



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, October 01, 2012

5:00 PM

Location:

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

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

I. Call to Order / Roll Call

II. Approval of standing committee minutes from September 10, 2012.

III. GOALS AND OBJECTIVES

Item No. 1 - GOALS AND OBJECTIVES

Synopsis:

The Unified Government Commission conducted a strategic planning process resulting in specific goals and objectives adopted by the commission on May 17, 2012. Commission has directed that the goals and objectives appear monthly on respective standing committee agendas to assure follow-up and action toward implementation.

- a. Housing: Develop policies and programs that:
 - Grow neighborhoods to their maximum potential
 - Make property owners accountable for their property
 - Foster a diverse housing stock

- **Presentation on Downtown Housing Master Plan by Rob Richardson, Director of Urban Development & Planning**

- b. Healthy Community/Recreation: Encourage lifestyles through programs, services, and facilities that maximize the health and well-being of our citizens and enhances equality of life. (Not for October discussion.)
- c. Update strategic planning regarding the Land Bank - **Update**
- d. Social Services: Promote and provide social services and facilities to improve the life, health and living conditions of our citizens, targeting the most at risk. (Not for October discussion.)

Tracking #: 120136

IV. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, September 10, 2012**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, September 10, 2012, at 5:00 p.m., in the 6th Floor Human Resources Training Room of the Municipal Office Building. The following members were present: Commissioner Holland, Chairman; Commissioners Maddox (arrived at 5:15 p.m.), McKiernan, Barnes, and Kane.

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

- II. Approval of standing committee minutes for August 13, 2012. **On motion of Commissioner Kane, seconded by Commissioner McKiernan, the minutes were approved.** Motion carried unanimously.

- III. Committee Agenda:

Item No. 1 – 120252...COMMUNICATION

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

Chris Slaughter, Land Bank Manager, stated we have eight side-lot applications

Side-lots

2734 Spring Ave. – Nathaniel Daniels
1136 Splitlog Ave. – Ronald McCune
2233 Richmond Ave. – Manuel Sandoval
1423 New Jersey Ave. – Rosa Navarrete
2309 N. 13th St. – Barbara Jefferson
2628 N. Early St. – D.T. Burks Enterprise, LLC
928 Reynolds Ave. – Isaias Noriega Rodriguez
1853 S. 98th St., Edwardsville, KS – Joel Hardee

Chairman Holland. Commissioner McKiernan said the 1136 Splitlog I noticed that the person list a Centerview, MO address. **Mr. Slaughter** said yes. **Commissioner McKiernan**

said but he owns the house at 1138. **Mr. Slaughter** said yes, he rents it out. **Commissioner McKiernan** asked have we had any problem with that property. **Mr. Slaughter** said no, and he's bought I think property on the other side of the house maybe six months ago. **Chairman Holland** asked through us or a just a private purchase. **Mr. Slaughter** said through us. This was a property that he put in for a tax sale and it finally made it through the tax sale process. No one bid on it so it came to the land bank and then he applied for it. **Commissioner McKiernan** said the 1136. **Mr. Slaughter** said yes. **Commissioner McKiernan** asked does he have property on the other side of 1138 as well. I believe he may have property all the way to the corner. **Commissioner McKiernan** said yes, but responsible. **Mr. Slaughter** said yes, when I checked for possible code violations nothing came up. **Commissioner McKiernan** said thank you.

Kevin Kenney, 2414 Nebraska Ct., said I have some questions on a couple of these. One of the I noticed on the land bank applications and I believe this is on the final page where the person is required to sign, it states incomplete applications, will not be considered. I noticed that on two of the applications on the first page questions 8 and 9 relating to code violations and property taxes being current were not answered on either of those two applications so I don't know if regardless of whether people answer those are not if we're still checking for the code violations and property taxes being current. **Chairman Holland** said that's a good question. **Mr. Kenney** said that would be the application for Nathaniel Daniels and for Manuel Sandoval. **Mr. Slaughter** said they were checked. I have access to the software Maui or Excela is the program name. I enter in the name, the address and if nothing comes up then I deem it as no current violations. **Chairman Holland** said so you cross check them regardless of their answers to those questions. **Mr. Slaughter** said yes. If they have a violation they don't come to this subcommittee until that violation is corrected or maybe possibly those delinquent taxes have been paid. **Chairman Holland** said Mr. Kenney does that answer your question that every one of them are cross checked regardless of the answer on that.

Mr. Kenney said I have questions on two others. One of them is the one for D.T. Burks Enterprises. This is at 828 Quindaro. That's actually a commercial business and the application is for a yard extension which is actually the first lot as you go north on Early on the west side and what I didn't really understand is why if this application was for a yard extension if this is

September 10, 2012

being tied in with a commercial enterprise are we requiring that they get the zoning for it and that they merge that piece of property with that. I particularly asked that because in his comments on that application Mr. Burks indicated that he intends to actually use that yard extension for parking for his business. If I were in the very first house right next to where he is going to have this piece of property for parking for his business is he going to be required to actually pave that since city ordinance doesn't allow you to park in yards and if he is going to be required to do that it's going to affect drainage. If I were in that house next to him, I'd want to be sure that everything is in order that the proper drainage is in place that I don't wind up with a lot more water in my basement and potentially a fence being put up with a lot of cars being parked right next to my house. **Chairman Holland** said Mr. Slaughter do you want to respond to that.

Mr. Slaughter asked can I see a copy of that application. **Commissioner Barnes** said while he's getting that together because we transfer property with someone regardless of what their intent is that has nothing to do with the transfer of the property. If they were to put a commercial establishment at that location they still would be required to go and seek all the proper permits and permission in order to do so. This is a transfer of property. We don't transfer property with the assumption that they're going to be granted; in fact the chair has made this statement more than once that once we transfer the property that is not an assumption that you're going to utilize it for what you would like to without going through that proper procedure. **Chairman Holland** said it's not an endorsement on our part. Our transferring this property is not an endorsement for a future land use for that. **Mr. Slaughter** said I had numerous conversations whether on the phone or in my office with Mr. Burks and I actually want to believe— that one of his other properties when he first approached me was tax delinquent. He has paid his taxes which I think is attribute to our conversations with him. It's explained that if they're going to build a fence, if they're going to park, if they're going to build a house they have to follow the Unified Government procedures whether it's through planning and zoning or through any other applicable committee or standing committee. There may have been at one point he mentioned parking and there may have been another time or closer to the time he submitted his application that he also expressed yard extension. Either way it would have been presented today whether under yard extension or parking and again we'd have another parking application coming up. I didn't feel that there was anything overly adverse or ill-conceived in this application. **Chairman Holland** said thank you for concern. Do you have a concern on any other?

