



City of Leavenworth  
100 N. 5<sup>th</sup> Street  
Leavenworth, Kansas 66048

CITY COMMISSION STUDY SESSION  
COMMISSION CHAMBERS  
TUESDAY, JUNE 15, 2021 7:00 P.M.

Welcome to your City Commission Study Session – Please turn off or silence all cell phones during the meeting  
*Meetings are televised everyday on Channel 2 at 7 p.m. and midnight and available for viewing on YouTube and Facebook Live*

In accordance with Kansas Open Meetings Act (KOMA), the meeting can be viewed on Channel 2 and via Facebook Live. The public is encouraged to view the meeting using one of those options. The Leavenworth City Commission meeting is open to the public with limited seating capacity. To attend the meeting in person, email [cwilliamson@firstcity.org](mailto:cwilliamson@firstcity.org) no later than 4:00 pm on the day of the meeting to reserve a seat. Seats are available on a first come first serve basis. Face coverings are optional when attending the meeting. If you are not attending the meeting but would like to submit comments on an agenda item to be read during discussion on that topic, email your comments to [cwilliamson@firstcity.org](mailto:cwilliamson@firstcity.org) no later than 6:00 pm on the day of the meeting.

**Study Session:**

1. Quarterly Report from Unified School District 453 (pg. 2)
2. Presentation on 600 Cherokee Renovation Plan (pg. 3)
3. Dangerous Structures Review and Assessment (pg. 9)

**STUDY SESSION POLICY REPORT  
PRESENTATION BY  
LEAVENWORTH UNIFIED SCHOOL DISTRICT NO. 453**

**June 15, 2021**

**ISSUE:**

Director of Public Relations Jake Potter with Leavenworth Unified School District No. 453 will provide a quarterly update to the City Commission.

**Policy Report**  
**Presentation on 600 Cherokee Renovation Plan**  
**June 15, 2021**

Prepared By:



Taylour Tedder  
Assistant City Manager

**BACKGROUND:**

The City of Leavenworth invited interested parties to submit proposals last month for the acquisition, preservation, and redevelopment of the property generally known as the former “Club Venom Building”, located at 600 Cherokee Street (presently vacant) consisting of 0.15 acres after purchasing the property earlier this year. It was built in 1890 and historically served as restaurant, bar, and retail/commercial space. Overall, the building(s) currently feature 12,162 of total square feet.

The goals for the project include:

- Continuation for Revitalization of the Downtown. The development of the property shall serve as a continuing development effort and redevelopment of the downtown core.
- Linkages and Connections. The property should be redeveloped with historic acknowledgement in mind so that the redevelopment effort maintains the physical and visual linkages and connections with the downtown and the immediate area.
- Design Quality. The development of the former Club Venom building should be redeveloped/restored with “landmark” visual qualities befitting the strategic location of the property. The architecture should follow existing redevelopment guidelines.
- Fiscal Benefit to the City. The development of the site should be fiscally beneficial to the City of Leavenworth by enhancing economic growth in the City, increasing the tax base, and attracting new business.

Mr. Darin Mann, who has had extensive experience in successful rehabilitation and renovation of numerous properties in the downtown, will present his plan this evening for the property.

**RECOMMENDED ACTION:**

Provide consensus for staff to draft a development agreement with Mr. Mann for acquisition, preservation, and redevelopment of the 600 Cherokee property.

**ATTACHMENTS:**

Letter of Transmittal  
Proposal  
Building Costs

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**Darin & Amy Mann: Carriage Work Lofts**

101 S. Broadway Street  
Leavenworth, Kansas 66048  
(913) 775-0221  
Dsalon101@gmail.com

19th May, 2021

**Letter of Transmittal**

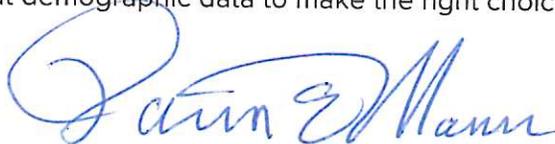
Dear City Manager and Commissioners,

Darin and Amy Mann would like to purchase 600 Cherokee St. to redevelop the building into 2 loft apartments, one potential restaurant and other retail space. We understand the scale of this project. We are equipped to have the vision and understanding to execute to completion. We believe that business creates business. We see the potential of Cherokee street with existing restaurants to become an entertainment district with similar hours to create a lively evening experience downtown. With more housing options coming into downtown there is more of a need for evening focused businesses.

The last 24 years we have restored many buildings, and we find bringing dilapidated buildings back to their glory is especially rewarding. We have gained a lot of specialized skills in dealing with downtown buildings specifically along the way. We have working knowledge of business and community needs, and success in placing good viable businesses that are fitting not only for the building, but to our community. Our downtown loft rentals have also been successful and have stayed filled and maintained with no lapse in occupancy.

Leavenworth is our home and our community where we live, work and have planned our future. This has given us unique insight into the needs of Downtown Leavenworth. We believe this sets us apart from those who can only look at demographic data to make the right choices.

Sincerely,



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**Darin & Amy Mann: Carriage Work Lofts**

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19th May, 2021

**Proposal**

Dear City Manager and Commissioners,

Darin and Amy understand the complexity of revitalizing a building. Their greatest projects have been with buildings in a much worse state than 600 Cherokee. After looking at this space, they see a clear vision of what needs to be in this building.

Darin's first project was in 1997 when he bought 101 S. Broadway St. Since then, Darin and Amy created Carriage Work Lofts, which include 8 commercial buildings in the downtown area, 6 of which hold established business, and 2 of which were acquired this month.

