

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, June 1, 2015**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, June 1, 2015, at 6:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Walker, Chairman; Commissioners Townsend, McKiernan, Murguia and Walters. The following officials were also in attendance: Gordon Criswell, Assistant County Administrator; Jody Boeding, Chief Legal Counsel; Melissa Mundt, Assistant County Administrator; Joe Connor, Assistant County Administrator; Marlon Goff, Economic Development; Jack Webb, Parks & Recreation; Jeremy Rogers, Parks & Recreation; and Chris Slaughter, Land Bank Manager.

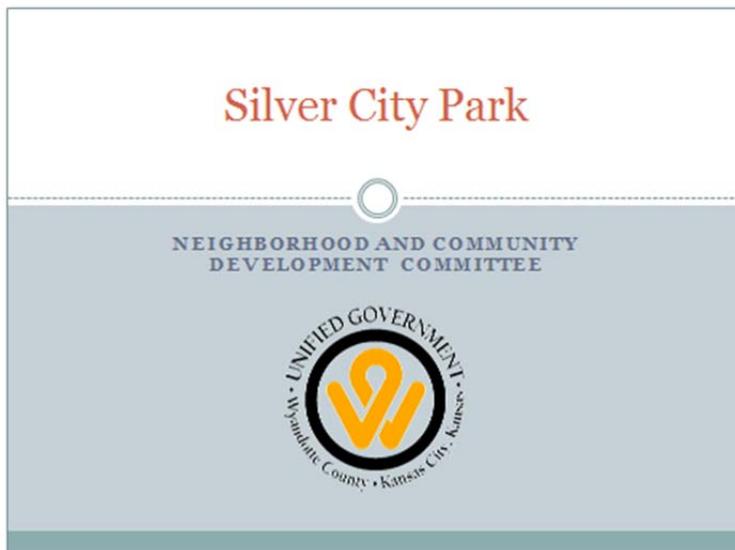
Chairman Walker called the meeting to order. Roll call was taken and members were present as shown above.

Approval of standing committee minutes for March 9 and 30, 2015. **On motion of Commissioner McKiernan, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 150143...RESOLUTION: SILVER CITY URBAN RENEWAL PLAN

Synopsis: A resolution setting a public hearing date of June 25, 2015, to consider an amendment to the Silver City Urban Renewal Plan, submitted by Marlon Goff, Economic Development. It is requested that this item be fast tracked to the June 4, 2015 full commission meeting due to it being time sensitive.



Marlon Goff, Economic Development, said I also invited Jack Webb and Jeremy Rogers both with the Unified Government Parks & Recreation Department.

I've prepared a brief presentation and discussion surrounding Silver City Park. Our staff had the opportunity to attend the most recent two Park Board meetings to discuss this particular park; its current status. In particular, our intent was to get an understanding of the current and future plans for the park. With that, we'll get into the presentation and discussion.



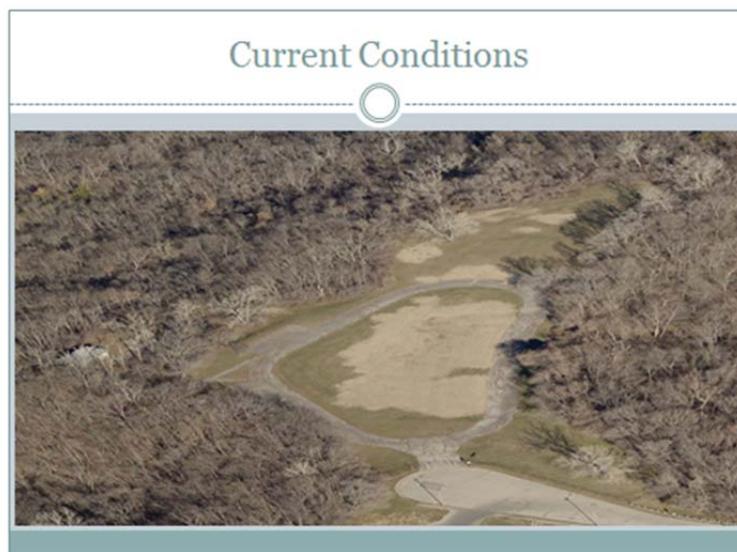
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To start, this image for folks in the audience and those of us maybe not familiar with where Silver City Park is located, looking north, some of the landmarks are visible. We have the JC Harmon High School campus, the athletic field here and then Silver City Elementary School just as you take Douglas Avenue toward the entrance to the park. It's just under 40 acres in total but it's probably less than 10 acres which represents the usable park grounds.

