Neighborhood and Community Development Committee
Standing Committee Meeting Agenda
Monday, December 03, 2012
5:15 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 29, 2012.

III. Committee Agenda

Item No. 1 - COMMUNICATION: 2013 DISTRIBUTION OF ALCOHOL STATE TAXES

Synopsis:
Communication recommending disbursement of Special Alcohol and Drug funds to the following agencies, submitted by Angie Masloski, Public Safety Business Office. Total disbursement is $249,500; amount requested was $344,013.

Alcohol Safety Action Project (ASAP) - $51,100
Associated Youth Services - $108,544
Friends of Yates (FOY) - $89,856
Tracking #: 120309
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
1029 Splitlog Ave. - William McNair
816 Central Ave. - Diana Reyes
1352 Kimball Ave. - Merion Smith
2027 N. 7th St. - Alicia Alfaro
633 Simpson Ave. - Jose Arambula Ayala
216 N. 12th St. - Diana Davila
1518 S. 8th St. - Diana Davila

Land Bank Applications
3048 N. 27th St. - Beverly Pender for a garden
3737 Lakeview Rd. - Lydia Mejia for a garden
2604 N. 5th St. - St. John Missionary Baptist Church for parking
2610 N. 5th St. - St. John Missionary Baptist Church for parking
2624 N. 5th St. - St. John Missionary Baptist Church for parking
1259 Osage Ave. - Heartland Habitat for Humanity for single family housing
1261 Osage Ave. - Heartland Habitat for Humanity for single family housing
823 Miami Ave. - Heartland Habitat for Humanity for single family housing
821 Miami Ave. - Heartland Habitat for Humanity for single family housing
817 Miami Ave. - Heartland Habitat for Humanity for single family housing
2913 N. 13th St. - Heartland Habitat for Humanity for single family housing
1535 Haskell Ave. - Heartland Habitat for Humanity for single family housing
1539 Haskell Ave. - Heartland Habitat for Humanity for single family housing
1547 Haskell Ave. - Heartland Habitat for Humanity for single family housing
2719 Lathrop Ave. - Heartland Habitat for Humanity for single family housing
2717 Lathrop Ave. - Heartland Habitat for Humanity for single family housing
2715 Lathrop Ave. - Heartland Habitat for Humanity for single family housing
3053 Lathrop Ave. - Heartland Habitat for Humanity for single family housing
3049 Lathrop Ave. - Heartland Habitat for Humanity for single family housing
2632 N. 21st St. - Heartland Habitat for Humanity for single family housing
2628 N. 21st St. - Heartland Habitat for Humanity for single family housing

Donations to Land Bank
2530 Hiawatha St. from Mary Thierry
1931 S. 41st St. from Mary Thierry

Tracking #: 120318
IV. GOALS AND OBJECTIVES

Item No. 1 - GOALS AND OBJECTIVES

Synopsis:
Presentation of a draft tracking tool to help commissioners and staff track the status of various goals and objectives identified as a result of last year's strategic planning initiative, submitted by Gary Ortiz, Assistant County Administrator.
Tracking #: 120316

V. ADJOURN
The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, October 29, 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 (arrived at 5:07 p.m.); Commissioners Kane, McKiernan, and Barnes. Commissioner Maddox was absent.

I. Approval of standing committee minutes for October 1, 2012. On motion of Commissioner Kane, seconded by Commissioner McKiernan, the minutes were approved. Motion carried unanimously.

III. Committee Agenda:

Item No. 1 – 120286…COMMUNICATION

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

Chris Slaughter, Land Bank Manager, stated we have five items to discuss as far as Land Bank. First we have twelve side-lot applications. These are applications adjacent to property owners who are not delinquent on taxes and have no current code violations. Those Land Bank addresses are:

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
Commissioner Kane asked do we have to vote on them separately. Chairman Holland said these side-lot applications are all in one item, in bulk. Ken Moore, Deputy Chief, said if your vote is going to be different on any item, you probably ought to pull it off; but otherwise, you can do like on the consent agenda, just put them all together.

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

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

Mr. Slaughter said next we have three applications. We have Lee Brooks for 1977 N. 30th St. He has stated that he’s retired. He wants to put a garage on the lot, he just doesn’t think it would be any time in the future but he still would like to buy the lot and hold on to it. Chairman Holland asked and the other two. Mr. Slaughter said we have Beverly Pender, 3048 N. 27th St. for a garden, and Lydia Mejia at 3737 Lakeview Rd. for a garden.

Chairman Holland asked on gardens, are those adjacent owners. Mr. Slaughter said no. Chairman Holland asked were the commissioners in those districts communicated with about that garden. I think that was our request if I’m not mistaken. Mr. Slaughter said no. Chairman Holland said I’d recommend pulling those two. If I’m not mistaken, and if someone remembers this differently, it’s my recollection that if it’s not an adjacent property for a garden, then the commissioner was going to be talked to about that. Is that right? Is that how other people remember that? Mr. Slaughter said I remember a conversation but I don’t think I ever remember any kind of direction or consensus on direction. These are really kind of the first garden applications that we’ve had since that conversation so I figured I’d present them also with the first, Mr. Brooks’ application. Chairman Holland said I would encourage us to separate those and just vote on Mr. Brooks and—apparent in that I understand to send the other two back for discussion with the commissioner.

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

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

Mr. Slaughter said next we have a best and final letter for 743 Waverly. We had two applications, Antonio Valles at 739 Waverly and Edith Donley at 745 Waverly which is standard procedure, was sent out to them with a deadline of Friday the 19th at noon. Only Ms. Donley responded. I did not receive any kind of correspondence or indication from Mr. Valles. In talking with the advisory board, I made a recommendation that I would recommend Ms. Donley and they concurred.

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

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.)

Mr. Slaughter said next we have six properties. 500 Freeman Ave. This was deeded at one point to the Land Bank. There was a request to put a farm there. We stopped that and in talking with Community Development this needs to go back because it was part of the Urban Renewal Project. We’ll need to deed that back the proper way. The other properties are all part of the NSP. They will be deeded over to the UG as kind of standard procedure.

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Commissioner Barnes said these are all the NSP3. Since that project has started, I have received several calls. I don’t know whether the community felt like they were not properly informed, and I’ve tried to offer as much information as I possibly can as the calls come in. This is probably more for Wilba’s office, but I know the newer formed NBRs some of their board members had some questions. I don’t know if that’d be proper for them to get a full perspective on how that process transpired and where we are on that project. If we can coordinate that news to kind of bring them up to snuff because as we go through this project, I’m still being somewhat pleasantly surprised at some of the logic they’re building on. I wasn’t informed enough to give them a detailed synopsis of what was going on. If we can coordinate that, I certainly would appreciate it. Wilba Miller, Community Development Director, said I’d be willing to have the NBR agency, the redevelopers and staff to discuss it.

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

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

Mr. Slaughter said we have one donation request to the Land Bank. We’ve already been in contact with the adjacent neighbor who kind of started this. Once we deed it to Land Bank, then we’ll have an application go out to that person and they’ll probably be requesting it for a side yard. It’s a real small sliver, but somehow it got parcelled out separately.

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

GOALS AND OBJECTIVES

Item No. 1 – 120136 …GOALS AND OBJECTIVES

Synopsis:

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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.)

**Chairman Holland** said we have been working this Land Bank piece. Gary has been spearheading the staff side on how we’re moving forward so I’m going to turn it over to him for a presentation.

**Gary Ortiz, Assistant County Administrator**, said as you can see, these are the results of a brief survey tool that I put together soliciting input from the internal staff. The questions were as follows: 1. Are there changes to the rules and or procedures controlling the activities of the UG’s Land Bank that could be made that would allow you respective Department/Division to achieve operational goals and objectives more effectively/efficiently? Public Works’ was requesting a quick set process to review parcels before they are liquidated. They want to be plugged into the review process that Chris goes through with The Advisory Group.

   2. **I suppose that’s what that would mean. The hold areas; do they make sense why or why not? If so what are they?** This was Mr. Heatherman responding for Public Works. He says that he’s not directly familiar with the current hold areas. Another response from NRC said that they are familiar with the hold areas and it does make sense to them. They do not want to transfer sell of property that would impact the development or infrastructure projects. They demonstrate their knowledge of that practice.

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3. Should the Land bank place more/fewer properties in a hold status? Public Works said regardless of the number, the holds should be based on clear consistent policy direction that is periodically re-approved by the commission. NRC says about the same thing. They think that the hold areas should be reviewed on a continuous basis to determine if they make sense or not.

4. Is there work that they are currently engaged in that a better knowledge of Land Bank holdings could potentially benefit? We got a pretty comprehensive response from Public Works. They said they’re involved with making sure they get easements that would be helpful with future projects whenever property goes through the Land Bank.

The EPA storm water and sanitary sewer regulations. In the future we’ll require them to get property for detention basins, ponds, etc. They would like to see if any of our holdings would benefit those efforts.