September 10, 2012

Mr. Kenney said yes that sort of addresses it because the one other one I had a question on was a home in the middle of a residential block very clearly states he wants to use it for parking. I guess I was a little confused, because it says proposed use for property so if someone makes application for a land bank piece of property and say they want it for a particular use and their granted title to it we don't hold them to that intended use, they're still pretty much free to do whatever they want as long as they get the applicable permits. **Mr. Slaughter** said there are restrictions put in the deed that will hold them. There are timeframes that they must answer to or there's time-frames they must completely comply with what their intended use is. I'll just leave it at that. **Mr. Kenney** said that answered my questions. **Commissioner Barnes** said but that is an issue that we've struggled with in the past about people coming in, in fact I forgot which one of us made that statement, they come in and get the property under one pretense and were just using it to assemble property. We are going to have to deal with that going into the future. The speculators are the ones that come in and say we want to put a garden here and the next thing you know they want to change the use for something else and resale. **Mr. Slaughter** said I will add that our application is in the process of being revised and updated to hopefully be more clear and precise in the future. We're just still using the existing application, but there are steps being taken to address these types of situations.

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

Mr. Slaughter said we do have one application and it is stated for parking.

Parking lot application
1323 New Jersey Ave. – Premier Investment Properties, LLC

Commissioner Barnes asked why would this not be grouped with the other groups and what's different about it. **Mr. Slaughter** said to be honest in putting these together I probably saw it indicated parking and just put it in at that. I enter these into a spreadsheet. If you notice in you packets there were no photos just because of time constraints. **Commissioner Barnes** said this is right at the corner of 13th and no that's not it. It's a different one. He's pulling it up on his—**Mr. Kenney** said it's the 2nd house east or west of 13th St. on New Jersey by the **Commissioner**

McKiernan said you go east of 13th St. it's a big park lot right there. **Commissioner Barnes** said I think it's a commercial building over there. **Commissioner McKiernan** said no it's for the building and then there's in between 13th and the woods. **Commissioner Barnes** said yes that's where I thought it was. That's Friendly's.

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

GOALS AND OBJECTIVES FOLLOW-UP

Item No. 1 – 120136...HOUSING

- a. Housing: Develop policies and programs that
 - Grow neighborhoods to their maximum potential
 - Make property owners accountable for their property
 - Foster a diverse housing stock
- b. Healthy Community/Recreation: Encourage lifestyles through programs, services, and facilities that maximize the health and well-being of our citizens and enhances equality of life.
- c. Updated strategic planning regarding the Land Bank.
- d. Social Services: Promote and provide social services and facilities to improve the life, health and living conditions of our citizens, targeting the most at risk.

Chairman Holland said I have asked under our goals and objectives to spend some time this evening to look at our policies and some of our work in this subcommittee. I want to turn this over now to Gary and walk through it. **Gary Ortiz, Assistant County Administrator**, said we come bearing maps. That was our first step out of this subcommittee was to try to put some discernable meaningful maps together for you to kind of take a step back and I'd ask Chris Cooley at this time to pass those out. He's got one large one and some kind of desktop manageable ones as well. Our subcommittee respectfully requests more time to study the results of our map making and they want to meet serially to facilitate further discussion so we're in no position to make policy recommendations at this time— **Chairman Holland** asked did your group have an opportunity to meet this afternoon? **Mr. Ortiz** said yes we did. **Chairman**

Holland why don't you run through with us who's involved in that again and some of the big picture.

Commissioner Barnes said before you get started. One thing I would suggest and I kind of like it the way Jason—Jason will come by and kind of talk with you and glean some ideas from you, see kind of where your head is. I think it will save a whole lot of time if you kind of know where the commissioners are thinking before you present something. It is not to be adversarial in your research and all the great work that you've done, but I think it might help along the way if you just come through and say hey you know what do you have any concerns about this issue or that issue and you can save a whole lot of time here at the meeting if you can kind of get with the commissioners on what they're kind of thinking prior to coming to the meeting.

Chairman Holland said we're just getting started with this. I don't think anything has happened. I think we're just bumping along in the dark right now and trying to get the directions. Let's do this and I think that's an excellent idea. I want to kind of hear the big picture of what they're thinking and then I think a recommendation, commissioner, coming out of here is before our next meeting maybe we just ask a couple of representatives from this taskforce to meet with each of us individually or two at a time or whatever's convenient and just do exactly that in terms of picking the brains of the commissioners. These are our districts. We know these areas. We might actually even have some ideas about them and might even stumble upon one or two.

Commissioner Barnes said and it just saves them a lot of time. I know these guys put a lot of time and effort into what they want to present to us, but when you've got four or five different directions it's kind of hard to consolidate all that information, but at least you'll have an idea of what the commissioner might be looking for once it makes it to the meeting and that might save us a little time here at the meeting and debating the issue here. **Mr. Ortiz** said we can certainly do that. **Chairman Holland** said walk through with what you've talked about and kind of what you're thinking. All these are topics. We are starting at the ground level of trying to think through this as one of our goals and objectives and the land bank is one that we really— We've provided food tonight for commissioners (and staff) for the intention of being able to spend some time this evening talking about this rather than— with the intention of spending some time doing exactly this kind of talking about where this is headed.

Mr. Ortiz said in the past I think the only checkpoint that staff used to do before recommending liquidation of a land bank property as far as taking into consideration the strategic

September 10, 2012

priorities of the city was to check it against these traditional hold properties which were areas that were thought to be most likely to have development or redevelopment occur on them and look at it from an economic development perspective. With all the strategic planning that has gone on at the commission level, with all the master planning that has gone on along the lines of the entire community and more specialized lines like parks, trails, transportation and that type of thing, there was some thought that said maybe we should be checking these properties relative value against some of these other priorities before we make any recommendations to the commission. That's what this was intended to do was just to help in the strategic discussion, help in the strategic planning by giving a larger perspective to try to identify where the strategic opportunities lie for either reuse, redevelopment, things like that. How do these properties that are coming in to the possession of the UG play out in terms of the work we're trying to get done that type of perspective. We don't want to subvert, or second guess, or preamp any direction from the commission.