Public Use and Accessibility

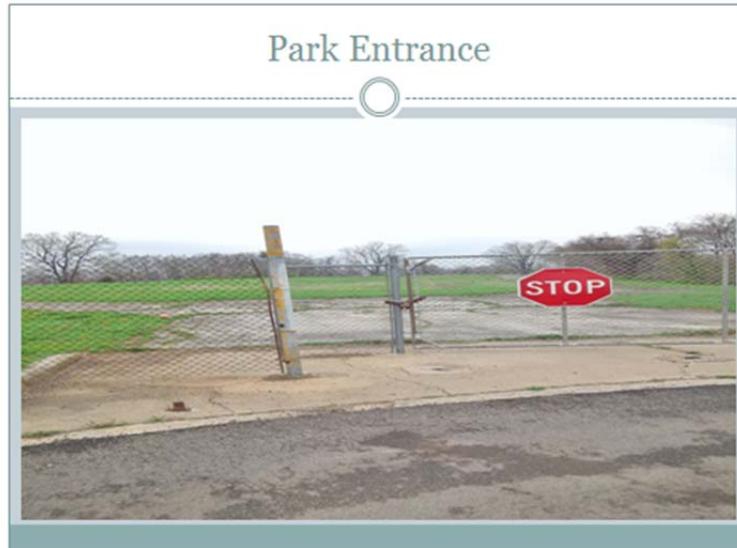
- Park was closed for public use prior to consolidation in 1997.
- Parks & Rec staff has continued to mow the open green space to control noxious weeds and blight.
- No plans (current/future) or budget to add park equipment or improvements to the grounds.

It's been almost 20 years since this park was closed for public access but during that time, the department has continued to maintain it, this includes mowing. It has a fence which secures. We'll see in some of the site conditions and illustrations we have further, we'll get an idea of kind of what the current conditions look like.



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Again during those visits with the Parks Board, they've made clear that there is no current or future plans to say for example, add any park equipment or additional amenities to that park.



Panning in a little bit closer from that aerial view, you can see at the end of the cul-de-sac where you enter the park grounds. We can kind of see the outline of the fence here.



That is actually a shelter house kind of tucked away and there's a small trail leading to it.

We had an opportunity to actually go out and kind of walk the site before we attended that meeting back in April. I was able to kind of slip through the fence and just get a feel kind of

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what was out there. This is a photo of the shelter house. We can obviously see some graffiti, vandalism, got a little overgrowth in the trail area.

Silver City Urban Renewal Area

- The Silver City Urban Renewal Plan was adopted in September of 1963.
- The park grounds were acquired by city of Kansas City, KS from the Urban Renewal Agency in May of 1975.
- A change of land use would require a public hearing to consider an amendment to the urban renewal plan. [KSA 17-4747(c)]

With that, one of the things we talked about as a staff is what would it take for us to potentially market this site for redevelopment. Obviously, it hasn't been a public amenity in quite some time. The property was actually acquired from the Urban Renewal Agency in the 1960's. The land use designated for the ground that encompasses this park is for park land. For us to consider a change in land use, it would require an amendment to that Urban Renewal Plan and includes conducting a public hearing.