Trail opportunities. Through streets, in some instances, are blocked by one or two properties. They would like to check the holdings against those types of things when they have properties in a neighborhood knowing when to communicate if Land Bank is adjacent, those types of things. I’ve always suspected that there were those kinds of needs out there in the various departments and it bothered me a bit that we weren’t checking before we were letting these properties go, or that the individual departments weren’t checking the comprehensive holdings in the Land Bank. That’s basically what I was trying to get to by hosting this group, this taskforce. These are the types of responses I appreciate because they are efficient. They are just what we need; this is what we’ve checked. I think this is the kind of input you all deserve.

Chairman Holland asked is there a computer overlay that shows where the through streets are that Public Works is thinking about. Is there a way to automate this process, I guess, is my question in terms of having those flagged automatically rather than every time we’re going to do a through street to have to go through and look for them all. Rob Richardson, Director of Urban Planning and Development, said we do have a major street plan so that is available, but it’s not in an overlay format at this time that we can do that. We can put that on our GIS wish list of things to occur in the future to get that fully automated. Chairman Holland asked what would that take. What kind of resources would that take to automate that? Mr. Richardson said in its basic form, it’s probably a week or two worth of work to get the line work done and the overlay correctly and get a basic width set to it so you’d know what you’d hit but that would get you close. You wouldn’t necessarily have everything that you needed at intersections because
we don’t really have turn lanes and things like that designed into it when the intersections. Bumps out for two left turn lanes and a right turn lane on every side of it, it makes that intersection get really wide in some places, but most of this isn’t in areas where we deal with that as much so it would get us pretty close to do that. **Chairman Holland** asked can we do to make that happen. **Mr. Richardson** said put more staff in my office or time in the day. **Chairman Holland** said well, this is my question. Is there a possibility that we could hire somebody to do this? **Mr. Richardson** said you can do it contractually. **Chairman Holland** asked about how much are we talking about. **Mr. Richardson** said a week or two — at a couple of hundred bucks an hour.

**Chairman Holland** said one of the things that we’re struggling with our Land Bank, is all the money it generates goes back to the General Fund and one of the policy decisions I want to look at is retaining that money in the Land Bank so it doesn’t go back to the General Fund; for a couple of reasons. One this exact thing. If we have Land Bank needs, we don’t have any money to do and we should.

Number two, our CDBG money is going away and depending on what happens next Tuesday, it could go away a lot faster. We need to think about what funding options we’re going to have moving forward. If we’re not retaining our money in the Land Bank to do demolition and other things, we’re really going to be strapped. What I’d like you to do if you could is to quantify the cost of doing that so we can prioritize it or say how long it would take you to get it done. Would it take you a quarter? Would it take you six months? How long would it take your office to do it if we didn’t contract it out? **Mr. Richardson** said if you’re going to go down that road, you need to know the other things on the GIS list and where they rank in importance too, because it’s not the only thing on the list. **Chairman Holland** said it’s the only thing on my list. **Mr. Richardson** said maybe not. **Chairman Holland** said no you’re right, maybe not. I’d like a quantified either timeframe or dollar figure that we can think about. When we go to the whole commission and say these are our recommendations for the Land Bank, we need some numbers and to see what the priority is. I’m sure the GIS list is long and there are probably other things that we want too. Is that something you would be able to do? **Mr. Richardson** said I can give you rough numbers for that. **Chairman Holland** asked would you be able to do that by our next meeting. That’d be great.
**Commissioner Barnes** said I was just going to say I would hope that he would include looking into some type of electronic media operation because the last conference we approved for me to go to—I was at a conference and I did look at a GIS program that prompted you when you punched in certain locations and there were pop-ups on the screen that would alert you of any issues dealing with that particular piece of property. It gave you a detail synopsis of the piece of property as you went down the system. I don’t know if anybody in IT is aware of that kind of programming, but I think you want to look at—**Mr. Richardson** said we use that now with our program. For instance, if you’re in a historic district, it pops up. If you’re in an environs of a historic district or flood plain, depending on which part of the flood plain you’re in, that stuff is manually entered and it just takes time.

**Commissioner Kane** asked when you do your numbers, wouldn’t it be cheaper to use some college summer help to do that. **Commissioner Barnes** said interns. **Mr. Richardson** said yes it can and we’ve used them. When we did the Trail Plan, we had interns that did. We required the consultants to use interns for some of the data gathering and data management. Yes, depending on how fast you want it done. If you want it done over the winter they are typically not available over the winter, like they are through the summer months. You have to plan that for when you want to get that done. I can give you the cost estimate both ways.

**Commissioner Kane** said I’d like to see it both ways and yes we want it done as soon as we can, but there’s got to be some college kids that can intern at least a couple of days a week. **Mr. Richardson** said if I get enough interns, I’ll have a hopefully some time for managing interns and not doing the rest of their job. I understand and I love to use interns—**Commissioner Kane** said you don’t think Chris could use an intern. **Commissioner Kane** said I know he could. It doesn’t have always just fall on just you. **Mr. Richardson** said right, but with the technical system, I think Chris and I would want them to be managed under for GIS either Chris or I to make sure that we had some quality control over what’s going on as we understood and could give the direction on that because we’re the two that manage most of it in the GIS system. Public Works has a lot now too. We can get you the numbers so you can make a decision, but just realize there’s a lot on that GIS list, and I don’t even know what is all on Chris’ list with that. **Chairman Holland** said let’s keep moving through here.
Mr. Ortiz said obviously Chris Slaughter has been doing a good job of bribing people. It says that he’s doing a fine job here. Also in 5, there’s an idea that I think Greg Talkin was responding to that from NRC on this. He’s basically laying out there that if we can identify properties that we wind up demolishing and somehow take them proactively into the Land Bank and begin to better manage them, we might not lose our housing stock at such a great rate. I would just caution when you contemplate suggestion as far as government goes, once you assume responsibility, you’re stuck to it so we have to be real careful about what we let roll into the Land Bank in terms of land with structures.

Chairman Holland said help me with this question. In terms of just Land Bank, where Land Bank falls in the structure of the Unified Government, what office is it under. Mr. Ortiz said it is under the Clerk’s Office and that happened with the last clerk. They consolidated some county and city functions together, Mr. Tom Roberts. That’s historically when that happened. It was that way when I got here. Chairman Holland asked in terms of other cities, where is the Land Bank office usually under. The Clerk’s surprises me. Mr. Slaughter said there are some that are stand alone. There are some that probably have a tie with Community Development or what we would call our NRC department. I think it’s also going to be based on how it’s structured and maybe what a majority of its resources and uses are used for. I think a majority of them are kind of stand-alone. We are technically a separate entity so you have that ability to just keep it as a stand-alone operation with help from other departments as currently we’re doing now.

Commissioner Barnes said that was a good question, commissioner. I really think we need to really dive into that one and then the other one about—could you tell us the last structure in your stock that you had —under the Land Bank’s control. Mr. Slaughter said we currently have the old EPA building, 736 Minnesota. Commissioner Barnes said residential. Mr. Slaughter said 1024 Laurel. Commissioner Barnes asked and before that. Mr. Slaughter said those have been the only two since I’ve been here. Commissioner Barnes said it never happened and the very thing that I’m saying that needs to happen is what’s not happening. I agree with whoever put it in there that we do need to have the ability to grasp these properties because most of the times we get them, they are in such disrepair. If we can identify them early, partner with organizations that are about the business of rehabbing, we can reverse the process of demolishing our community. We know there is funding that has to take place in making that happen, but I

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don’t know where, when, and how we’re going to go about doing it. I can comfortably say that the policy that we have in place right now reflects us and when I say us, I’m talking about the city. The intention is to demolish and not rebuild so we’re leaning too heavily in that direction. We need to adopt policies that are going to show that we are embracing our community rather than destroying our community. The marriage between the Land Bank, Economic Development, and Community Development would show that we are trying to save our community rather than destroy our community. So right now everything is pointing in that direction and I know when you say stand-alone, Chris I’m certain that you’re talking about collectively a stand-alone with the complete embrace of the Land Bank being a part of rebuilding our community rather than just adopting a site for property and hoping and crossing our fingers that somebody else comes and gets the job done. **Mr. Slaughter** said if collecting vacant lots and selling them for gardens and side-lots was the right thing to do and the most successful way, we probably wouldn’t be having this discussion right now. **Commissioner Barnes** said I don’t know when we get off into discussion of saying what type of marriages we need in order to make this process holistic in an approach where it can best benefit the community.

**Chairman Holland** said you start looking at the number of things we are talking about just today. Looking at taking structures, properties with structures; talking about retaining our funding and having a mechanism in place to retain the funding from the Land Bank that we’re generating. You talk about the economic development opportunities and you start to go to a really much more functional Land Bank system than simply side-lots and gardens. **Commissioner Barnes** said we’re stumbling across it each time but there comes a time when we really need to get down and roll our sleeves up and start throwing some tools in the direction so we can get those things working. **Chairman Holland** said I agree with that. I’m interested in the number of departments the Land Bank touches: Community Development, NRC and Economic Development. Where does the Clerk’s Office fit into that? **Mr. Slaughter** said just to echo what Gary said, I just think during some reorganization even before I came on board that I think at that time Property Management department and Land Bank were just all under the Clerk’s authority. I don’t have any history of why that decision was reached but that’s just kind of how it stuck. I’m sure being that Bridgette was the Land Bank manager before me, maybe it was just considered an easy transaction to stay with the Clerk.
Mr. Ortiz said the next question was has the Land Bank ever given away a valuable piece of property. The only affirmative response we got was from Public Works, but as you can see, that one that was in question was $50K to buy back. That’s the kind of stuff that drives you crazy when you get caught up in that situation. Chairman Holland said we probably made about $600 or $700 on it.