The commission it's clear to us, sets the policy, sets the strategic vision and tone for any redevelopment that would occur. What we wanted to do as staff is try to give you helpful information to help you make a better policy in terms of how you redevelop or think about these properties as they come before this group. They're pretty modest goals in terms of what our staff is trying to do. We want it to be data driven, we want it to give you a picture of what exists so you are making the best informed decisions regarding each property that comes before you, but also contemplating strategic or policy moves that you think should be set in place to better guide the disposal of these properties. I would say that would be a summary and I would ask Chris to actually walk you through the different maps so you know better what you're looking at.

Chairman Holland said before you do that remind us again of the team. **Mr. Ortiz** said we gathered a team that includes the legal staff in the event that any ordinance changes have to occur, they have to be in on the take off, public works representative because they have knowledge about right-of-way and drainage needs detention, retention, soil conservation those types of considerations come out of the public works department. We have a representative of the healthy communities coalition. She's got an active interest in the food deserts and developing strategies to address those concerns within certain segments of the community. We've got the land bank manager of course. We've got Rob Richardson the chief planner involved. Wilba from CDBG with her housing concerns. I think Gordon Criswell has attended in the past as well, social service considerations there. George Brajkovic from our economic

September 10, 2012

development team. **Chairman Holland** asked has Greg Kendall been involved. **Mr. Ortiz** said I think George is representing the economic development team. Greg was invited to an early meeting, I don't know that he's ever attended.

Commissioner McKiernan said great first step, but frankly Chris brought us a lot of this data a year ago and showed us these maps and tax sale eligible land bank properties. I really like what we're doing here, but ultimately it seems to me that we kind of get stuck on the factors that lead to these properties being in the land bank. The factors that led them to them being tax sale eligible still exist then we don't have any forces at play that really are going to allow us to turn this around in a big meaningful way so I think that George—ultimately bridging this committee with economic development and finance is going have to be where we go. It's great to identify all these things but the harder things' to go okay what do we do with it. Chris when you and I talked I think that is kind of the impasse we came to. There's a nice cluster of them right there. Gosh, what are we going to do? **Mr. Ortiz** said this group talked today about best practices, looking at other communities that have land banks that are more mature than ours and looking at what they're doing, what strategies have they employed and their relative success.

Commissioner McKiernan said ultimately these strategies will transcend and go beyond the land bank. There are some things that Chris doesn't have at his disposal with the land bank that's going to be critical ultimately. He needs some partners. **Mr. Ortiz** said to do active redevelopment you need resources, structure, staff, financing, that type of thing. **Commissioner Barnes** said thank you Chris for the map this makes it simple at night. One of the things I would be interested in and what I'd call action items, we can sit here and talk about issues, how do we log those action items and how do we implement them going from here? Do we use an approach collecting these ideas and then present one full document or it is an evolving process where we can have an action item from a meeting like today, put it in motion and just let this be somewhat of an evolutionary process in order to address it in the land bank? So maybe getting some answers to those questions would kind of help give us some direction on how to go forward. What I like about these maps here is that a couple of years ago during the budget process, I'm sure Mr. McKiernan has got it on his little machine over there somewhere my statement that I presented, but I just want you to turn to this page with the map that looks like this right here fellas if you can look at this right here and Mr. McKiernan this is exactly what I was talking about. Even though it says tax sale eligible projects and a large percentage of these I can assume that they are probably vacant lots and whatever policies that we adopt going forward we really

September 10, 2012

need to stop the bleeding in some kind of way form or fashion. I don't have anything against tearing down houses because I've spoken with elderly seniors that has a problem property next door to them and they came out and praised me for getting the property torn down. I felt good about being able to help them. I embrace what we do for demolition, but on the other hand when you do 150-200 houses a year and a large percentage of them I used to be able to say, and Brian has corrected me recently, I used to be able to say they all came from my district and Brian is running a real close second right now in his district which is surprising.

The cancer that I'm talking about is spreading and until we do something to really address what we are going to do with a vacant lot when we tear it down. We're spending a whole lot of money and I'll say it again. We spend a lot of money on demolition, necessary demolition but we need to have some type of meter that checks us on how much are we building up. When you have policies that lean heavily towards tearing down a community and the investment to build up the community it tells me your intentions is to kill my community. Actions speak louder than words. Our actions are saying we'll tear them down as fast as we can get to them, but we're not building up and our actions are reflective of a policy that is killing neighborhoods. We really need to wrestle with that issue. I think that you've endorsed that policy in the past mister chair about realizing the fact that hey we do need to spend money on building up and we need to do that, but we really need to adopt some solid policy in saying I don't want to put us in a headlock that says we can't tear down a house because we don't have the money to invest in building one. We need to have some type of ratio in place to keep us. Whenever we get an annual report, semi-annual or quarterly report we need to say we invested \$250,000 in to tearing down houses and the score now is 250 to \$100 or whatever that is.

Chairman Holland said here's what I want to do. This is kind of an emerging thing so we have two other commissioners that have questions, we have someone in the audience who has a question. What I'd like to do is just in terms of structure and I'll just float this out here because we're making this up as we go right. This is our open dialogue time to kind of get our head around this goal. My inclination is to let Mr. Cooley explain to us what we're looking at and then maybe make note of our questions and then come back because I have several questions myself. If we could do that; if we could invite you to come to the table and just make a presentation for us and walk us through what's in front of us. Then once we get some questions out I will open this up to the public as well. I want to be sensitive to that, this is all new. We're just beginning this dialogue.

September 10, 2012

Chris Cooley, GIS Director, said there's a few extra copies for anybody that'd like to view them. Identified as one of the members of task force kind of looking at this stuff I have at my disposal a lot of the data and can pull it together in a lot of different formats and massage it. On the front here I have a basic summary of land bank properties, tax sale eligible properties and those are kind of the ones that are red flags that come up before us the most. There are other classes of properties that are considered distressed or something like that we can look and certainly come up with similar statistics on it. If that is something that you guys wanted to see in the future we could do that. We've all recognize and we've lived in this community a long time and we recognize that east of 635 is where a majority of these stress properties are whether they be in land bank or whether they be tax sale eligible or something like. You can see those statistics broken-down in that like fashion.