Residential Development Potential

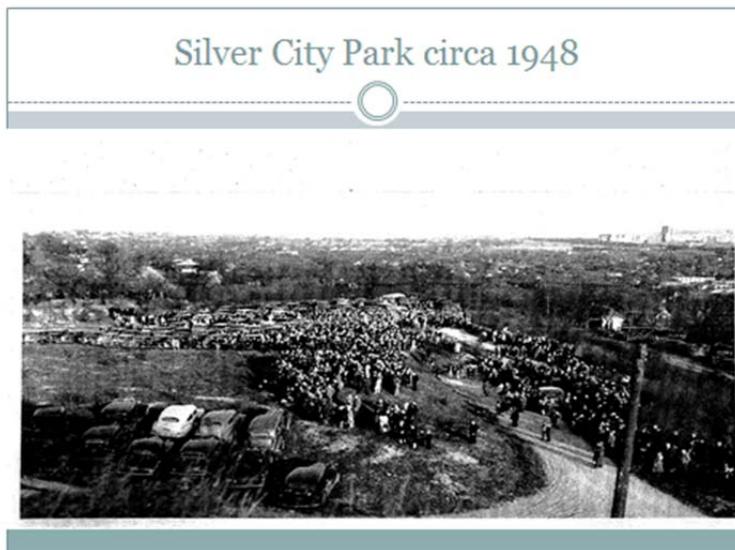
- The park is bordered by an existing S.F. neighborhood with mature and well-maintained homes.
- Immediate proximity to public elementary, middle and high schools.
- New grocery store and retail development, public library branch and Interstate access.
- Redevelopment could incorporate scenic views from the hill top.

In thinking about some of the things we'd like to incorporate into a proposed amendment, certainly residential use is one that we feel pretty strongly about. In riding through and driving to the park, you notice that it's a really nice and mature neighborhood. Some older homes but they're still well maintained. Its immediate access to the elementary school, high school, and Argentine Middle School is just to the north of this site. We've also obviously had some movement along the retail development in this particular part of the city with two new grocery stores. We've got a new public library branch and actually some recent improvements to surrounding parks.

Action Item:

- A resolution setting a public hearing on 6/25/15, to consider an amendment to the Silver City Urban Renewal Plan.
- Fast Track to the 6/4/15 Full Commission to satisfy public notice requirements.

The action item we have that we're seeking to advance is a resolution setting a public hearing to consider an amendment to that Silver City Urban Renewal Plan. We're requesting that this be fast tracked to the June 4th full commission meeting. That will allow us to properly notice the public in advance of the June 25th date in which we propose and actually conduct a public hearing.



Finally, this historical image was provided to us by Mr. Dan Welch. I'd like to refer to him as a park historian or enthusiast. He gave this to us at the last, I think, the May Parks Board meeting so I thought it would be cool to include this with the presentation. My understanding is that this is the Easter celebration that they use to have at this particular site every year. He dated—this is from a private collection but based on the age of the cars, he said I would paint this image around 1948.

Chairman Walker asked if anyone in the audience wished to address us on this subject. Seeing no one, we'll turn this over for discussion to the Commissioners or for motion.

Action: **Commissioner Murguia made a motion, seconded by Commissioner McKiernan, to approve and fast track to the June 4th meeting.** Roll call was taken and there were five "Ayes," Walters, Murguia, McKiernan, Townsend, Walker.

Item No. 2 – 150137...COMMUNICATION: LAND BANK APPLICATIONS

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

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Applications for yard extension unless noted otherwise

2748 S. 8th Pl. - Rex Davis

2024 N. 13th St. - Yuri Garcia

810 Quindaro Blvd. - Jacquetta Noble

3049 N. 27th St. - Guiding Star MBC

3053 N. 27th St. - Guiding Star MBC

3055 N. 27th St. - Guiding Star MBC

951 Ray Ave. - Gloria Chela

1511 N. 26th St. - Brenda Nunez-Baltazar

1913 N. Thompson St. - Mt. Zion Economic Foundation, for future development

144 N. 61st St. - Phillip Brown for single-family construction

Chris Slaughter, Land Bank Manager, said we have several items tonight. First we have ten applications. The majority of them are for yard extension, but we do have a development one and a single-family construction application. I can go over those addresses if you'd like or if there are any comments or questions. **Chairman Walker** asked if there were questions from commissioners. There were none.