Mr. Ortiz said the one about can you identify strategy that would allow the UG to optimize the value of properties held in the Land Bank. We got a response from Public Works, again that was Bill Heatherman responding. He states the farmer island initiatives seem good. I think what he means is the urban garden. Chairman Holland said well I think it’s a bigger issue than that. I think there are cities that are literally putting whole city blocks that have been cleared to corn and leasing them out to farmers. Mr. Ortiz said Caitlyn McMurtry is doing a study on Land Bank and best practices. Chairman Holland said you’d want to check the mercury level in that soil I think probably before you did that. Mr. Ortiz said we’ll probably be hearing specifically about larger urban gardens in the future I would suspect. Chairman Holland said I think there is a push nationally for just taking it back for agriculture. I don’t know if that’s the direction we want to go.

Mr. Ortiz said under general comments, we didn’t know exactly—there was some feedback but it didn’t fit nicely into one of the survey questions so we just added it to the bottom there. Basically, Emerick is saying in terms of transit that he would like to see the available properties in and around the downtown to see if any of those have any strategic value in terms of locating parking lots. He said he would like to become more familiar with the Land Bank practices. Chris can probably meet individually with him to do that.

Chairman Holland asked Gary, what are your next steps for your group? We’re not calling it a committee, right. Mr. Ortiz said it was a taskforce. Initially this is what I wanted to feedback to the group, get staff’s perspectives and feed it back and get some direction from the commission. What would you like us to do about these which you have done some of that tonight; get some numbers back to you on IT issues. There’s obviously a level of integration we have yet to achieve here. I just wanted to make sure we started the dialogue about cutting down the stovepipes and talking to one another. Chairman Holland asked how many departments did
you send this to because I see responses from two. I see NRC and Public Works. **Mr. Ortiz** said Public Works, a representative from Legal. We sent it to Brandy only in the event that she would chose to weigh in on the technical changes to the laws, that type of things because there were some issues around that. Gordon and Wilba for housing, Kaitlin McMurtry and Joe Connor for the health Department, Rob Richardson for planning, George Brackovic, for economic development, Greg Talkin in NRC, Margie Witt for parks and really Bill chose to be the spokesperson as the department which Parks reports through Public Works. **Chairman Holland** said you know that drives me crazy. Why is our Park Department under Public Works? That doesn’t make a lick of sense in the world. **Mr. Ortiz** said Emerick Cross for transportation and others were courtesy copied but weren’t expected to respond. **Chairman Holland** asked how many departments responded. **Mr. Ortiz** said four. **Chairman Holland** said out of eight. **Mr. Ortiz** said yes, four out of eight.

**Commissioner McKiernan** said something else that’s been going on and this is one of those things where I think we want to make sure that everybody at the table knows. There’s been another group that started meeting kind of as an ad hoc group and originally we was called the Abandoned Housing Taskforce but now has transitioned into the Neighborhood Housing Taskforce. They are wrestling with a lot of the issues that you brought up and that’s been part of our conversation over the past several months in getting property before it—after it’s abandoned or after it’s a blight on the neighborhood, but before it is in such disrepair that it’s unrecoverable. Greg Talkin and Ed Linnebaur have really been spearheading this effort in trying to bring together a broad cross section of neighborhood leaders, Community Development, NRC, and myself I’ve been sitting on this and really looking at ways that we can look at not only policy within the UG, but also state statute and some related issues with the idea of exactly what you said. As so as it’s tax delinquent and blighted or tax delinquent and abandoned then we can accelerate the process of getting that property, bringing it under our umbrella, turning it over to the not-for-profit who specializes in rehabilitation, getting the property back on its feet so to speak, and back in circulation so I don’t know if we want to get a report from them or hear from them.

**Chairman Holland** said yes I think so. In terms of a housing strategy, whatever we can coordinate with—I mean I think this is part—this is the nature of the beast. There’s a lot of
things happening and we just need to be and I know it sounds crazy, but communicating with each other about what those initiatives are. I would think there would be a great deal of overlap between the Land Bank and this group. If the Land Bank decides under our recommendation to start accepting structures, we might be able to facilitate that with that group. Do you know what I’m saying? I think it would just be a policy thing—Commissioner McKiernan said Chris is part of that group so it’s not meeting separate of him. He’s part of that and don’t want to put words in your mouth so correct me if I’m wrong, but I think at this point in time, trying to just see what develops through that group and get a gauge of what impact that’s going to have before starting to come back into this meeting.

Chairman Holland said if we’re going to add structures, we’d have to add another person wouldn’t we. Mr. Ortiz said we’d have to add another person and we’d have to change the charter I think in the Land Bank and we’d need some startup money. Maybe that’s an ask for when the lobbyist goes to DC this year, but we have to define a program that gives some shape to the ask. We can’t just go up there and ask for money—Chairman Holland said people do it all the time. Mr. Ortiz said let me say should. Chairman Holland said I would be interested in gathering the information about what the policy change would look like to add structures to our Land Bank. What would that policy look like and what would we need to do in order to adequately staff that decision? Chris, if you could get us a number by our next meeting also of how much money over the last five years Land Bank has generated and put back into the General Fund that would be great. Has the Land Bank cost the General Fund any money? Is your salary paid general fund or is it paid out of Land Bank? Mr. Slaughter said I hope it’s not General Fund. I think it’s—I’m not a budget—Mr. Ortiz said we can get those numbers. Chairman Holland said if you could get those numbers for the last five years I think that would be a helpful benchmark for us to start looking at. If you talk about start up money, what kind of revenue we’re even talking about? Commissioner McKiernan said the picture changes with structures. Chairman Holland said potentially, yes and then how does it change.

Commissioner Barnes said I would certainly look forward to that meeting with the neighborhood, whatever you called it, early in the process. I don’t want this to become is an aggressive land grab process where people are already fearful of the government wanting their property one, so I would like to get that on the table as early as possible. Commissioner
McKiernan said Thursday afternoon at 3:00. I’ll see you there. Okay, good. Commissioner Barnes said I’m saying when you come to the table, come here and maybe give us a report so we can maybe offer some input here because one, I’d be fearful of that process. As I stated at the last meeting, I was hoping that when we do approach people, that would be more of a how may I help you process rather than how may I screw you or how may I grab your property as quick as possible. I think if we had a more of how may I help you to keep it from getting to that abandoned process because there are reasons behind people walking away from property. It’s many reasons and I think we should be armed with a tool bag that will assist them in getting their property up to code and then having an easy, smooth transitional process that will allow them to say hey, well if you recognize yourself that the task is overwhelming for you that we have something that can facilitate your needs also in donating that property rather than us having a sneak attack process or just grabbing folks’ property.

Commissioner McKiernan said there are parallel but related issues here and to the best of my knowledge again, gentlemen, correct me if I’m wrong, so far the focus of this group has been on the properties that are abandoned not on their way, but have truly been tax delinquent, abandoned, a blight on the neighborhood. Not looking at the parallel, but separate issue of how to prevent it from getting there in the first place. So we’ve got two issues cooking that are going side by side and we’ve had five neighborhood group representatives. I believe we’ve had representatives from neighborhood groups from all parts of the city or at least from the eastern half of the city I know for sure and what I’ve heard from those people and again correct me if I’m wrong is, I’d love for you guys to clean that up. It’s not a land grab it’s not a housing grab, anything you can do to help clean that up we’re behind it 100% if it again has been abandoned or is a blight on the neighborhood.

Commissioner Barnes said and we do have a Landlord’s Association here since a large percentage of our properties are rental property. I do think that a representative should be at that table, that they should just at least hear from them because usually a lot of the properties that are abandoned that somebody lived there at one time. They went and bought another house. Thought they could become a landlord, rent it out, and find out the hard way that it’s not as easy as they thought it was. Just having a different perspective will kind of let you know what kind of issues that they are having with maintaining properties within the urban core.

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**Mr. Slaughter** said I think that’s an important role at least from the Land Bank’s side that the Advisory Board will play in the future. The NBRs and their contact with the individual neighborhood groups, I mean they are the eyes, the ears, and the boots on the ground there and they’re going to be the ones that are probably going to be letting my office know of properties that are getting close to that, already in that, so and so something happened and having those strategies in place. I kind of like what Commissioner Barnes was saying that kind of tool bag thing where we have maybe multiple remedies to help different situations. I think having the Advisory Board and continue to have them as a strong part of this process is going to be the answer of that question.

