____________________________

3. Street Address: **1215 Georgia Ave**

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

5. Home Phone #: **913)5144638** Work Phone #: ____________________________

6. E Mail Address: **maria.072910@yahoo.com**

7. List Properties you own in Wyandotte County: **1215 Georgia Ave**
   **1831 W. 12 Stree**

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: **1215 Georgia Ave**
   - [ ] Vacant Land
   - [ ] Structure

2. Proposed Use of Property:
   - [ ] Yard Extension. Go to section 4.
   - [ ] Parking. (Must comply with UG regulations) Go to section 4.
   - [ ] Home Addition. Requires building permit. Go to section 3.
   - [ ] 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.

[Signature] Maria Guerra 10-08-12
Applicant’s Signature Print Your Name Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N, 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

1. Applicant’s Name: **Frederick Henderson**  
   Spouse (if applicable): _/\

2. Name of Corporation (if applicable)  

3. Street Address: _2710 6th St._  

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

5. Home Phone #: **913-342-2041**  
   Work Phone #: **913-573-5328**

6. E Mail Address:

7. List Properties you own in Wyandotte County: **2710 NE 18th St.**  
   **KCK 66101**  
   **1817 Nebraska**

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(es) of Property: **2706 8th St.**  
   - Vacant Land  
   - Structure

2. Proposed Use of Property:  
   - Parking. (Must comply with UG regulations) Go to section 4.  
   - Rehabilitation of existing structure. Requires building permit. Go to section 3.  
   - Other: ____________________________
Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant's Name: Frederick Henderson
   Spouse (if applicable): M/F

2. Name of Corporation (if applicable)

3. Street Address: 8710 W 8th St.

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

5. Home Phone #: 913-344-1414 Work Phone #: 913-373-5328

6. E Mail Address:

7. List Properties you own in Wyandotte County: 3710 W 8th St.
   4101 W 12th

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

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

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 8708 W 8th St.
   - Vacant Land
   - Structure

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

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

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

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

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

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

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

7. Will you seek Neighborhood Revitalization Tax Rebates? _____

8. Starting Project Date: _________________ Completion Date: ____________

Comments: _______________________________________________________
______________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

For the past five years I have maintained this
property cutting the grass, weed eating, and
picking up trash out of lot.

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

Applicant’s Signature: __________________________ Date: 10/11/19
Print Your Name: ________________________________

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

1. Applicant's Name: Charlie W. Branton
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: 8056-77-41st

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

5. Home Phone #: 816-769-1234
   Work Phone #:

6. E Mail Address:

7. List Properties you own in Wyandotte County: 3108 Harrow

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: 3108 Harrow
   ☑ Vacant Land
   ☐ Structure

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

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

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

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

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

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

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

7. Will you seek Neighborhood Revitalization Tax Rebates? ______

8. Starting Project Date: ____________ Completion Date: ______________

   Comments: ___________________________________________________________
   __________________________________________________________
   __________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

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

[Signature]
Applicant’s Signature

[Name]
Print Your Name

[Date]
Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
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<th>APPLICANT</th>
<th>APPLICANT ADDRESS</th>
<th>LAND BANK ADDRESS</th>
<th>PROPOSED USE</th>
<th>LOT SIZE</th>
<th>ADVISORY BOARD RECOMMENDATION</th>
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<td>Lee Brooks</td>
<td>1962 N 30th St</td>
<td>1977 N 30th St</td>
<td>Speculator</td>
<td>50 x 120</td>
<td>APPROVED</td>
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<tr>
<td>Beverly Pender</td>
<td>2260 Russell Ave</td>
<td>3048 N 27th St</td>
<td>Garden</td>
<td>60 x 371</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Lydia Mejia</td>
<td>844 Cleveland Ave</td>
<td>3737 Lakeview Rd</td>
<td>Garden</td>
<td>165 x 160</td>
<td>APPROVED</td>
</tr>
</tbody>
</table>
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INTENTIONALLY
Section 1: Personal Information.

1. Applicant’s Name: **Lee Brooks**
   Spouse (if applicable): **Sharon Brooks**

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

3. Street Address: **1962 N 30 St**

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

5. Home Phone #: **913-281-5249** Work Phone #: ____________

6. E Mail Address: **Brookslandst@gmail.com**

7. List Properties you own in Wyandotte County: **ABOVE**

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: **19 17 N. 30 St KCKS 64104**
   - 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:** John believed that would help in the future to put a garage on the property. Needs to be in front and out of the cold.
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes _ No _ N/A
   (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. N/A

4. Must attach drawings for your proposed project. N/A

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? N/A

7. Will you seek Neighborhood Revitalization Tax Rebates? N/A

8. Starting Project Date: N/A Completion Date: __________

   Comments: ____________________________________________
   ____________________________________________________
   ____________________________________________________
   ____________________________________________________
   ____________________________________________________

Section 4: Additional Comments & Terms of Proposal.

