

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, November 14, 2016**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, November 14, 2016, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Walker, Chairman; Commissioners McKiernan, Townsend (via phone), and Walters. Commissioner Murguia was absent. The following officials were also in attendance: Melissa Mundt, Joe Connor and Gordon Criswell, Assistant County Administrators; Patrick Waters and Misty Brown, Senior Attorneys; Chris Slaughter, Land Bank Manager; Wilba Miller, Director of Community Development; Charles Brockman, Management Analyst, Economic Development; George Brajkovic, Economic Development Director; Debbie Pack, County Treasurer; Lisa Nolan, Treasurer's Office; and Officer Doug Bailey, Sergeant-At-Arms.

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

Approval of standing committee minutes from September 12, 2016 meeting. **On motion of Commissioner McKiernan, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 16868...COMMUNICATION: LAND BANK BUSINESS

Synopsis: Request approval of the following applications and transfer, submitted by Charles Brockman, Management Analyst, Economic Development.

Applications (4)

833 Quindaro Blvd. - Tramaine Smith, yard extension

1013 Splitlog Ave. - Antonia Avalos, yard extension

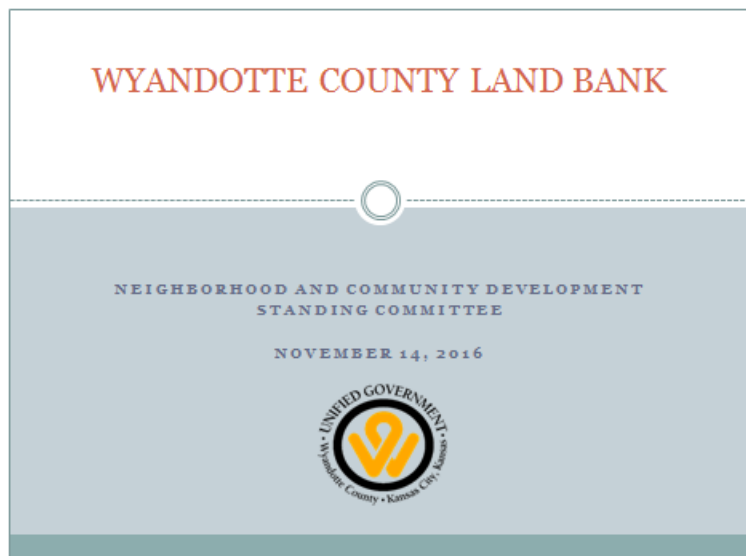
2700 Walker Ave. - Sarah Randall, yard extension

1023 S. Boeke St. – SW Truck Repair, LLC, commercial property extension

Mortgage Foreclosure Transfer

308 N. 21st St. - Unified Government

(This is a property that had a mortgage through the Community Development Department. The UG foreclosed/bid on the property to take possession of it. The UG Legal Department filed an order to extinguish the redemption period and it was granted by District Court. A Sheriff's Deed was filed to give ownership to the UG. A Clerk's Deed needs to be filed in order to put the property in the Land Bank. Once in the Land Bank possession, the taxes will be abated. The Land Bank is also asking that the property then be transferred back to the UG after the abatement.)



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WYANDOTTE COUNTY LAND BANK APPLICATIONS

- **4 Applications**

- Three Yard Extensions
- One Commercial Property Extension

Charles Brockman, Management Analyst, Economic Development, said we have four applications. Three are yard extensions and one is a commercial extension. We have one mortgage foreclosure transfer. I'll start in with the applications.

Yard Extension – Tramaine Smith 833 Quindaro Blvd.



This applicant lives at 835 Quindaro. The Land Bank property is 833.

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**Yard Extension – Tramaine Smith
833 Quindaro Blvd.**

- Applicant owns property at 835 Quindaro Blvd.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 833 Quindaro Blvd: \$1,870.00 / 0.095
- Potential Taxes: \$36.95 (*approximate*)
- Appraised Value / Acreage of 835 Quindaro Blvd: \$12,720 / 0.097
- Total combined Appraised Value / Acreage: \$ 14,590 / 0.192

There are no current property taxes or Code cases, any violations. We started a new thing to help out. We added some acreages on what the combined, what they're actually going to have now.

In this case, the 833, the Land Bank property, is valued at \$1,870 and .095 acreage. The potential taxes is \$36.95. Then we took the 835, the applicant, did the same thing, then we combined the total to give you, to show you what it would look like.

**Yard Extension – Antonia Avalos
1013 Splitlog Ave.**



Another one is 1013 Splitlog.