**Chairman Holland** said if I understand correctly the things we’re looking for at the next meeting: the cost of GIS overlay, the money in and out of the Land Bank over the last five years, and policy considerations in terms of what the legislation would look like and what it would take to take structures in and not only policy questions but what kind of staffing needs would that generate. **Commissioner Barnes** said you said Land Bank structure too about what would be the best fit for them—**Chairman Holland** said there’s so much interaction between the Land Bank, Community Development, and NRC. Stand alone or with a different group obviously the Clerk’s the holding place similar to the Parks & Recreation Department stuck under Public Works for no good reason. It’s just a holding leftover from unification. You might think about a recommendation about where Land Bank should be housed strategically not just a placeholder.

**Rob Richardson, Director of Urban Planning and Development**, said last month this committee heard some testimony about the Downtown Master Plan as it relates to the housing element of that plan, and this month we have presentations from our three most active housing partners downtown. We have John Harvey with City Vision Ministries, Donny Smith with CHWC, and Steve Foutch of Foutch Brothers Construction. Each one of them is prepared to give you a ten minute or so presentation on what their activities are downtown as basis of information for moving forward at future meetings.

**Donny Smith, Executive Director/CEO, Community Housing of Wyandotte County (CHWC)** said just some quick facts about us

October 29, 2012
Our mission is to stabilize, revitalize, and reinvest in Kansas City, Kansas neighborhoods through affordable housing, homeownership promotion, and community building. We are a non-profit 501(c)(3), Community Development Corporation. Offices located at Historic Firestation No. 9 at 14th & Central Avenue. Formerly known as Catholic Housing of Wyandotte County, Inc., however in 2002 we merged with Neighborhood Housing Services of Kansas City, KS and we effectively became CHWC. We are a staff of 11 we have project managers, housing counselors, and community organizers. We are also a HUD-Certified Housing Counseling Agency, a NeighborWorks America chartered member. We’re also a Community Housing Development Organization (CHDO) with the State of Kansas and the UG. We are the lead agency for the Greater Kansas City LISC (Local Initiative Support Corporation) in St. Peter-Waterway, and Douglass Sumner. We’d like to tout ourselves in a few awards we’ve received including the: Capstone Awards for Real Estate Excellence, Historic Kansas City Foundation, Department of Housing and Urban Development – Best Practice Award for Entitlement Project, Kansas Housing Conference – Special Achievement in Affordable Housing Development.
The impact we’ve had in downtown is over 200 rehabbed or newly constructed homes. We’ve created 470 new homebuyers since 2007. We’ve educated or counseled more than 1000 households since 2007. We’ve also invested more than $70 million directly into our neighborhoods in downtown. We have sustained or created an average of 35 jobs in construction related jobs in our community. We currently manage an inventory of about 35 rentals. Right now we have 7 new homes under construction. This is a picture of them at 4th and Barnett.
This is a map just showing 143, unfortunately, we haven’t updated this map in a while but this is 143 of the homes in the downtown that we have built or renovated and sold.

**Affordable Developments**

- **Mt. Zion** - Consists of 14 homes in a cul-de-sac community near downtown Kansas City, Kansas. It features large lots and, with limited access, it maintains a gated feel. CHWC has completed the neighborhood with an average home price of $150,000. Construction financing was provided by Security Bank of Kansas City and Fannie Mae.

- **Strawberry Hill Townhomes** - Built to meet the housing needs of downtown professionals, the Strawberry Hill Townhomes feature views of the Kansas City skyline and appeal to the historic architecture in Strawberry Hill. The homes ranged in price from $150,000 to $185,000.

Some of our past projects include Mt. Zion Estates. We built 14 of the homes up near 5th & Walker. The average sales price was $150,000. Security Bank and Fannie Mae were active.
partners in that project. The Strawberry Hill Townhomes over at 4th & Ann we built those in 2005, 2006. Those range from $150,000 to $185,000. There were six total units.

In Douglass Sumner we partnered with Community Development and the HOME Program to build two new homes at 716 and 718 Oakland and St. Joe/St. Ben also known as Polish Hill, we built four homes in the 900 block of Pacific, nine homes on South 9th and two homes on South Boeke.
Our House to Home Bethany project was an infill project with 20 single family scattered site lease to purchase homes. It was a $5 million investment in the Bethany neighborhood. We completed construction in 2010. That project was financed with the Low-Income Housing Tax Credit in the state of Kansas, The Federal Tax Credit Assistance Program, (TCAP) HOME Funds from the state and a private mortgage from Country Club Bank. Rehabs, we’ve done multiple and many rehabs. Some of our recent ones are listed there: 1021 Armstrong, 920 Barnett, 1017 Ann that picture is of a house on South 17th St.
Cathedral Pointe by far is our largest project to date. We spent the most time in this neighborhood. This roughly is from Ward athletic fields to Waterway Park and east Minnesota on the north and Sandusky on the south. It’s a TIF project and a partnership with the Unified Government. We also received a $2 million HUD-Economic Development Initiative grant to former Senator Brownback. It’s a 16 square project. We’ve built about 70 homes through date. (so far) We have enough vacant land in the area to do another 70. As I showed earlier we have seven new homes under construction right now in that neighborhood at 12th & Barnett.
We’ve also done some mixed used development. Our Epic Project down here on the 600 block of North 6th here at 6th and Barnett there are two storefronts with two apartments above. Epic is one of the storefronts which is a clay arts center for disadvantaged and disabled youth. It’s a partnership with Accessible Arts another non-profit area in downtown.

**EPI C  –  600 Block of North 6th Street**
- 609-611 N. 6th Street – Includes two store fronts and two apartments
- EPIC is a clay arts center for disadvantaged and disabled youth
- Provided students 1,312 hours of art programming last year.
- Partnership with Accessible Arts

**Neighborhood Amenities**

- **Waterway Park**
  - Installed three rain gardens, benches, and bike rack.
  - Partnership with Unified Government Public Works and Parks and Rec.
  - New landscaping and ADA accessibility funded by CHWC Grants.

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We’re also working on neighborhood amenities around our infill. This is a picture of Waterway Park before and after. We’ve done three rain gardens, some benches, a bike rack in partnership with the Unified Government Public Works and Parks & Rec. They helped with the walking trail. Five years ago, there would be nobody in this park and on now any given night, Commissioner McKiernan can vouch for it, there’s at least 100 people in the park at any given time. You’ve got mothers with strollers walking around the walking trail, kids playing, and it just didn’t happen five years ago. It’s been a great turnaround and it’s amazing what a little bit of landscaping and a walking trail and just kind of beautifying the park can do.

Some of our future housing projects that I mentioned, we have seven new homes under construction right now. They are all pre-sold to families. We have two spec homes available. We are currently working on some duplexes or townhomes in the 1100 block of Armstrong, backs up to Minnesota. Sixty more homes, as I said, to go in Cathedral Pointe and St. Peter/Waterway. We have the lot over at 4th & Armstrong and we’d like to do either townhomes or single family homes on narrow lots. In Riverview we’re planning another house to home project which is to lease to purchase. We’ll submit a tax credit project in February to the state to build 15 scattered sites single-family homes in that neighborhood.

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In Douglass Sumner we built two. We had construction funding from Greater Kansas City LISC to do four more homes near 7th & Oakland and 7th & Everett. In Douglass Sumer there will be four homes consistently available or under construction at any given time. We’re also focusing on foreclosures. We have three foreclosures that we’ve recently practically acquired. Here’s a picture of one of them at 16th & Grandview. We’ll continue to pursue those. We work closely with the National Community Stabilization Trust, the Fannie Mae First Look Program, and Chase Bank as well as our local lenders to identify and pursue foreclosures in our downtown.

CHWC remains committed to our Mission through providing affordable housing opportunities in our neighborhoods.

This includes new and rehabbed homes, but also quality of life improvements and homebuyer education.

It is this three-pronged approach that we believe truly revitalizes neighborhoods.
To stabilize, revitalize and reinvest in Kansas City, Kansas neighborhoods that remains our mission. We’re committed to pursuing affordable housing opportunities in our neighborhoods for our residents. This includes new and rehab homes, but also quality of life improvements like Waterway Park, Epic and homebuyer education making sure the families get the proper education they need to stay in the home. To prevent foreclosure is a big emphasis for us right now. We now have an average of 20-30 families each month in our 8-hour homebuyer education class that is offered on Saturdays at our office. (We think that’s the key to preventing future foreclosures and issues with families overbuying.) It’s a three-pronged approach for us. It’s not just about the real estate development of homes, but it’s also these other quality of life improvements and the education families need to effectively revitalize our neighborhoods.

CHWC remains committed to providing affordable housing opportunities in our neighborhoods. This includes new and rehabbed homes, but also quality of life improvements and homebuyer education. It is this three-pronged approach that truly revitalizes neighborhoods.

Thank you!!!