Not Planning to Build Right Now

_____________________________________________________
_____________________________________________________

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

__________________________  ____________________________  10-1-12
Applicant's Signature       Print Your Name           Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.
1. Applicant's Name: Beverly M. Pender
   Spouse (if applicable): 
2. Name of Corporation (if applicable): Soul & Soil Rainbow Gardens
3. Street Address: 3337 Webster Ave
4. City, State, Zip: KCK, 66104
5. Home Phone #: 913-321-9341 Work Phone #: —
6. E Mail Address: Pender16104@yahoo.com
7. List Properties you own in Wyandotte County: 3337-3335 Webster
   2250-2248 Russe II
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: 3048 N, 27th
   o Vacant Land
   o Structure
2. Proposed Use of Property:
   o Yard Extension. Go to section 4.
   o Parking. (Must comply with UG regulations) Go to section 4.
   o Garage. Requires building permit. Go to section 4.
   o Home Addition. Requires building permit. Go to section 3.
   o Commercial Construction. Requires building permit. Go to section 3.
   o Rehabilitation of existing structure. Requires building permit. Go to section 3.
   o Other: Farming & Fruit Trees
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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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  Beverly G. Tester  10-7-12
Print Your Name

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

1. Applicant’s Name: Lydia Mejia
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: 844 Cleveland Ave

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

5. Home Phone #: 913-461-3357 Work Phone #:

6. E Mail Address:

7. List Properties you own in Wyandotte County:

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

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

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 3737 Lakeview
   o Vacant Land
   o Structure

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

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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 10-12-12

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101  
Fax 913-321-0237 Phone 913-573-8977  
Attn: Land Bank Manager, Chris Slaughter
<table>
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<tr>
<th>APPLICANT</th>
<th>APPLICANT ADDRESS</th>
<th>LAND BANK ADDRESS</th>
<th>PROPOSED USE</th>
<th>LOT SIZE</th>
<th>ADVISORY BOARD RECOMMENDATION</th>
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<td>Antonio Valles</td>
<td>739 Waverly Ave</td>
<td>743 Waverly Ave</td>
<td>Yard Extension</td>
<td>33 X 120</td>
<td>Approved - Recommendation for Ms. Donley</td>
</tr>
<tr>
<td>Edith Donley</td>
<td>745 Waverly Ave</td>
<td></td>
<td>Yard Extension</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Section 1: Personal Information.

1. Applicant's Name: _______Antonio Valles______
   Spouse (if applicable): ___________________________

2. Name of Corporation (if applicable): ________________

3. Street Address: 739 Waverly Ave

4. City, State, Zip: KC KS 66101

5. Home Phone #: 913 271 5627 Work Phone #: __________

6. Email Address: _________________________________

7. List Properties you own in Wyandotte County: _________________________________

8. Do you (or your spouse) have any Code Enforcement violations? Yes__ No_x

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes__ No__

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 742 Waverly Ave
   - Vacant Land
   - Structure

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

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

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

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

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

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

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

7. Will you seek Neighborhood Revitalization Tax Rebates?______

8. Starting Project Date:_____________ Completion Date:_____________

   Comments:________________________________________________________________________
   ____________________________________________________________________________
   ____________________________________________________________________________
   ____________________________________________________________________________
   ____________________________________________________________________________

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

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have read the Unified Government’s Land Bank policy and agree to the terms and
conditions of it. I understand that the Unified Government reserves the rights to reject
any proposal without cause.

[Signature]
Applicant's Signature

[Signature]
Print Your Name

10.4.12
Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

1. Applicant’s Name: Edith Donley

2. Name of Corporation (if applicable): ____________________________________________


4. City, State, Zip: Olathe, Kansas 66062

5. Home Phone #: 913-393-2316 Work Phone #: ________________________________

6. E Mail Address: __________________________________________________________

7. List Properties you own in Wyandotte County: 745 Waverly Ave

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

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

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 743 Waverly Ave
   - Vacant Land
   - Structure

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

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

2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
   Other: __________________________________________________

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

4. Must attach drawings for your proposed project.

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

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

7. Will you seek Neighborhood Revitalization Tax Rebates? __________

8. Starting Project Date: _______________ Completion Date: _______________
   Comments: __________________________________________________
   __________________________________________________
   __________________________________________________
   __________________________________________________
   __________________________________________________
   __________________________________________________

Section 4: Additional Comments & Terms of Proposal.

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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.

Edith Donley Edith Donley 10/5/2012
Applicant’s Signature Print Your Name Date

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

Best & Final Check Off List

Your Best and Final Must Contain the Following Items:

1. Total Bid for Property(s):
   - 743 Waverly Ave $330.00

(The quoted price for this property is $330.00)

2. Proposed Plan for Site(s):
   - Yard extension for property @ 745 Waverly
   - Property will be fenced-in to be a part of 745 Waverly.

Applicants Signature: Edith J. Donley
## TRANSFERS FROM LAND BANK

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<tr>
<th>Recipient</th>
<th>Land Bank Address</th>
<th>Comments</th>
<th>Standing Committee Recommendation</th>
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<td>Unified Government City of Kansas City, KS</td>
<td>500 Freeman Ave</td>
<td>This property was a part of the Urban Renewal project and needs to be placed back into original name.</td>
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<tr>
<td>Unified Government City of Kansas City, KS</td>
<td>1138 Quindaro Blvd</td>
<td>This property will be developed using NSP3 funds and the UG will control property during construction with a lien.</td>
<td></td>
</tr>
<tr>
<td>Unified Government City of Kansas City, KS</td>
<td>1140 Quindaro Blvd</td>
<td>This property will be developed using NSP3 funds and the UG will control property during construction with a lien.</td>
<td></td>
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<tr>
<td>Unified Government City of Kansas City, KS</td>
<td>1142 Quindaro Blvd</td>
<td>This property will be developed using NSP3 funds and the UG will control property during construction with a lien.</td>
<td></td>
</tr>
<tr>
<td>Unified Government City of Kansas City, KS</td>
<td>1154 Quindaro Blvd</td>
<td>This property will be developed using NSP3 funds and the UG will control property during construction with a lien.</td>
<td></td>
</tr>
<tr>
<td>Unified Government City of Kansas City, KS</td>
<td>2212 Quindaro Blvd</td>
<td>This property will be developed using NSP3 funds and the UG will control property during construction with a lien.</td>
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## DONATIONS TO LAND BANK

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<th>Parcel #</th>
<th>Requested Donation Address</th>
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<td>Mary Meek</td>
<td>177604</td>
<td>5017 R Georgia Ave</td>
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**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.