Action: **Commissioner Murguia made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken and there were five "Ayes," Walters, Murguia, McKiernan, Townsend, Walker.

Transfer to Land Bank

450 Walker Ave. from City of KCK, future development request from Mt. Zion Economic Foundation and Rev. C.L. Bachus.

Mr. Slaughter said next we have a transfer request from a property currently in the city of KCK to the Land Bank. It's requested by Mt. Zion Economic Foundation. If approved, we'll bring it back next month as one of the applications for approval.

Action: **Commissioner Walters made a motion, seconded by Commissioner Murguia, to approve.** Roll call was taken and there were five "Ayes," Walters, Murguia, McKiernan, Townsend, Walker.

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because neither of the applicants was here and it was a best & final and we wanted to hear from the two applicants to help us determine the decision of best & final.

Commissioner Townsend asked Mr. Slaughter to indicate again where the subject property is. **Mr. Slaughter** said it's the shaded property right there. I know it's hard to see with the light but that's the Land Bank property in question here. **Commissioner Townsend** said okay, that's better.

Chairman Walker said well, I guess if I seconded your motion, there's no recollection of that occurring, but we would ask, I guess, Mr. Jackson and then Ms. Flores to address us as to their needs.

Michael Jackson said as you can see I'm the property owner at 3455 Bell Crossing, 3521 Bell Crossing and 3518 North 35th St. The property that I'm seeking to add to my property is that property number 3530 North 35th St. The reason I'm asking to own this property, I've been somewhat maintaining it keeping it clean. It's right adjacent to my property. Of course if you're familiar with that area, sometimes people like to come and that's kind of a dumping area where they feel they can dump without having to pay apparently. I've been somewhat maintaining this property for a number of years. Actually I sought back in '06 through the Land Bank because I have a letter of September 27 '06, where I had tried to acquire that same property. At the time, and I'm just curious what the Unified Government is doing, but it said at that time the Unified Government was working to develop that area with developers. That's the reason I was told at the time that I would not be able to acquire that property. I've actually been seeking to acquire it since 2006.

Again, I maintain it. I've tried to keep it clean. It's right there next to my other properties and I would like to continue to do that especially being in possession of it.

Commissioner McKiernan said you own the property just to the south and then you own the property that abuts Bell Crossing. Is that correct? **Mr. Jackson** answered that is correct. **Commissioner McKiernan** said which is a little bit further to the west. Okay, 3521 right there. The other property then comes all the way from 35th all the way over to Bell Crossing. You own

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the ones that are to the west and to the south. **Mr. Jackson** said right. **Commissioner McKiernan** said the other applicant has the ones that are to the north. **Mr. Jackson** said right, 3518 North 35th St.; that property is just a little south of that 3530. It butts right up to my 3518. That 35th Street is a dead end street and that's where, like I said, people tend to like to—it doesn't happen often, but it happens too often. **Commissioner McKiernan** said okay. Are there improvements on any of the lots that you currently own? **Mr. Jackson** said I would say the improvement is maintaining, removing trash...**Commissioner McKiernan** said okay, so there's no structures. **Mr. Jackson** answered no structures. I have a house on 3455 Bell Crossing that's always been there. Matter-of-fact, that's where I grew up as a boy.

Commissioner McKiernan said okay. So off of Bell Crossing which would appear to be north of your property, there's a large area that appears to just be dirt with either structures or maybe vehicles around the perimeter of the dirt. That's not your property? **Mr. Jackson** said I'm not sure I'm following where you are; 3521 is that—**Commissioner McKiernan** said I think its north of his property....**Chairman Walker** asked is it? (inaudible comments). **Mr. Jackson** said that's me, that's 3525. There's a couple of, I'm going to say horse stalls up there. **Commissioner McKiernan** said just to clarify it, that property that I was looking at does in fact belong to him.