CHWC, Inc.
2 South 14 Street
Kansas City, KS 66102
913-342-7580
www.chwckck.org
dsmith@chwckck.org
John Harvey, City Vision, said I’m going to talk to you in a little different direction. I’m not going to go through an overview of all that City Vision is working on, but I want to talk to you about a downtown transit housing strategy for the core of our downtown. Our team considers the development of the transit bus station in our downtown to potentially be a game changer for our downtown community. That’s that red dot right there in the middle of downtown. What we’ve done is drawn that blue dotted line around that dot which represents roughly a 5-8 minute walk from that downtown transit station. That transit station is going to be one of the busiest and largest transit stations in our metro area. We’ve asked ourselves what kind of impact could that station have on our housing development downtown and what kind of impact on our ridership could a new development of housing downtown bring to us.
What we did was take that blue dotted line and transposed it over our existing Downtown Master Plan and essentially looked at the opportunities for either mixed use or urban residential development opportunities in the downtown that the master plan already spells out, essentially that’s sort of those pink and yellow areas.
What we’re wanting to propose as a strategy is to literally take our existing master plan without changing anything and do an overlay of that plan. It’s like drilling down into that plan and ask ourselves how can we achieve the new housing goal of that master plan and accelerate our housing development far beyond what we’ve experienced in the past decade. The next slide gives you an idea of what has been developed within that blue dotted line in the past ten years. That’s the orange sites. This represents about 150 some housing units. 110 or so of it is City Vision, that’s Turtle Hill Townhomes on the north, City Hall Lofts, some are right on the edge of Strawberry Hill where CHWC and us have built some product, and then on the western edge is Steve Foutchs’ project for Horace Mann. That represents the total housing production in a ten year period about 150 some units which isn’t anywhere close. It’s honorable, it’s great, it’s super, we did a good chunk of it but it’s nowhere close to getting us the kind of housing production level that changes our downtown in terms of driving the kind of retail we’d like to see downtown in terms of redevelopment momentum and in terms of driving more ridership to the bus service.

The next slide, our team just did a cursory overview of about 17 sites downtown that currently match up with the master plan and that fits with what the master plan calls for in urban housing. We just took those 17 sites, did a quick overview of what could these be in terms of housing.
production and we came up with about 750 new housing units developed in primary reposition buildings such as the UMB Bank building, for example, the YMCA or a couple of other buildings that could be repositioned. Much of it is townhome multifamily type developments similar or like Turtle Hill Townhomes that happens on much of the vacant property in the downtown.

What we’re proposing as a strategy really is a planning study that would be like an overlay to the master plan. That would be a partnership between the Unified Government, some key departments there of which we’ve met with Doug Bach, Rob and some others to talk about this concept to give partnership with the Downtown Shareholders; Gould Evans, that did the Downtown Master Plan and City Vision. Our proposal is to work together as a team to come up with a planned document that would study all of these sites and maybe some others. Maybe some of these would be thrown out in the process, but we’d study them to come up with some sample site plans and some sample elevations of the kinds of development that could happen but really look at the financial feasibility based upon the current housing market and the trends there and what kind of financing is available. Then it would also look at the kinds of housing policies that are currently in place and how they do or do not support a plan like this. Our goal would be to come out literally with a planned document that could be handed to or used to recruit additional housing developers that would take that plan and know what the community and what the local government is ready to support, what’s proposed in a master plan for a site and have a much clearer pathway toward approval and a bottom line that works for them.
Our thought is to try to come up with a document that is widely supported that would generate another 750 housing units over the next 10 or 15 years with the idea of greatly accelerating the pace that we’ve experienced in the last 10 years. Just as an example of the type of project you take the corner of 6th and Nebraska. Here’s a project where we took this strategy, and this idea to a developer. A developer that’s been talking to City Vision about wanting to do more in our downtown, but doesn’t see a plan and doesn’t see a very straight path to getting a project done. This particular developer would like to develop a pipeline in our downtown of 300-500 units. The developer is Yarco; they are a partner we’ve known for quite a while. We offer them as an example of housing developers that are out that that have our downtown on their screen who’ve done a little bit of work. Yarco originally managed Turtle Hill Townhomes and City Hall Lofts for us before those projects were sold. They currently manage Mt. Carmel Senior Apartments. They currently manage about 15,000 housing units in four states so they’re a significant player in our city. They have our downtown on their screen but don’t quite see a clear path to developing what they would like to develop but they are interested. We took this project to them just to see if we could generate some support and we met with a great deal of interest on their part.

What we’re prosing is a 49 unit, about $7 million project, 75% low and moderate tax credit development, 25% market rate. It’s an example of the type of project that could be done over and over in our downtown. What we are really proposing for your consideration is for the Unified Government to join together with us to form a team to take this master plan to the next
step. Just doing the plan, I’m not talking about this project, but just doing a transit oriented plan roughly $110,000 budget to do that. The two non-profits feel like we can raise about $80,000 or so through some private funders such as LISC, Hall Family Foundation who are interested in the concept of transit oriented housing. It’s housing that fits with the future of where our country is going. They would put money into this plan, but they make it pretty clear to us only if the Unified Government is at the table and member of the team so that the plan has some credibility and some teeth so to speak at the end of the project.

What we’d like to see is a collaborative strategy to come together by early next year to allow the two non-profits to go out and raise some funds with the UG coming in with the rest of the match and to try to accomplish a transit oriented plan like this in 2013. A project like this one which faces number of barriers, I’m just being honest and up front with you—but an example of a couple of policies that are barriers to this kind of project getting off the ground are the use of our federal HOME funds which right now can only go into single-family housing, it cannot go into multifamily rental.

We’d like for a plan like this to look at that policy and say it doesn’t make sense to continue that policy in the future or can we leverage our HOME funds to get a higher impact and a larger number of units like this project. A project like this that fits our downtown really well in terms of size is too small to qualify for IRB funds. Not to qualify, but bonds just don’t make that much sense on a project this small, therefore, it can’t get any tax abatement through a PILOT neither can it qualify for NRA because that is only for senior rental developments. Those are an example of two policies and there are more that would need to be examined and evaluated for us to ask the question together, where would we like to go with our downtown housing that’s proposed in our master plan but isn’t moving forward very much at all and what are the ways that kind of plan can be supported and augmented with incentive tools at our disposal and policies that need to be tweaked.

**Commissioner Barnes** said you’re making the report to this committee. Who’s responding to the issues that he’s got? **Chairman Holland** said he’s working with Rob right now. The Unified Government staff has been at the table. He sat down with Doug Bach as well. I would think that the policy recommendations would probably come from either Rob’s office or Doug’s office or Wilba’s office. Wilba’s office deals with the HOME funds. **Commissioner Barnes** said and that’s my concern is that we have this process in place right now that allows him to
come and I think you should have him come and make a presentation to us and we’ll get a recommendation or a proposal from one of these offices. I’m more concerned about process and procedure. I’ll vote on it tonight if they had it, but at the same time, if it’s a process when we pick and choose what we selectively support or not support—and I’m just going to be frank with you. We had a similar presentation presented to one of our departments in reference to the disrepair in the Quindaro Ruins area and how can we address some of the issues there. It was basically from the same department that is going to be making recommendations from right now. They said oh, no, we don’t have any money and that group and organization was talking strictly about a planning process.

Many people have come in and individually attempted this that and the other but we didn’t have a—we need to start with a plan. If we have an identified process and procedure, I support that 100%, but if the process and procedure is a selected process where somebody makes it through the system and gets their proposal through and they are lucky to get it done and somebody else is not, it just seems like such an unfair process to me where department heads, directors or individuals can pick and choose what they want to support or not. I’m just totally against that. I hear you Mr. City Vision what you’re doing and you do quality work. You’ve been one of our greatest assets in downtown and we certainly appreciate you and all of your efforts in moving forward. This has nothing to do with you individually. It’s about us internally not having an identified process that will allow us to make this available to anyone in any area of our community.

If you do, whoever are the departments that you are going to be getting that recommendation from I certainly would like to hear the pros and cons of both because if you take HOME funds and change it to accommodate this then it hurts somebody else somewhere else. I don’t want to help one and hurt another. We need to have the pros and cons involved in such a decision when it’s made because currently as it exists right now where it’s only available to certain CHDOs I’m totally against that process. When we have the average salary in our community as a whole at about $25,000 and we’re building new houses and the individuals that we don’t have the entities that need it most can’t afford the new houses. We’re not building houses for those people that are making those average salaries in our community, and we need to find some way to answer those concerns to get those people into new housing. There are some pros and cons at what you’re talking about. I don’t disagree with what you’re asking for, but if there is a process that we put in place, I’d just like for it to be open to anybody that wants to do it
at any portion of our community and not a selection process by someone or two department heads to say I like this group and I’m going to push this through for them. We need to have a uniformed process that allows individuals to bring plans forward and have them heard and allow them to be supported by the Unified Government.

Mr. Richardson, said we wanted you to know all the issues because each of the three people that are presenting used a variety of different funding sources to accomplish their projects and so we wanted you to have the scope of the master plan and how everybody is proceeding when we go forward as a background information to help guide us in that policy recommendation that we’re going to make.