**Yard Extension – Antonia Avalos
1013 Splitlog Ave.**

- Applicant owns property at 1015 Splitlog Ave
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 1013 Splitlog Ave: \$480.00 / 0.071
- Potential Taxes: \$9.48 (*approximate*)
- Appraised Value / Acreage of 1015 Splitlog Ave: \$21,430 / 0.066
- Total combined Appraised Value / Acreage: \$21,910.00 / 0.137

The owner lives at 1015 Splitlog. There's no Code cases and do not owe any property tax.

**Yard Extension – Sarah Randall
2700 Walker Ave.**



The next applicant is 2700 Walker Avenue.

**Yard Extension – Sarah Randall
2700 Walker Ave.**

- Applicant owns property at 2704 Walker Ave
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 2700 Walker Ave: \$370.00 / 0.160
- Potential Taxes: \$7.31 (approximate)
- Appraised Value / Acreage of 2704 Walker Ave: \$21,390.00 / 0.114
- Total combined Appraised Value / Acreage: \$21,760 / 0.274

Applicant owns property at 2704. No violations, potential tax is \$7.31.

**Yard Extension – SW Truck Repair, LLC
1023 S Boeke St.**



This is the SW Truck Repair.

Yard Extension – SW Truck Repair, LLC
1023 S Boeke St.

- Applicant owns property at 901 Cheyenne Ave, 1013 S. Boeke St, 1019 S. Boeke St, 1031 S. Boeke St and 1018 S. 9th St.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 1023 S Boeke St: \$18,230 / 0.155
- Potential Taxes: \$394.54 (approximate)
- Appraised Value / Acreage of:
 - 901 Cheyenne Ave: \$81,630.00 / 0.714
 - 1013 S. Boeke St: \$17,790.00 / 0.141
 - 1019 S. Boeke St: \$45,330.00 / 0.291
 - 1031 S. Boeke St: \$98,820.00 / 0.943
 - 1018 S. 9th St: \$162,500.00 / 0.663
- Total combined Appraised Value / Acreage: \$424,300.00 / 2.907

He owns five properties in there. There's a little piece of land, a sliver there, that's Land Bank. That piece of property, appraised value at 1023 S. Boeke is \$18,230, .155 acres. Then that gives you a tally of everything else and then what the total combined appraised and acreage would be. **Commissioner McKiernan** asked there are no history of Codes on any of the contiguous properties. **Mr. Brockman** said not that I'm aware of. **Commissioner McKiernan** said alright.

Mr. Brockman said the Advisory Board voted to forward to full Commission for approval.

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

Chairman Walker asked that's it, isn't it. I'm sorry, the mortgage foreclosure transfer.

**LAND BANK ADVISORY
BOARD RECOMMENDATION**

THE ADVISORY BOARD VOTED TO
FORWARD THE APPLICATION(S)
FOR FINAL APPROVAL

**WYANDOTTE COUNTY LAND BANK
MORTGAGE FORECLOSURE TRANSFER**

308 N. 21ST STREET

Mr. Brockman said that's at 308 N. 21st Street.

Mortgage Foreclosure Transfer – 308 N. 21st St.



There's the property right there.

Mortgage Foreclosure Transfer – 308 N. 21st St.

- This is a property that had a mortgage through the Community Development Department.
- The UG foreclosed/bid on the property to take possession of it.
- The UG Legal Department filed an order to extinguish the redemption period and it was granted by District Court.
- A Sheriff's Deed was filed to give the ownership to the UG.
- A Clerk's Deed needs to be filed in order to put the property in the Land Bank.
- Once in the Land Bank possession, the taxes will be abated.
- The Land Bank is also asking that the property then be transferred back to the UG after the abatement.

It had a mortgage through the Community Development Department. UG foreclosed on it. The Legal Department filed an order to extinguish. A Sheriff's Deed was filed to give ownership to the UG. A Clerk's Deed needs to be filed in order to put the property in the Land Bank.

Once it's in the Land Bank's possession, the taxes will be abated. The Land Bank is also asking that once that is completed, it be transferred back to the UG after the abatement. We have Wendy here from Legal if there's any questions you have and Wilba Miller from Community Development.

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Commissioner Walters said can you just explain why we're transferring it back to the UG instead of keeping it in the Land Bank. **Wilba Miller, Community Development Director**, said, Commissioners, this house was rehabbed in conjunction and in cooperation with Area Agency on Aging. The homeowner signed a mortgage, a second mortgage for the house, actually a LURA, a Land Use Restriction, because she had no heirs. She wanted to make sure the UG got it back if she did pass away. She did pass away. She has no assets other than the house and no heirs. We would like to get the house back, find out if it needs any more rehab, and put it back for sale for a low-mod person because it was rehabbed with CD funds. **Commissioner Walters** said thank you.

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

Adjourn

Chairman Walker adjourned the meeting at 5:06 p.m.

mls