A recent concern we know has been the USDA food deserts and we've got some maps that support that. These statistics kind of break down things and give you some percentages and let you know what's going on there. The first map page is the land bank properties countywide with the active hold areas. There have been many hold areas over the years, but these are the ones that are active that Chris Slaughter interacts with. When he has a purchase request that comes in he'll look and see if it's in one of those hold areas. The next map just adds on the tax sale eligible properties. If we put these in a tax sale it wouldn't mean we would acquire them or private buyers would purchase some of them. Some of them would go to the tax sale and some of them would get redeemed. It's not to say that all of these would end up in the land bank eventually. We've had discussions about charter ordinance of trying to have them pay the most recent year of taxes and things like that to get them to pay up. If it did that we'd all be very happy. The next map adds on the USDA food deserts. These are identified by USDA and the Census Bureau and they are based on census tracts which are fairly large bits of census geography. They don't get down to the block group or block which are much smaller and much more detailed when they compute their food desert statistics. You may see an area and you may know there's a grocery store on the end of that. There's several measures they use to compute these. They'll look at how many citizens are there in a certain income level that have access or do not have access to transportation whether it be public or whether it be their own and what's their distance from a grocery store or some other place. That's how these are computed.

Commissioner McKiernan said so you're saying that for example in one of these areas if there were theoretically public transportation, but no change in the number of grocery stores it

September 10, 2012

might modify that areas designation as a food desert. **Mr. Cooley** said yes certainly. There's multiple measures of— **Commissioner McKiernan** said there's a lot of factors that openly go into it and it's not just as there's no grocery store. **Mr. Cooley** said right. It's considering income and all the statistical factors that are in the census information. We can find some information that gives you details if you are interested. The next one shows our land bank and tax sale eligible properties with our Master Trail Plan. These are future trails. There is a rather extensive plan the urban planning and land use department put together and it dealt with sidewalks as well as trails and everything like that.

I've just selected the future trails. There were several things designated in that study and that's what you're seeing here. On a countywide scale it's kind of hard to make things, you kind of have to study it a little bit. It's a little bit busy, but if there was a particular area you wanted to look at we could focus in on that at some point and produce some more detailed analysis. The next one would just be recent demolitions. These are what the NRC refers to on their demo list. There's about 300 properties on here, I can't remember on the top of my head, but just showing where they are at this point. **Chairman Holland** asked that's Indian Springs. **Mr. Cooley** said Indian Springs, you do notice that. There are several of the buildings that are up for demolition not the main complex itself, but I know that's up for decision. I don't know what's going to happen with the shopping center itself. **Commissioner Barnes** asked isn't that RFP complete now. Indian Springs—**Chairman Holland** said I don't know what the status on that RFP is. **Commissioner Barnes** said you don't know the status. **Chairman Holland** said I don't think it's ready. Is there a way to take this demo list and to say if we were to demo—obvious Indian Springs is an outlier, but if we were to say how much would it cost to complete this demolition. Is there a way to calculate that? **Mr. Cooley** said I believe there would be. Let me follow up with the NRC. That's really their information. I'm just kind of displaying it here. We'll follow up with them.

Commissioner McKiernan said anecdotal as Mr. Pack tells me he's got about enough money to tear down about 25% of the eligible demo properties at any given moment in time. If we take his annual budget multiply it by four, I bet that would get us in the ballpark. **Commissioner Barnes** said that's \$4 million. **Mr. Cooley** said in my experience and looking at specials that get put on vacant lots and things like that, the demolition cost are \$4 to 5 thousand per property. Looking at the next page it's an aerial. You'll see one blue lot. This is 20th & Orville. We see what many would consider a pretty healthy or stable neighborhood. There's not

a lot of delinquency, there's not a lot of vacant lots. We can probably look at code enforcement violations and see if there's not a lot of those going on there. We have a vacant lot owned by land bank. Chris struggles with what do I do with that. Should I actively be approaching the adjacent property owners for yard extensions, is this something that we would rather see as a community garden or is this something we would rather see as actually getting a new house— This is what we talk about in going back to our goals and objectives. There's many strategies we could have for a lot like this and a neighborhood like this. Those would all ultimately depend upon what's our ultimate goal.

Chairman Holland said for instance would we seek out an infill single family housing build as a goal of stabilizing this neighborhood or would a yard expansion— **Mr. Cooley** said I look at those as specific tactics. If our goal is neighborhood stabilization, we pick a tactic that fits that. If our goal is holding for a long-term use then something else. If we want to liquidate land bank properties then we find the quickest bidder to come to the table kind of thing. Do we want to focus on revenue generation as far as getting this on the tax roll and getting as much revenue there—**Chairman Holland** said that's a good—I like that framework in terms of and it may be area by area what is our goal. In this neighborhood it would seem, and just off the cuff, neighborhood stabilization would be the priority.

Commissioner Barnes said I am all over that. Thank you for even bringing the issue up. We have not perfected, rather than say we haven't, I think we need to connect neighborhood stabilization along with our NRA is some kind of way form or fashion. This incentive should reflect that we're utilizing this tool to stabilize our communities. That addresses a lot of the vacant lots. This is typical of a lot of our neighborhoods. You go through a lot of our neighborhoods, great neighborhoods, and you have one or two bad houses on the block that destroys the neighborhood. When those eyesores stand for so long the people that can move that's in a position to move say I'm out of here because that issue hadn't been—I just dealt with one on 18th St. The lady just flat out asked me if you can't fix this and what's going on, I have to get out of here there's nothing happening in the neighborhood. Those kind of things are chasing people from our neighborhoods. We should put great emphasis on neighborhood stabilization. That's probably what I would say. That would be an action item on what do we— what should it look like, what would we envision neighborhood stabilization. What would enhance it? It's almost like and I don't want to prolong things, but we have this monkey minded mentality of holding on to something that isn't there with a lot of our policies. We're holding on

to property. I just never forget about this and I am still sore about it when Reunion Homes would come along we went out to the racetrack and had all these developers there and said hey come on in the water is fine. We have given you property to do work in our community and they got ready to build and they said okay that'll be \$300 for a lot that nobody wants.

It's those kind of stupid policies that just kills our effort to drive them in the urban core. We have really got to get to our business of discovering what will it take to entice somebody to come into a neighborhood that's not a green space and entice them to come in and make it work. I think under the umbrella of neighborhood stabilization we should list a number of tools to entice people to come in and do those things in our community. **Chairman Holland** said I think you just named it with the tools. If giving the property away reaches our goal, maybe that's what we need to do in certain circumstances.