Steve Foutch, Foutch Brothers, said most of you have probably seen some of our projects from previous times we’ve been here. St. Margaret’s Hospital just started last week affordable senior housing, historic tax credits, low income tax credits. Horace Mann started a couple of months ago. That is market rate housing downtown, 8th and State. That is historic tax credits. The old KCK high school gymnasium has been turned into a soccer facility. That’s all historic tax credits, market rate. Our company is a good example. You’ve seen two other examples today. We do difficult projects. We usually term in the historic realm. We use historic tax credits, we use low income housing tax credits combined or separate. Usually the larger projects and some of the more difficult projects; our company is totally vertically integrated. We’re owners, developers, contractors, property managers, compliance, we sort of do the whole thing in one shot. That gives us a little more latitude of what kinds of projects we do and what kind of price point we can bring things in and it gives us a little more control over the project.

Obviously what you’re seeing up there in production right now is about 140 downtown housing units. I’m still considering St. Margaret’s as downtown. We have discussions going on right now with about another 140 downtown housing units coming on the next wave coming up soon that we can’t talk about just yet. Likewise, we see a lot of opportunity in KCK with your Google, where a lot of things are going with price points, where we can come into projects, a lot of opportunity for growth in the downtown area.

Everything that has been mentioned earlier, we’re sort of saying the same thing that you’ve got issues, you’ve got a lot of opportunities coming up between the groups of single-family housing and community groups and larger projects like this it can be an awfully big
impact in what you’re even talking about earlier with Land Bank same sort of thing it’s going to have to be a whole lot of master planning going on and how you’re going to embrace what needs to stay and what needs to go and how you’re going to pay for it, but yet what incentive programs are available to get the momentum going again downtown. Your processes and procedures, obviously I’m going to be the most vocal of anybody here being a contractor of what we go through to actually make some of this happen. We’re more than happy to talk about those as well, but obviously we’re here for 400 housing units so we understand and we appreciate there’s a lot of opportunity here.

Commissioner McKiernan said it just seems to me that we have here three separate somewhat overlapping but very synergistic groups, each with a different expertise, each with a different point of view. What I’d like to suggest is that we get somebody maybe from this committee together with them and our staff and just kind of start to get a consensus or get a broad perspective of what policies from their perspective would be especially helpful in facilitating these kinds of development. What roadblocks, if any, they encounter that we could possibly through a policy directive change. Then from their perspective, what policies could be put into place that would help other developers in the downtown or anywhere in the city to make projects like this and like the others that have been developed come to fruition.

Chairman Holland said I would just add practices to the policy. Policies and practices that would be helpful from the government. We might even have some policies that are right that we’re not implementing well so it might be policies and practices this group could bring to bear. Folks who are willing to take on a St. Margaret’s Hospital are not very many. People who are willing to take on Turtle Hill or Strawberry Hill are few and far between so we have some people in this room who have done more for our community in terms of housing than anybody. I think we ought to learn from you all what we can do better and how to accelerate this process, because John, how many units did you say downtown could support with this transit hub? Mr. Harvey said we’re coming up with about 750. Chairman Holland said 750 so we need to get there.

Commissioner McKiernan asked is it appropriate to have somebody from this committee be a facilitator in that regard or is there someone from staff who would be an equal or better facilitator. Chairman Holland said this is largely under Rob’s purview. Rob what do you
think? Mr. Richardson said the advice from you to involve them and to relate to policy and practice is great. I’ll work with Doug and see who the staff members ought to be in that group and see how we can move forward with this. I think you saw the disparity in the groups. They do a wide range of things. They use different tools and so there’s a lot of perspective there on how all those things come together. I’m glad that you said when you take from one—when you change something to help one, you may be hurting another so how do we work that fairly for all groups related to doing downtown housing planning for the future. I think that there’s going to be an official request made for that study to take place. I didn’t hear anybody saying that they didn’t think that was a good idea but that’s one that it’s enough money that you all will get to decide. I don’t just decide those things. Chairman Holland asked but that request is coming before us. Mr. Richardson said I don’t know what form it’s in now, but it will at some point before the first of the year I assume. Chairman Holland said before the first of the year, that would be great.

Adjourn

Chairman Holland adjourned the meeting at 6:07 p.m.

tp
Type: Standard
Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 12/3/2012

(If none, please explain):

Confirmed Date: 12/20/2012

Proposed for the following Full Commission Meeting Date: 12/20/2012

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

Date: 11/9/2012
Contact Name: Angie Masloski
Contact Phone: 5853
Contact Email: amasloski@wycokck.org
Ref: PSBO

Item Description:
Each year the UG receives funds from the State for taxes received from the sale of mixed alcohol drinks. By statute the funds are distributed in thirds, one-third to the UG general fund, one-third to Parks & Rec, and one-third to community drug & alcohol prevention/intervention services. For 2013 the board was able to distribute $249,500 and the total amount of requested funds was $344,013, which is $94,513 more than what was available.

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Action Requested:
Approve 2013 agency grants as follows:

Alcohol Safety Action Project (ASAP) - $51,100
Associated Youth Services (AYS) - $108,544
Friends of Yates (FOY) - $89,856

Publication Required

Budget Impact: (if applicable)

Amount: $0
Source:
- [x] Included In Budget
- [ ] Other (explain)
Alcohol Safety Action Project (ASAP)
$51,100 Funded
Operate the Weekend Intervention Program (WIP), Clinical Outpatient Services (COPS), and provide Indigent Jail Evaluations

- **WIP**: Is a privatized incarceration accepted under KS statutes. The program lasts for 48 hours and contains intensive substance abuse education. The grant funds will allow 12 low income/indigent participants to participate in WIP.

- **COPS**: Provides outpatient clinical services to low income/indigent clients. Clients must maintain sobriety, continue regular reporting, and attend AA, NA, or self help programs.

- **Indigent Jail Evaluations**: Provides substance abuse evaluations to low income/indigent inmates to meet their legal requirements, assist the court in adjudications, and minimize jail time.

Associated Youth Services (AYS)
$108,544 Funded
Operate the Adolescent Drug and Alcohol Prevention and Treatment (ADAPT) program

The ADAPT program provides treatment and prevention services to youth in Wyandotte County ages 13-18. Youth are provided services based on the individualized treatment and relapse plans they complete. Project SPORT (which was created in 2012 with this funding) is a multi-focal program which works with youth and parents to prevent early initiation of drug use.

Friends of Yates (FOY)
$89,856 Funded
Operate programming which addresses the co-occurring issue of domestic violence and substance abuse

FOY provides prevention, education, and intervention services to victims of domestic violence entering the Della Gill/Joyce H. Williams Center and provides outreach programs in the community. FOY operates the Project LIVE (Learning to Interrupt Violence thru Education) program which provides direct intervention services to youth in two middle schools.

Mirror Inc.
$0 Funded
Operate the Reward and Reminder program and create a coordinated youth council

Mirror Inc. would partner with youth volunteers to do 2 compliance checks per year on every store in Wyandotte County that sells alcohol. If the clerk does not sell alcohol to a minor they will be given a reward, if the clerk does sell to the minor they will be given a reminder not to sell to people under 21 years of age.

The youth council would focus on high school students from USD 500 and issues related to young people. The youth council design media publicity and government advocacy, convey information to policy makers, utilize components of research based practices.
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 (7)
Item (2) - Land Bank Applications (21)
Item (3) - Donations To Land Bank (2)

Action Requested: **ONLY VISIBLE TEXT WILL BE PRINTED**

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:

Included In Budget

Other (explain)

Supporting Documentation
## 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>
</tr>
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<td>William McNair</td>
<td>1025 Splitlog Ave</td>
<td>1029 Splitlog Ave</td>
<td>38 X 115</td>
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<td>Diana Reyes</td>
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<td>816 Central Ave</td>
<td>34 X 100</td>
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<td>Merion Smith</td>
<td>1354 Kimball Ave</td>
<td>1352 Kimball Ave</td>
<td>50 X 115</td>
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<td>Alicia Alfaro</td>
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<td>2027 N 7th St</td>
<td>25 X 120</td>
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<td>Jose Arambula Ayala</td>
<td>635 Simpson Ave</td>
<td>633 Simpson Ave</td>
<td>46 X 145</td>
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<tr>
<td>Diana Davila</td>
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<td>216 N 12th St</td>
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<tr>
<td>Diana Davila</td>
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<td>1518 S 8th St</td>
<td>38 X 125</td>
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</tbody>
</table>
Section 1: Personal Information.