Commissioner Townsend said thank you for coming, Mr. Jackson. Tonight, I wanted to ask a couple of questions. You indicated that there's a residence at 3555. **Mr. Jackson** answered 3455, yes ma'am. **Commissioner Townsend** said I'm sorry, 3455. Do you reside in any of these locations? **Mr. Jackson** answered no I do not. My cousin lives in 3455. She lives in that property there. **Commissioner Townsend** said and there's a house or there's not a house at 3518? **Mr. Jackson** said no. There's nothing there. **Commissioner Townsend** said and not one at 3521? **Mr. Jackson** said no, ma'am. **Commissioner Townsend** said and other than just keeping the 3530 lot which is the one at issue maintained by what, mowing or what were you doing to maintain the lot? **Mr. Jackson** said mostly trash removal; mowing and trash removal. **Commissioner Townsend** asked do you have any other intent with it than just to...**Mr. Jackson** said well, it actually depends on the city of Kansas City, Kansas. I grew up at 3455 Bell Crossing. My family moved out there in 1958 and I would really like to live out there but it really depends on how—I'm waiting to see is the first letter that I had here back in '06. I was

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very hopeful that some development was coming out that way. I don't know, maybe have to be the first one to start the development, I don't know. I would like to live out there since I grew up out there.

Commissioner Townsend asked are you currently a resident in Wyandotte County. **Mr. Jackson** answered no, ma'am, Johnson County. **Commissioner Townsend** said thank you. Those were the questions I had that weren't quite clear to me from the last presentation you did.

Chairman Walker said any further questions? Now we'd ask Ms. Flores to come up.

Ms. Flores' daughter said I will be translating for her and we own the 3539 Bell Crossing. The reason she wants the property up top was because three years ago they burned our house down and she just wanted to make sure that having that land covering everything will protect us from getting harmed again by anything that can be or anyone that go can there. Actually, we also try to maintain our place because a lot of people like to go dump trash there. She said a week ago somebody went into her property and just dumped tires, a dead dog and she's just trying to keep the area clean.

Commissioner Townsend said thank you, Ms. Flores, for coming and your daughter. I understand there was a house that was burned at the 3539. What's the current condition of that property? Were you residing there at the time the house was burned? **Ms. Flores' daughter** said actually when the house got burned down we were living in Florida. **Commissioner Townsend** said okay. **Ms. Flores' daughter** said yes and we had one of our close friends take care of the house and the place and then the fire started like at five or four in the morning. We don't know exactly how the fire started.

Commissioner Townsend asked what is there on the 3539 lot now. **Ms. Flores' daughter** said right now they just let us put a mobile home. **Commissioner Townsend** asked and what is the purpose and intent for having the mobile home there. **Ms. Flores' daughter** said so we can live on our property again. We're trying to rebuild our house but it's going to take years. We're trying to slowly try and figure out how we're going to rebuild the house. If they let us rebuild it, we have to be there and like check everything out and make sure everything is okay before we even try to do anything with the house. **Commissioner Townsend** said so your

intention then is to rebuild a house on the 3539 lot. **Ms. Flores' daughter** said yes which we want the lot a little bigger so we can ride a horse if we buy one so we can have that space, clear out that space the 3530 N. 35th Street. We would like to have that open space to ride horses. **Commissioner Townsend** asked you intend to rebuild a residence at 3539? **Ms. Flores' daughter** said yes. **Commissioner Townsend** said and you intend to reside there or use that as rental property? **Ms. Flores' daughter** asked as rental. **Commissioner Townsend** asked will Ms. Flores be living there when you rebuild. **Ms. Flores' daughter** said yes. **Commissioner Townsend** said so you'll be on premises. **Ms. Flores' daughter** said yes. **Commissioner Townsend** said okay. Have you ever—well, I get it. You want to acquire this to annex the land where you intend to live. **Ms. Flores' daughter** said yes. **Commissioner Townsend** said those were questions I wasn't clear about last time.