Commissioner McKiernan said my personal opinion on this. I think where we want to go is if it wasn't an established neighborhood I think our goal should be to keep it established as a neighborhood. I used to live a half block away from this particular block where you—I bet you that was the house that burned down and somebody just walked away from it. I think that block and that neighborhood would benefit from having another tax paid house and another family right there at that spot. Personal opinion I'd suggest and I don't know who's keeping notes on this, but I have a couple of suggestions. Step one would be exactly where Greg Talkin has started with codes and NRC this year. More code officers and more legal help in the courts to make sure that those people who aren't responsible citizens are encouraged to be responsible for the properties that they've owned. Step two is exactly what you said. I think that we need to get tools like NRA widely available so that people that want to come in and either rebuild, rehab, renovate and have a financial incentive to come back. Then I think three and this is the part that I don't have my brain wrapped around fully enough, but to see if we can encourage more community development corporations more CHDO's more organizations whose mission is stability of housing to be active.

The part of what you and I've already discussed here is that some of the money we need to seed those organizations comes from HUD and we've got to assume that money's going to dry up and blow away assuming that money's dries up and blows away. Assuming that I'm right that we benefit from having those organizations active and that they need seed money to be most active, we have to identify some sources of revenue that give us the seed money to put into these—first of all we have to find organizations that are willing to focus on every given need

September 10, 2012

area. I can tell you what I'm blessed because I've got an organization right here in the heart of District 2 that is focused on that. We've got to find organizations, but we have to find the seed.

Commissioner Barnes said I'm blessed with an organization but they're cursed with no help from the sources. I'm blessed to have them but they have a curse on them because we're not assisting them the way they should be assisted. **Commissioner McKiernan** said we've got to just say that we know this HUD well is going to dry up. Make that assumption and if it doesn't that's gravy, but if it does we've got to find other sources of revenue. If we put it in CD and CDBG and all the other acronyms that follow under that so that we've got resources to fund this. Those are my three suggestions. **Commissioner Maddox** said I apologize for my tardiness, but I kind of came in on the end part. What is the name of the committee that has formed that Ortiz was speaking of? **Chairman Holland** said it's kind of a land bank taskforce is what I would call it. A committee is like death. We want something that does something so land bank taskforce. **Commissioner Maddox** asked is there a description of what this taskforce will take care of.

Chairman Holland said one of their statements that I think would be helpful would be to have a sheet of paper that has the groups involved. The people but as well as the parts of the organizations that they're representing and to have a specific description of what they're working on. What I understand the description is, help me if I'm wrong, gather the data and then start looking through a multimodal view of strategic planning for how to best utilize these properties as an asset. We often look at the land bank as just a liability and we have to look at it as an asset also to improve our strategic placing. Sometimes a community garden might be the best thing that could happen in there. Sometimes we need a much bigger vision than just a community garden or a side-lot application. That's the piece that this group is charged with doing. Does this make sense? **Commissioner Maddox** said it does and that's why I asked because I know that the meetings that we had prior to this one, it all came out of me and Nathan having an issue with people picking different plots of land and wanting to put gardens on them, but not living in that community. We asked Chris to report back to us the people who are applying for the land and where the land was. In the midst of that then this was introduced. My question is as we move forward just to make sure that the commissioner is consulted in his district of those things and used in the strategic planning that you mentioned of the taskforce. That was my concern and that was why I asked that question.

September 10, 2012

Commissioner Barnes said we've had this conversation before. It's almost like—I'll just have to be frank about it. When you say taskforce it's exclusion of commissioners and that was my first statement is that these guys get to operating in a taskforce and they're operating in a vacuum and I read about something in the paper that the taskforce knows about that I don't have a clue about what's going on. I would hope that process when we say a taskforce, that's why I wanted to make certain that there's some kind of inclusionary process. **Chairman Holland** said let's create it right now. **Commissioner Barnes** said that's what I'm trying to do. **Chairman Holland** said you're welcome to be on it. Whether we choose to be on the committee or the taskforce or to be consulted at some point or time before we come here and roll up your sleeve work kind of thing. It will help us as commissioners a lot better and then also if the line of communication is open. **Chairman Holland** said let's give them the task before the next meeting of your taskforce that you meet with each of the commissioners who are interested individually, two or three of you meet with each commissioner who's interested and then you take that feedback back to your next meeting.

Jody Boeding, Chief Legal Counsel, said I was going to talk not as a legal representative, but as a member of the management staff. I don't think the taskforce has task. They are not driving this. They are as you said collecting the data and bringing it back to you and then asking for your direction. If you want to give that to them in these meeting—and then I switch and put my legal hat on. The legal caution is don't be having meetings of the governing body that aren't open and announced to the public. You may have seen the article in the paper over the weekend about the Johnson County attorney talking to the Attorney General about some municipalities that violated the Open Meetings Act but I think you can talk to staff and each of you can give your remarks to staff. They can't share with you what the other commissioners have said because I think that would be a violation, but they can then collate it and bring it back to you. They are data collectors. They don't have a program they're pushing. They are coming to you for direction on what you want. **Commissioner McKiernan** said I want to reiterate what Jody just said. It goes back to strategic objective housing from our strategic plan. Objective, develop houses and programs that grow neighborhoods to their maximum potential, make property owners accountable for their property and foster a diverse housing stock. Short-term goal 1a, is the goal that this group is actively gathering the data to achieve. Establish a taskforce to review

September 10, 2012

overall housing policy, a final report due summer 2013. They are in the data gathering mode now. Participants shall include Unified Government CDBG, Code Enforcement, etc.

They bring that back, as I read our goals and objectives, they bring that back to us and we collaboratively then accomplish long-term goal 2a which is develop a plan to market housing across Kansas City including land bank properties. We come back and we develop the larger plan based on your data. This to me is exactly where we said we were going to be at this moment in time. We're just in the data gathering stage and this goes beyond individual pieces of property. This is a more comprehensive objective that we're after right now. These are great data that start to get us toward that overall objective. I would just have one other thing I'd through on my list of step 4. What are other communities of similar size and age using as strategies for addressing this very same problem? We are not the only people in the world with— **Chairman Holland** said similar demographic. **Commissioner McKiernan** said size, age, demographic housing competition. We're not the only city that's dealing with this. Do we bulldoze everything like Detroit or do we use other strategies? That's where we need to come to some sort of a decision.