1. Applicant's Name: William IM Nair
   Spouse (if applicable): __________________________

2. Name of Corporation (if applicable): __________________________

3. Street Address: 1025 SPLITLOG

4. City, State, Zip: KCKS 66102
   Cell: __________________________
   Home Phone #: (913) 281-1436  Work Phone #: __________________________

5. E Mail Address: wmcnair@yahoo.com

6. List Properties you own in Wyandotte County: 1025 SPLITLOG

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: 1029 SPLITLOG
   X Vacant Land
   o Structure

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

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

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

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

4. Must attach drawings for your proposed project.

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

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

7. Will you seek Neighborhood Revitalization Tax Rebates? _____

8. Starting Project Date: ________________ Completion Date: ________________

Comments:
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Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant’s Name: **Diana Reyes.**
   Spouse (if applicable): 

2. Name of Corporation (if applicable): 

3. Street Address: **75 Mill St.**

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

5. Home Phone #: *(913) 617-4044* Work Phone #: 

6. E-Mail Address: **Diana.Reyes@hotmail.com**

7. List Properties you own in Wyandotte County: **8160 Central ave
   Kansas City KS 66101**

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

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

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: **8160 Central ave Kansas City KS.**
   - 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:
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Section 4: Additional Comments & Terms of Proposal.
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Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

Applicant's Signature  Diana Reyes  10-17-12
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: **Malvig Smith**
   Spouse (if applicable): 

2. Name of Corporation (if applicable): 

3. Street Address: **1354 Kimball**

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

5. Home Phone #: **913-342-4084** Work Phone #: 

6. E Mail Address: 

7. List Properties you own in Wyandotte County: **My Home** 

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: **1354 Kimball 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:_________________________________________________________________
________________________________________________________________________
________________________________________________________________________
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Section 4: Additional Comments & Terms of Proposal.

_Myself and my partner have kept vacant lot cut for about 15 yrs._
________________________________________________________________________
________________________________________________________________________

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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.

Mervin Smith  Mervin Smith  10-21-17
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: Alicia Nunez & Lourdes Santos
   Spouse (if applicable): __________________________

2. Name of Corporation (if applicable) Personal

3. Street Address: 2029 N 7th street

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

5. Home Phone #: 913 742 2002 Work Phone #: __________________________

6. E Mail Address: berna-ba-sanaholme1.com

7. List Properties you own in Wyandotte County: 2029 N 7th street Kansas City KS 66101

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 2029 N 7th street kck.
   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:
________________________________________________________________
________________________________________________________________
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Section 4: Additional Comments & Terms of Proposal.
________________________________________________________________
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As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

Applicant's Signature ____________________________ Print Your Name ____________ Date 11/5/2012

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: Jose Arambula-Ayala
   Spouse (if applicable): Maria Cristina Salinas.

2. Name of Corporation (if applicable): ________________________________

3. Street Address: 633 Simpson Ave

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

5. Home Phone #: (913)232-3045 Work Phone #: (816)965-3612

6. Email 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 633 Simpson 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:
   o Home Ownership.
   o Rental Home.
   o Business/Commercial Use.
   o Apartments.
   o Other, Specify: ________________________________________________

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

7. Will you seek Neighborhood Revitalization Tax Rebates? _____

8. Starting Project Date: ___________________ Completion Date: __________

   Comments: ______________________________________________________
   __________________________________________________________________
   __________________________________________________________________
   __________________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

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

JASE ARAMBULA  JOS E ARAMBULA 11/16/2012
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
Section 1: Personal Information.

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

2. Name of Corporation (if applicable): 

3. Street Address: 1616 S 13th S 

4. City, State, Zip: Kansas City KS 

5. Home Phone #: 913-248-5127 Work Phone #: 

6. E Mail Address: 

7. List Properties you own in Wyandotte County: 1520 S 8th St 

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

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

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 1518 S 8th St
   o Vacant Land
   o Structure

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

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

**Signature**

Applicant's Signature

**Print Your Name**

Diana S. Davila

**Date**

10-24-12

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
Section 1: Personal Information.

1. Applicant’s Name: Óñina S. Davila
   Spouse (if applicable):

2. Name of Corporation (if applicable)

3. Street Address: 16016 S 12th St

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

5. Home Phone #: 913 248 5187 Work Phone #:

6. E Mail Address:

7. List Properties you own in Wyandotte County: 212 N 12th St

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: 2160 N 12th 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:
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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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 10-24-12

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>
<thead>
<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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<tr>
<td>Beverly Pender</td>
<td>3337 Webster Ave</td>
<td>3048 N 27th St</td>
<td>Garden</td>
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<td>Lydia Mejia</td>
<td>844 Cleveland Ave</td>
<td>3737 Lakeview Rd</td>
<td>Garden</td>
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<tr>
<td>St John Missionary Baptist Church</td>
<td>2620 N 5th St</td>
<td>2604 N 5th St</td>
<td>Parking</td>
<td>37 x 129</td>
<td>APPROVED</td>
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<td>St John Missionary Baptist Church</td>
<td>2620 N 5th St</td>
<td>2610 N 5th St</td>
<td>Parking</td>
<td>45 x 127</td>
<td>APPROVED</td>
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<td>St John Missionary Baptist Church</td>
<td>2620 N 5th St</td>
<td>2624 N 5th St</td>
<td>Parking</td>
<td>35 x 127</td>
<td>APPROVED</td>
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<td>1401 Fairfax Tfwy,D323</td>
<td>1259 Osage Ave</td>
<td>Single Family Housing</td>
<td>90 x 115</td>
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<td>Heartland Habitat for Humanity</td>
<td>1401 Fairfax Tfwy,D323</td>
<td>1261 Osage Ave</td>
<td>Single Family Housing</td>
<td>50 x 115</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Heartland Habitat for Humanity</td>
<td>1401 Fairfax Tfwy,D323</td>
<td>823 Miami Ave</td>
<td>Single Family Housing</td>
<td>25 x 115</td>
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<td>Heartland Habitat for Humanity</td>
<td>1401 Fairfax Tfwy,D323</td>
<td>821 Miami Ave</td>
<td>Single Family Housing</td>
<td>50 x 116</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Heartland Habitat for Humanity</td>
<td>1401 Fairfax Tfwy,D323</td>
<td>817 Miami Ave</td>
<td>Single Family Housing</td>
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</tr>
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<td>Heartland Habitat for Humanity</td>
<td>1401 Fairfax Tfwy,D323</td>
<td>2913 N 13th St</td>
<td>Single Family Housing</td>
<td>33 x 128</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Heartland Habitat for Humanity</td>
<td>1401 Fairfax Tfwy,D323</td>
<td>1535 Haskell Ave</td>
<td>Single Family Housing</td>
<td>50 x 120</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Heartland Habitat for Humanity</td>
<td>1401 Fairfax Tfwy,D323</td>
<td>1539 Haskell Ave</td>
<td>Single Family Housing</td>
<td>50 x 120</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Heartland Habitat for Humanity</td>
<td>1401 Fairfax Tfwy,D323</td>
<td>1547 Haskell Ave</td>
<td>Single Family Housing</td>
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</tr>
<tr>
<td>Heartland Habitat for Humanity</td>
<td>1401 Fairfax Tfwy,D323</td>
<td>2719 Lathrop Ave</td>
<td>Single Family Housing</td>
<td>35 x 116</td>
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<td>Heartland Habitat for Humanity</td>
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<td>2717 Lathrop Ave</td>
<td>Single Family Housing</td>
<td>50 x 116</td>
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<tr>
<td>Heartland Habitat for Humanity</td>
<td>1401 Fairfax Tfwy,D323</td>
<td>2715 Lathrop Ave</td>
<td>Single Family Housing</td>
<td>50 x 116</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Heartland Habitat for Humanity</td>
<td>1401 Fairfax Tfwy,D323</td>
<td>3053 N 27th St</td>
<td>Single Family Housing</td>
<td>60 x 113</td>
<td>APPROVED</td>
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<td>1401 Fairfax Tfwy,D323</td>
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<td>Single Family Housing</td>
<td>40 x 113</td>
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<td>1401 Fairfax Tfwy,D323</td>
<td>2632 N 21st St</td>
<td>Single Family Housing</td>
<td>60 x 120</td>
<td>APPROVED</td>
</tr>
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<td>Heartland Habitat for Humanity</td>
<td>1401 Fairfax Tfwy,D323</td>
<td>2628 N 21st St</td>
<td>Single Family Housing</td>
<td>40 x 120</td>
<td>APPROVED</td>
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</tbody>
</table>
Section 1: Personal Information.

1. Applicant’s Name: Beverly W. Pender
   Spouse (if applicable): 

2. Name of Corporation (if applicable): Soul & Soil Rainbow Gardens

3. Street Address: 3337 Webster Ave

4. City, State, Zip: K & K. 66104

5. Home Phone #: 913-321-9341 Work Phone #: ~

6. E Mail Address: Pender 66104@yahoo.com

7. List Properties you own in Wyandotte County: 3337 Webster 2250 - 2248 Sussex

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 W. 27th
   Vacant Land
   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:
   - 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.

_________________________  ____________________________  10-9-12
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: **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**
   - 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: **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:
   - 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

[Lydia Mejia]
Print Your Name

10-12-12
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: William L. Adams, Sr. Spouse (if applicable): Jonita M. Adams
2. Name of Corporation (if applicable): St. John Missionary Baptist Church
3. Street Address: 8100 NE 15th St
4. City, State, Zip: Kansas City, KS 64101
5. Home Phone #: 816-367-7610 Work Phone #: 816-550-0460
6. E-Mail Address: protegrwiladams@shadows.net
7. List Properties you own in Wyandotte County: None

8. Do you (or your spouse) have any Code Enforcement violations? Yes No
9. Are you (or your spouse) delinquent on any taxes or licenses in Wyandotte County? Yes No

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 8100 NE 15th St

2. Proposed Use of Property:
   - Vacant Land
   - Structure

2. Proposed Use of Property:
   - Yard Extension: Go to section 4.
   - Parking. (Must comply with UO regulations): Go to section 4.
   - Rehabilitation of existing structure. Requires building permit. Go to section 3.
   - Other: __________________________
Section 1: Personal Information.