Commissioner Walters asked does Mr. Slaughter have a recommendation. **Mr. Slaughter** said the recommendation last month was for Mr. Jackson and we'll stand with that recommendation. **Commissioner Townsend** asked in light of this, has either party made adjustments to their offer. **Mr. Slaughter** said no. **Commissioner Townsend** said my thought is that if we are going to have someone in residence there, and I truly appreciate what Mr. Jackson has done and been doing but, if you're going to have someone who is living there and be closer to that premises then I would prefer that buyer. To me, that just makes more practical sense although I'm very appreciative of what he's done. That's what was not clear to me from the information at the last meeting: who was going to be living there, who was going to be on premises. I think that would be a huge deterrent to the vandalism problems and the trash. That's what I would be in favor of.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Murguia, to approve Ms. Flores for the land.** Roll call was taken and there were five "Ayes," Walters, Murguia, McKiernan, Townsend, Walker.

Mr. Slaughter said lastly, I just wanted to tell you about a program that we've been approached. It's through Wells Fargo and it's their REO Donation Program. What they've done is they've offered to donate to the Land Bank a property located at 630 Tenny Avenue. We would get the property free and clear and it would be ours to do with what we would like to. I have been

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approached by a group that is interested in the property. They would like to rehab it, move a family into the premises, but there are other programs like this out there and so part was to kind of let you guys be aware of these types of programs.

Also, one of the questions that I had was in the event that a quick decision needs to be made before another group could possibly grab the property up and calendar wise between the standing committees and full commission meetings, how do we handle those situations where I can't immediately get the decision from you guys? Is there authority maybe that I could have? Is this something that maybe the Administrator's office should take? I'm open.

Commissioner Murguia said, Chris, what I would say is if you have someone available to immediately take the property off your hands to get it back on the tax rolls, I think you should have that discretion to be able to act on that. If we're just acting as a pastoral, I think that's very appropriate. I can't really think of any negatives with that. I don't have verbiage in front of me of what would need to be amended or said or to give you that authority other than say; I would give you that authority. I would make a motion to give you that authority in future cases. **Commissioner McKiernan** said agreed. **Commissioner Walters** asked is that what you're asking for. **Mr. Slaughter** said well, I mean that's just part of how we would handle these types of situations in the future.

For this specific property, I do need a letter of recommendation from the governing body saying that the Land Bank's Program and what we're trying to do is kind of along the lines of what they're trying to do by getting these properties back out. I was going to ask Commissioner Walker if I can just work with him to generate a letter of support if you guys feel that would be okay. **Commissioner McKiernan** said I totally agree.

Commissioner Townsend said could you tell me again what is the donation program. What is the urgency? What is it that we're doing here again? **Mr. Slaughter** said we are presented with a property that we would get free and clear to then dispose how we saw fit and again, the way I would interpret it is being, we're given a house that we could then find a right party whether it's a for-profit/non-profit that could sit there, get the property rehabbed, get it back out on the tax roll at really very minimal expense to the Land Bank. **Commissioner Townsend** said okay so someone is donating basically a property...**Mr. Slaughter** said Wells Fargo. In this instance it's Wells Fargo. We weren't the only group notified of this. Sometimes there will be some urgency

to maybe be one of the first ones to respond or to fill out the application which I'm right in the middle of now other than trying to obtain this letter of support.

There may be times where we do everything and we don't get the property. There may be times when we may be the only one interested in the property. **Commissioner Townsend** said the reason I was asking that is we've had situations before where people have come to us to donate property to the Land Bank. What is the distinction between those situations where we come here, we review it and we move on and this one?

Commissioner Murguia said the distinction in my mind, and I want to make sure this is very clear. The only reason I'm okay with giving you this digression is because, Commissioner Townsend, what I understood is that there is an end. There is a person willing to take that property immediately from our Land Bank and rehab it and sell it. See what I'm saying? He's trying to respond quickly. The advantage to that, in my mind, is that the government, we kind of know what good not-for-profit and for-profit developers are out there, the ones that we can depend on. We also have a very long list of people that don't take care of their property through whether Code Enforcement or Rental Licensing, so we are in a really good position to judge the end user. We would never want to be beat out by, for lack of better words, a slumlord; but I would not be in favor of giving you discretion across the board without an end user.