Commissioner Kane said Chris your maps are outstanding, always have been, however; I want to see all the way to 7 Highway. **Mr. Cooley** said we can do that. **Commissioner Kane** said it's a visual reference more than anything else. The demolition list here off of 435 that's an old barn and old house that's one heck of a long ways away from nobody and why we wouldn't just stick a fence up there and block the high school kids from going down there we waste a whole boatload of money tearing down a house that nobody goes to. We've got better things to do than tear something that nobody is going to buy. I would like to know before we tear it down why do we tear it down. **Mr. Cooley** said we can follow up with NRC. They are the ones— **Commissioner Kane** said they stir up a bunch of trouble because of the high school kids. This is their new place to go. Send the cops down there to run them off, but don't waste a bunch of our money on something that nobody is going to be buying.

Mr. Slaughter said not to diminish your points on the maps. When we were looking at the data its around 97% is representing the zip codes that kind of represent those mass. There's land bank property throughout this whole county whether you're in Edwardsville, Bonner or Piper, but a majority is obviously more reflective—**Chairman Holland** said that's an interesting question. Is our land bank county or is our land bank city. **Mr. Slaughter** said we are a Wyandotte County land bank. The other point is, and I hate to turn the way back machine, but

September 10, 2012

part of this conversation started also as a way to look at how do we revise and revamp the land bank policy? There is a best practice policy that's been presented. Part of the author is someone you guys went and saw, Mr. Alexander.

This may be something more for our group to deal with. That could possibly be presented at a future time as a starting point or a narrow down point of maybe where we want to go. From my perspective there are so many, and I'll just use the term tentacles, that the land bank can touch when we look at these types of problems whether it is demolition, whether it is development, whether it is neighborhood stabilization, or whether it is neighborhood resurrection. That's the beauty from my point-of-view of this task force is the input is very valuable to me and it is starting to help make my job better. I think we're on the right track. There's plenty of information from plenty other land banks. I have the Land Bank Conference next month I'll be attending and if there's questions that this subcommittee would like me to focus on or areas that could be something that I can do while I'm up there at the meeting. I appreciate what we're doing.

Commissioner Barnes said mister chairman I know the minutes are being recorded and they'll be verbatim and so forth, but if the staff could summarize what you've received how our action items were tonight and what we want to focus on. I would like to see what that summary looks like. **Chairman Holland** said I don't think they have a summary. I think we're going to take this data and give them the action items we want them to focus on. There will be community input in just a minute. I want to do two things. I want to have Mr. Cooley walk us through the last three pages and then I want to have community input because our next meeting is scheduled to start at 6 p.m., which is why we build forty-five minutes for this conversation. **Commissioner Barnes** said let me just finish up two things. One item I would like to finish up on that I think deserves discussion after looking at all these properties that were tax sale eligible. I experienced some time ago what I consider a sneaky sale. 90 acres was purchased on Sortor Dr. by someone as a speculator and I just thought that was a little underhanded in how it happened. I would want to propose policy on the land bank that if a certain piece of property is over a certain acreage and I don't know what that special acreage should be, but if it's over a certain acreage it should go should go to a formal notice process. If I accidentally come in and discover there's another 120 acres on this lot and I want to get it and I just go through the regular process and get it without someone else being knowledgeable to the fact that the property is available then I think it should be a formal notice that this property is going to be sold and the

September 10, 2012

best offer should be put on the table. **Chairman Holland** said we need criteria of what becomes tax sale eligible because if it comes to our possession whether it's certain acreage or certain value or a particular strategic location, I think any of those should flag a stop in the process. **Mr. Slaughter** said I think that plays also into what we've discussed before about classifying current and future or potential land bank property. Whether it's a grade A versus all the way down to grade F. That helps me based on what we figure out here in the near coming future of how to prepare this property for the best viable use for the county.

Commissioner Barnes said lastly codes should be at the table and I think you said you are meeting with them. Code has a one size fits all policy when it comes to neighborhood stabilization that just really doesn't work. You can go in certain communities and I don't know if you've ever visit the east coast where you have a lot of businesses and parking is an issue. We have turned away a lot of businesses in our urban core because they have fell short two parking spaces and when some person in the codes department can say you didn't dot the last eye because you're two parking spaces short and they don't have any other opportunity because they have this one code policy one size fits all. That doesn't work for older urban neighborhoods and we should have some flexibility there. When you talk about neighborhood stabilization in order to stabilize neighborhoods there are certain things that you need in certain particular neighborhoods and we should not allow codes to x them out because they were two parking places short.

Chairman Holland said well said. Mr. Cooley can you walk us through three pages. I am going to give ample time for the public hearing. I do want to hear public comment tonight. That may mean that we start our next meeting a few minutes late, but I do want to get through these. **Mr. Cooley** said I want to talk about this one with the aerial on it. A very different situation going here at 13th & Freeman. The majority of that block faced there on Freeman is owned by land bank today. Two of the properties are eligible for a tax sale so they could come in the land bank very easy. What strategy would you have in a neighborhood like this? A very different make up you look at the surrounding blocks and you see that there's far more properties that are vacant, far more properties that are in the land bank today delinquent. We could probably look at other characteristics as well. We talked about how you would have different strategies in different areas and this is an example of it. This would be one extreme versus the other. One neighborhood maybe stabilization is the focus there, here completely different

strategy on how to handle these. Do you collect and hold, seek to sell these for increasing revenue today, community garden an idea here. Showing the extremes of what we're looking at.

The next one is showing the Douglass/Sumner area. This is one of the more active hold areas that Chris has to deal with as far as if a request comes here everything is being held for the organizations wanting to do development and do housing here. The big pink area in the middle is Sumner High School. There's a lot of vacant lots there that are not in the land bank or not eligible for a tax sale so they are in private ownership today, but there are quite a few projects that are owned by land bank, quite a few that are eligible for a tax sale today. Looking at their master plan in that neighborhood, how are they moving towards that with what we're holding in the land bank for that.

Commissioner Maddox said if I can talk to that because that is my district. I've been consulted by people who have wanted different tracts of land there, but they asked to put gardens there and the only thing we can do is put gardens there that to me is not applicable use of the land so that's why — **Chairman Holland** said and maybe one of the things we look at is the ability to put a garden there temporarily until there's a better option rather than transferring the deed. Maybe the garden is better than a weedy lot, maybe its not.