1. Applicant's Name: William L. Adams Sr. 
2. Name of Corporation (if applicable): 
3. Street Address: 3110 W 14th St.
4. City, State, Zip: Kansas City, KS 64110
5. Home Phone #: 816-748-1710, Work Phone #: 816-700-2460
6. E Mail Address: pastorwiladams@schogold.com
7. List Properties you own in Wyandotte County: none

8. Do you (or your spouse) have any Code Enforcement violations? Yes _ No _
9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes _ No _

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 3110 W 14th St.
2. Proposed Use of Property:
   - Vacant Land
   - Structure
3. Parking. (Must comply with UG regulations) Go to section 4.
10. Other:
Section 1: Personal Information.

1. Applicant's Name: William L. Adams, Sr.
   Spouse (if applicable): Jovonna M. Adams

2. Name of Corporation (if applicable): St. John Missionary Baptist Church

3. Street Address: 8350 N. 6th St.

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

5. Home Phone #: 816-469-7276 Work Phone #: 816-500-8260

6. E-Mail Address: proptwmadams@gmail.com

7. List Properties you own in Wyandotte County: None

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

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

Section 2: Proposed Land Bank Purchase.

1. Address(es) of Property: 8350 N. 6th 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:
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes ☒ No ___ (Call Planning & Zoning at 913-572-5750)

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: Parking Lot

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

2. Will you seek Neighborhood Revitalization Tax Rebates? __________

3. Starting Project Date: __________ Completion Date: __________

Comments: ____________________________

Section 4: Additional Comments & Terms of Proposal.

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

Applicant's Signature Print Your Name Date: William L. Adams Sr. 5/15/12

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
Section 1: Personal Information.

1. Applicant’s Name: Tom Lally
   Spouse (if applicable):

2. Name of Corporation (if applicable): Heartland Habitat For Humanity

3. Street Address: 1401 Fairfax Trafficway, 0-323

4. City, State, Zip: Kansas City, Kansas 66115

5. Home Phone #: Work Phone #: 913-342-2047

6. E Mail Address: tom@heartlandhabitat.org

7. List Properties you own in Wyandotte County:

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

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

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: Please see attachment
   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.
   x New Home Construction. Requires building permit. Go to section 3.
   o Commercial Construction. Requires building permit. Go to section 3.
   o Rehabilitation of existing structure. Requires building permit. Go to section 3.
   o Other: __________________________________________
Section 3: Construction Project Information.

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

2. Type of Ownership: Individual ____ Corporation ____ Nonprofit: X Other: ________________________________

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

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

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

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

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

8. Starting Project Date:  **Mar 2013**  Completion Date:  **Dec 2013**

   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  10-25-13  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 Landbank Parcels for Acquisition.

068284 1259 Osage Ave. – Lots 1, 2, and 3, Block 2, "Kirby's Addition to Armourdale"

068285 1261 Osage Ave. – Lots 4 and 5, Block 2, "Kirby's Addition to Armourdale"

073749 823 Miami Ave. – Lot 1 Block 61, "Armourdale"

073750 821 Miami Ave. – Lots 2 and 3, Block 61, "Armourdale"

073751 817 Miami Ave. – Lot 4, Block 61, "Armourdale"

114552 2913 N 13th St. – The North 8 ft. of Lot 28, all of lot 29, Block 3, "Boulevard Heights"

115924 1535 Haskell Ave. – Lot 10, Block 2, "Barnes Addition to Western Highlands"

115925 1539 Haskell Ave. – Lot 11, Block 2”, Barnes Addition to Western Highlands”

115926 1547 Haskell Ave. – Lot 12, Block 2, "Barnes Addition to Western Highlands”

116511 2719 Lathrop Ave.– The East 10 ft. of Lot 17, All of Lot 18, Block 2, ”Ellis Park Addition”

116512 2717 Lathrop Ave.– Lots 19 and 20, Block 2 “Ellis Park Addition”

116513 2715 Lathrop Ave. – Lots 21 and 22 Block 2, “Ellis Park Addition”

161908 3053 N 27th St - Lots 16 and 17 and part of Lot 15 as described to wit: Beginning at the SW corner of said Lot 16, thence South 10 feet; thence East 110 feet; thence North 10 feet; thence West 110 feet to the point of beginning, “Twin Pines Annex”.

161909 3049 N 27th St. – Lot 14 and the South 15 feet of Lot 15, “Twin Pines Annex”

163134 2632 N 21st St.- The North 10 feet of Lot 2, all of Lots 3 and 4, “Longwood Annex”

163135 2628 N 21st St.- Lot 1 and the South 15 feet of Lot 2, “Longwood Annex”
NEIGHBORHOOD GROUP/DEVELOPER UNDERSTANDING

A meeting was held on 10-4-12, between:

   The Armourdale Renewal Association
   (Neighborhood Group)

And

   Heartland Habitat for Humanity
   (Developer)

The parties above have met and the Developer's plans were discussed. The Neighborhood group/representative acknowledges the meeting and has no objections to the plan.

RE: 817, 821, and 823 Miami Ave.

For the Neighborhood Group:

   Kim Hausback (Representative)
   Executive Director (Title)
   Kim Hausback (Signature)

For the Developer:

   Tom Lally (Representative)
   Executive Director (Title)
   (Signature)

RECEIVED
OCT 04 2012
NEIGHBORHOOD GROUP/DEVELOPER UNDERSTANDING

A meeting was held on 10-4-12, between:

The Armourdale Renewal Association
(Neighborhood Group)

And

Heartland Habitat for Humanity
(Developer)

Res. 1259 and 1261 Osage Ave. KC, KS.

The parties above have met and the Developer's plans were discussed. The Neighborhood group/representative acknowledges the meeting and has no objections to the plan.

For the Neighborhood Group:

Kim Hausback (Representative)
Director (Title)
Kim Hausback (Signature)

For the Developer:

Tom Lally (Representative)
Executive Director (Title)

[Signature]

[Stamp] OCT 04 2012
NEIGHBORHOOD GROUP/DEVELOPER UNDERSTANDING

A meeting was held on 10-11-12, between:

Organization for Community Preservation
(Neighborhood Group)

And

Heartland Habitat for Humanity
(Developer)

Re: 1535, 1539, and 1537 Haskell Ave., KC, KS.

The parties above have met and the Developer's plans were discussed. The Neighborhood group/representative acknowledges the meeting and has no objections to the plan.

For the Neighborhood Group:

[Signature]

For the Developer:

[Signature]

OCT 11 2012
NEIGHBORHOOD GROUP/DEVELOPER UNDERSTANDING

A meeting was held on 10-2-12, between:

Kensington Community Area Watch
(Neighborhood Group)

And

Heartland Habitat for Humanity
(Developer)

The parties above have met and the Developer's plans were discussed. The Neighborhood group/representative acknowledges the meeting and has no objections to the plan.

RE: 2603 and 2607 N. 22nd St.

For the Neighborhood Group:

Donnie Thomas (Representative)
President (Title)

Donnie Thomas (Signature)

For the Developer:

Tom Lally (Representative)
Executive Director (Title)

(Signature)

RECEIVED

OCT 02 2012

BY:
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<td>Mary Thierry</td>
<td>158288</td>
<td>2530 Hiawatha St</td>
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<tr>
<td>Mary Thierry</td>
<td>168332</td>
<td>1931 S 41st St</td>
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# Staff Request for Commission Action

**Tracking No. 120316**

**Type:** Standard  
**Committee:** Neighborhood and Community Development Committee

**Date of Standing Committee Action:** 12/3/2012

(If none, please explain):

**Proposed for the following Full Commission Meeting Date:** 12/20/2012  
**Confirmed Date:** 12/20/2012

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

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<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref</th>
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<tr>
<td>11/27/2012</td>
<td>Gary Ortiz</td>
<td>573-5017</td>
<td><a href="mailto:gortiz@wycokck.org">gortiz@wycokck.org</a></td>
<td></td>
<td>Administration</td>
</tr>
</tbody>
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**Item Description:**

It has become necessary to develop a tracking tool to help Commissioners and staff track the ever evolving status of the progress being made relative to the various goals and objectives identified as a result of last year’s strategic planning initiative. Please recall that the UG Commission decided that the best way to assure continued progress, year ‘round on multiple initiatives was to assign Standing Committee oversight of staff effort.

The tool that will be demonstrated Monday evening is an attempt to create an information clearinghouse and one stop shop for instant and accurate updates of those items actively being advanced. The tool will only be as effective and accurate as the information input. Therefore it will be imperative for certain staff to be diligent in making regular and accurate information updates prior to and following pertinent Standing Committee Meetings.

**Action Requested:**

Review draft tracking tool progress, recommend revisions.

- Publication Required

**Budget Impact:** (if applicable)

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

- No budget impact. Improves communication to Commission.