Commissioner Townsend said that was the distinction I was trying to hear. **Commissioner McKiernan** said if I could just further clarify. Primarily, the donations that have been attempted to be made to us in the past are vacant land, unimproved property whereas; this has an improvement on it that could, with rehab, be a tax-producing, family housing property. That's another distinction.

Commissioner Murguia said I don't even mind, Commissioner McKiernan, if it's vacant land as long as we're just a pastoral. **Commissioner McKiernan** said absolutely. **Commissioner Murguia** said as long as we're going to get it back on the tax rolls...**Commissioner McKiernan** said I totally agree. **Commissioner Murguia** said and we have knowledge of that buyer or that end user and their quality, residence here in Wyandotte County, I'm fine with that. I just don't want you to accept land that we don't have an end use for.

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Commissioner Walters asked is that the scenario you describe. **Mr. Slaughter** said yes. **Commissioner Walters** asked you'll have an end user. **Mr. Slaughter** said well, I reached out to one and they've expressed interest and they've sent in a proposal of what they would want to do with it. I would feel confident that we have someone in mind. There may be others out there that also may express interest. It's just not widely known that we're in running for this property. **Commissioner Murguia** said yes, but the difference too is you have, in my opinion and correct me if I'm wrong in anything I say, you have enough land to market right now. We have thousands of parcels of land in the Land Bank. Right? **Mr. Slaughter** said right. **Commissioner Murguia** said thousands of parcels of land in the Land Bank. We already own those. We're responsible for those. If there's any time to market with a staff of one, we should be focused on those. The only time—I want it very clear I would not be in favor of taking on land without an end use and I would really like to see the person making the request that wants to be the end user, that you have something in writing saying they're committed to taking it. I don't want them to get in it and say it's a mess and it's got to be demolished and so now we don't want it. By the way, Unified Government, now you have to demolish it. I don't want to do that.

Melissa Mundt, Assistant County Administrator, asked would you like us to come back with a set of perimeters for that. I think that's what I'm hearing. **Commissioner Murguia** said yes. Well, that's why I said I don't have anything in writing. It would have been better. For his purposes on this piece of property, I think we can safely move it through this. Chris understands. He's not going to do what we don't want him to do. In the future...**Ms. Mundt** said I think you'd like what we consider guidelines on yes, what exactly is considered a good end user so that it's not so subjective.

Commissioner Townsend asked do we have a commitment on this piece property to move it out of the Land Bank. **Mr. Slaughter** said I would say we have a verbal and a written proposal. I feel strongly...**Commissioner Murguia** said if you can get a commitment, you can accept the ground. **Mr. Slaughter** said I had the opportunity to show them the property. The realtor that's handled it allowed us to go in and look at it and they were very ecstatic about it.

It's not my goal to accumulate hundreds and hundreds of houses so I can put them on a sheet of paper. There're programs like this. There are other programs out there that these

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opportunities could come up, but in the past, we've kind of just, I've had to back away and say no, we don't do that. Again, I'm also interpreting the ability to move forward on some of these. It's not just a card-blanc to go out and just start acquiring properties in a willie-nelly so there'd be a lot of vetting in the process.

Chairman Walker said coming up with some perimeters for next month or sometime after that should be what you're working on. For purposes of tonight what I seem to be hearing is because we have an end user that we would be willing to and I'm not quite sure whether we approve a motion tonight and then ask that be fast tracked to Thursday's meeting on a blue sheet or do you just need this committee's approval to...**Mr. Slaughter** said what I really need is a letter of support so I can finish the application. I don't even know if this property is still available. **Chairman Walker** said alright let's simply get a motion...**Mr. Slaughter** said but the opportunity could still be there. **Chairman Walker** said let's simply get a motion to authorize the issuance of that letter of support.

Action: **Commissioner Murguia made a motion, seconded by Commissioner Walters, to issue a letter of support on this particular property and at a later date receive more specifics and a policy.** Roll call was taken and there were five "Ayes," Walters, Murguia, McKiernan, Townsend, Walker.

Adjourn

Chairman Walker adjourned the meeting at 6:35 p.m.

cdm

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