Mr. Cooley said the last one is showing an example of maybe a strategy we can do on these. This is near Thompson Park. Land bank owns several of the properties there. It may make sense to put these under the care of the parks department. Expand our parks. There are some opportunities we've had with some of these to get more green space in our parks. **Chairman Holland** said we're already mowing it. **Mr. Cooley** said in this case I think there are wooded areas, but you can see that this is a prime example of where the master trails come in. The trail, the potential local multi-purpose trail connection is going through there. Maybe we adjust that plan a little or come up with more strategic things there. There're some other parks that exemplify this as well where there are some delinquent properties right where the green ways would go for the trail plan. There are those things to bring in for the multi disciplinary approach.

Commissioner McKiernan said just a couple more points to add on to what I had said earlier. Dr. Alexander, been in the land bank, talked to him great, fascinating showed that we are light years ahead of Kansas City, MO developing a land bank, but the question he couldn't answer was my fundamental question. How do we facilitate the transfer of these properties into good

September 10, 2012

reviews that the forces that led them to being in the land bank in the first place are still there. It really comes back to changing the fundamental landscape. I like these maps because I like you can pretty much zoom out and kind of just ignore street names and just look at color. Another thing that I think this group ought to do is start asking and maybe even interviewing or talking to people in torque of perspective in certain areas asking the questions the best part knowledge even if it's anecdotal. What factors do we believe led this many properties to be in the land bank? This many properties to be tax sale eligible because there's some really clear patterns here if you look at this scatter of the red and blue parcels just the tax sale and land bank. Let's go back and let's see if we can begin to wrestle with what factors do we believe led to that because if we can address those factors then we're halfway home. **Chairman Holland** said one of the things I think is missing in this map, I noticed on this one, the second to the last page it also shows UG owned. We have about as many UG owned parcels as we have land bank parcels and I think they both need to be on there at the same time. If you look at this Douglas/Sumner one, there would be a difference between a park that's UG owned. I would say a non public use UG owned. Look at all these lots that we own. In this one it doesn't quite double the land bank in this area but it's a significant addition. I would ask, if my fellow commissioners would be amenable to this that when we plot these in the future and maybe that beige doesn't show up enough, maybe we plot those with a color that we could show maybe dark blue and light blue or something like that.

Mr. Cooley said we can do that. The difficulty and I like to qualify the UG owned is that it's a broad umbrella because of our records. It's difficult to discern those records sometimes. A lot of these may be BPU properties that we put in there because they're city owned or UG owned and so forth. It's going to take some work. We can certainly come up with something. We can come up with a little bit better statistic or measure of those. Sometimes things like Kansas Housing Authority once again owned by UG but managed by their board so indirectly kind of owned by us. That is a lot of what you're seeing maybe is some of those other entities, but there are some that are just—the UG acquired it at some point and we didn't get it placed into a land bank or some other mechanism. It may have a structure on it too. **Chairman Holland** said we're going to need that specificity. We're going to have to drill down to that level of detail for this strategic planning. **Commissioner Barnes** said BPU should be a big player when it comes to our neighborhood stabilization and incentives. The one size fits all when it comes to code. I

September 10, 2012

know everyone loves code on one hand, but the other hand they play this gotcha kind of thing in certain neighborhoods rather than saying how, may I help you. You have a code problem. I see you have a code problem. This is how you can be helped or this is what we can do. It creates this Groundhog's Day kind of thing that goes over and over and we never resolve it. Rather than resolving the issue we got a process of I got you. I caught you with your pants down. You have a car parked in the backyard or whatever and the other part of this is that we can strengthen our codes and we can get more people but almost 60% of the properties are owned by absentee people. The only ones that receive the brunt of it are the ones who stay here locally.

Chairman Holland said that's another statistic I want. **Commissioner McKiernan** said they're calling it the abandoned housing taskforce is looking directly at it trying to bring more pressure to bear on those people who are absentee. For me codes are doing their job. They're job is to go out and find them. Now fixing them, that's not their job. It's our job, but it's not theirs. We've got to again go back and identify these resources to help address those problems. **Commissioner Barnes** said I'm just talking about a kinder and gentler approach to doing it because a lot of the people that I run into they have great intentions. When you're talking about an aging neighborhood the people are aging with the neighborhood. When they age with the neighborhood which means their income is very fixed. When I say a kinder and gentler process is that a lot of the problems the code addresses we have services that are available but they are just not readily available to the people. I think there should be more of a communication issue. **Commissioner McKiernan** said that should be more on the resolution side. **Commissioner Barnes** said absolutely. **Chairman Holland** said I see two people have been very patient who wanted to chime in.

Brenda Shivers, 2702 S. 46th Terr., employed by the Northeast Economic Development, 1301 Quindaro, asked as you went through the key individuals who are on the taskforce I didn't see any neighborhood people just regular citizens. Is there any reason for that? **Mr. Ortiz** said it was internal only. **Chairman Holland** said we're getting started and I think one of the things we do have a citizen's board. **Mr. Slaughter** said we do have the land bank advisory board who I think as we go along with this their input will probably be part of this process. **Chairman Holland** said I think it'll be essential. **Mr. Slaughter** said how that will play out we may have to present that at a future meeting. That will be taken in consideration. **Commissioner Maddox** asked how do you apply for that board. **Mr. Slaughter** said I believe

the advisory board is all representatives of our NBRs. **Ms. Shivers** asked you will eventually do a north of Parallel on this map. I mean this is just the beginning again. **Chairman Holland** said it's just a sample. **Mr. Slaughter** said we have done countywide. We can break it down. **Commissioner Barnes** said she wants to see the northeast area. **Mr. Cooley** said we've got one rolled up over there that shows—**Commissioner Barnes** said and then a CDC she'd like to have one if you can get her one, one to take home, not to just look at.

Chester Owens, 1150 Washington Blvd., said he'd like to thank the commissioners for approving the HNMA which is the NBR in the northeast area. We just want to pass out something and you can look at it at your leisure. We certainly appreciate the conversation today and some of the comments that have been made. This is the newest NBR. I am ready to add that we have spent at least a year and at least 10 neighborhood groups spending at least an hour and a half every Monday putting this together because we wanted to make sure that it was correct. You all have touched on the issues today that we discuss oftentimes and Commissioner McKiernan you hit it. We've got to figure out what is causing these problems and this is what we're about. One of the things that we found out is that the groups in meeting every Monday and there is approximately 10 of us that still meet every Monday morning for over a year and a half that we spent approximately forty hours a week and that may seem phenomenal to everybody looking at our neighborhoods. We live in the neighborhoods 24/7.

Things may happen in my block at 10 o'clock at night that we have to deal with. Many people who come in and give advice are not aware of that. I've sat here and listened to a description of my block. The block I live on where all the houses are sound but there are two and you have people that are saying can you all get something done about that. This is not putting the code enforcement because they do a good job, they are understaffed. We'd know some things we can do. We'd like to add the HNMA now we are on the taskforce. This is one of the things is the only area of the city that has—we'll say this, some people may not agree, we have never had an NBR in the northeast area. We miss out on everything. We'd like to emphasize that we're not usurping any one's power. We want to work with everybody. If you look at the back please read the back here because we realize that Wyandotte County is on the move, but we're here to offer our service. We are a body that you can go to that could give you input that you will not get anyplace but from the people who live in the neighborhood 24/7.

On the community gardens, we'd like to thank Chris here. He's done a good job for us. There are some people that say why have a community garden. Well there's a block right behind

September 10, 2012

me there are fourteen houses. Nine of them are vacant or abandoned. These are houses, now the vacant lots were an eyesore. Grass, rats you name it and we got permission about five years ago to put a community garden and it's been a plus. I'm not saying that this should be done all the time but this is an example of what we had to do because we had no options. We would certainly like to be part of the taskforce and the NBRs now automatically will be.

Chairman Holland asked can you issue that invitation to the new NBR please Mr. Slaughter. **Mr. Slaughter** said yes, they are an NBR so they'll part of it. I just don't have a time set where we're probably present finding to them other than their already important part of being on the land bank advisory board.

Mr. Owens said we just want to be on the table and too often what has happened the information that should be received in all sections of the city we do not receive it. It comes off as you are not really interested. You don't complete surveys and so we hear that all the time. You all can't get along. This NBR dispels all of that. Also I would like to add that we have the cooperation of all the other NBRs because they understand the necessities and what it can do for neighborhoods. We are here today and we certainly appreciate the conversation and anything that we can do we are here. We want to make this work. Things are to work in the older area you are going to have to utilize some different procedures. It's got to be different, you can't use the same procedures here that you might use in Rosedale. You may have to use some different procedures. I just wanted to say that but we do appreciate this.

Mr. Slaughter said and I think Mr. Owens brings up a great point that while this taskforce committee or whatever you want to call us are moving on a path. I can get with MaryJane and maybe we can have an initial meeting with the NBRs, get their inputs, their thoughts, their suggestions and that can probably be part of our process together then eventually I can see the two groups probably merging and then hopefully we're presenting something to this committee as a thanks so I'll get with MaryJane and I think she is probably the best liaison between—sometimes I can't remember my own extension. We'll get something out probably by next week and we'll get something set up. **Mr. Owens** said I might also add that our commissioners they have certainly been supportive of this and we will be passing information hopefully through them back to you.

Commissioner McKiernan said I just want to suggest you know you talk about presenting information to the NBRs. I'd like to suggest that we turn that around that we actually, as I said earlier, start to ask and people who have perspective and history in the area looking for

September 10, 2012

the factors that may have precipitated some of where we find ourselves now. I think the NBRs as a link between the businesses and the communities and the neighborhoods that surround them can be a real powerful source of at least anecdotal input that maybe then we can vet with data but they can start to give us some flavor, some picture that goes beyond the data and may be a valuable resource to help start to pin down some precipitating factor so I'd like to see them come and be a data source rather than something we present the data to.

Chairman Holland said we're going to wrap up this conversation. This is the reason why we are serving dinner now to the commissioners because we're planning on spending this kind of time on these topics because the 15 minute standing committee meeting is not going to get to the depths of these issues. I appreciate the commissioner's commitment to this process. We're going to take a 5 minute recess and then we're going to commence with our next meeting.

Action: No action taken.

Adjourn

Chairman Holland adjourned the meeting at 6:15 p.m.

tp

Housing

Goal: Develop policies and programs that:

- **Grow Neighborhoods to their maximum potential**
- **Make Property owners accountable for their property; and**
- **Foster a diverse housing stock.**

I. Short Term

- A.** Establish a task force to review overall housing policy with final report due summer 2013. Participants shall include Unified Government, CDBG, Code Enforcement, Land Bank, Housing Authority, CDC's, Not-for-profits, BPU & Community Lenders/Realtors.
- B.** To restore code enforcement effectiveness:
- a. Review staffing levels
 - b. Aggressively pursue environmental violations, i.e.: Trash & Weed violations
 - c. Explore new technologies and applications to increase efficiencies and effectiveness
 - d. Coordinate more closely with other agencies in dealing with extensive structural violations; and,
 - e. Maintain rental licensing and landlord training.
- C.** Coordinate demolition decisions with neighborhood needs, redevelopment opportunities and commission priorities.

II. Long Term

- A.** Develop a plan to market housing across Kansas City, Kansas including land bank properties. Strategies should include UG and BPU, realtors, developers, builders & CDCs.
- B.** Seek outside funding, including but not limited to Section 42, tax credit and tax incentives and philanthropic foundation grants.
- C.** Strengthen neighborhood relations including community policing, schools & PTA's, churches and other institutional partners.
- D.** Establish a revolving loan fund involving local vendors to rehabilitate and preserve existing housing stock.

Healthy Community/Recreation

Goal: Encourage healthy lifestyles through program services and facilities that result in the Unified Government improving its state ranking for overall health.

I. Short Term

- A.** Establish and implement a plan for a countywide recreational complex with funding identified in 2013.
- B.** Determine programs needed to improve the health ranking of Wyandotte County
- C.** Collaborate with Healthy Communities Wyandotte to improve the health of the people in our community through:
 - Communications Action Team
 - Education Action Team
 - Access to quality education and support services that promote readiness for school, future education and subsequent career
 - Environmental Infrastructure Action Team
Build, redesign, and better utilize Wyandotte County's environmental infrastructure to provide opportunities for healthy and active living
 - 1. Resolve Urban Soccer field opportunity
 - Nutrition Action Team
Improve Wyandotte County's food environment so that all residents can and want to eat healthy foods
 - Health Services Action Team
Increase access to quality and affordable mental and oral health services in Wyandotte County
- D.** Increase and improve programming options in existing facilities

II. Long Term

- A.** Partner with community organizations such as the University of Kansas, KCK Community College, school districts and other community partners to implement the initiatives identified in the Health Communities Wyandotte plan
- B.** Dedicate a portion of the one percent community casino contributions in 2014 to help fund these initiatives.

Social Services

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

I. Short Term

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

II. Long Term

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