Most notably and similar to 600 Cherokee, Darin and Amy bought 726/728 Shawnee St. 726/728 Shawnee was on the demo list with severe fire damage, missing 1,700 sq/ft of it's second story. It sat empty and exposed to elements for 10 years before they invested \$400,000 and countless hours to bring it back to life, which improved the entire block. It now houses 4 loft apartments and two commercial storefronts. Darin and Amy brought in a dentist from Independence, MO, who has been running his business out of the building for the last 9 years. The second storefront has housed a variety of local retailers.

Darin and Amy also got the opportunity to purchase 727 Shawnee St. which they saw as a way to further improve the Shawnee block in Western downtown Leavenworth. They saw a great need for a laundromat in the area, which has proved to be pivotal to the growing rental community in Leavenworth. After 5 years of being used solely for storage, 727 Shawnee St. is now a thriving business.

The vision for 600 Cherokee St. would be 2 storefronts and 2 loft apartments. Recognizing the surrounding restaurants, Darin and Amy feel they could tie the Cherokee block together as an entertainment district with extended hours when compared to the rest of downtown. They already have a potential local craft microbrewery interested in the space. It should be an easy sell for an established restaurant to come into the space. Because of its location on a corner, it could act as an anchor for the rest of the block.

**Immediately** - Upon closing, the roof and any structural issues that may arise will be addressed immediately. After that, architects and structural engineers will be brought in. Darin and Amy will make sure the building is stabilized before continuing.

**Fall 2021** - Interior demolition will begin, focusing on the upstairs lofts. Plans include using grants from the Historical Society, the NRA, and the Heritage Trust Fund to maintain the integrity of the building's history. Darin and Amy would also aim to bring the facade back to historical and aesthetically pleasing design. Marketing to potential businesses will begin. After the plans are made, the next year and a half would be used to complete the project.

Darin and Amy are continually purchasing, renovating and leasing properties which brings in a great tax base for Leavenworth. Darin has \$1,000,000 in real estate equity, an excellent track record with the banks he deals with, and an excellent credit score. He has leverage in previous projects that are paid off, as well as investors.

**List of established businesses that Darin and Amy own and operate downtown**

- **Tom & Ann's Haircolorists (101 S. Broadway St.)** - Established 1959, building purchased 1997, business purchased late 1997
- **Carriage Work Laundry (727 Shawnee St.)** - Buildout from April 2017 to October 2017, Established October 2017
- **Carriage Work Lofts (726/728 Shawnee St.)** - Building purchased late 2010, 2 storefront and 4 loft apartment renovation completed 2013, no vacancies since 2013
- **West 7th Street Day Spa (530 W 7th St.)** - Building purchased June 2019, continued operations since
- **Union Park Lofts (700 Spruce St.)** - Building purchased June 2015, started renting September 2015, 1 storefront, 8 apartments

**Other businesses Darin and Amy have brought in to Leavenworth, directly or indirectly**

- **Carriage Work Dental**
- **Modern Muse**
- **Mann's Heating and Cooling**
- **Mann's Collision**

- **Professional Nail Care**

**Homes Darin and Amy have renovated and own**

- **901 3rd Avenue**
- **509 Spruce St.**
- **519 Marshall St.**
- **826 Shawnee St.**
- **1210 S. 16th St.**
- **1304 S. 16th St.**
- **1308 S. 16th St.**

Darin and Amy are unique in the fact that they live and work in downtown Leavenworth, they are more in tune with the needs of the community. Their future interests align with the health of the downtown area. They are committed to small businesses, and their love for Leavenworth's unique historic buildings makes them the best fit.

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**Rough Estimate List of Initial Building Costs**

- Structural engineer \$5,000.00
- Architect \$5000.00
- Roof 70000.00
- Parapet/Tuckpointing \$15,000.00
- Facade/Windows \$35,000.00
- Remove Iron Curtain \$15,000.00
- HVAC for 3 Apartments \$40,000.00
- HVAC for 2 Storefronts \$30,000.00
- Plumbing for 3 Apartments \$45,000.00
- Plumbing for 2 Storefronts including ADA Bathrooms \$30,000.00
- Electrical Service upgrades for 5 services \$23,000.00
- Electrical rough-in for 3 Apartments and 2 storefronts \$80,000.00
- Rough-in Framing for 3 Apartments and 2 Storefronts \$60,000.00
- Sheetrock for 3 Apartments and 2 Storefronts \$58,000.00
- Flooring throughout \$72,000.00

We think this project will be in excess of \$500,000.00

We use local contractors 90 percent of the time on our projects and will continue to do so.

We plan on trying to offset a lot of the costs through programs such as the Kansas Heritage Trust Fund Grant, City Facade and Grant Grow Leavenworth County, as well as, NRA Leavenworth Main Street IWW 20000.00 no interest loan. We are working closely with Wendy Scheidt at Leavenworth Main Street and will look into hiring consultants to explore other opportunities.

In light of the rising cost of Building Materials, we would like to offer the City \$1 for 600 Cherokee in order to invest all monies into the project to ensure the best build out and restoration.

POLICY REPORT

Dangerous Structures Review and Assessment

JUNE 15, 2021



Prepared By:  
Julie Hurley,  
Director of Planning and  
Community Development



Reviewed By:  
for Paul Kramer,  
City Manager

**DISCUSSION**

Structures that are assessed to be in an unsafe and dangerous physical condition, abandoned, or that have a blighting influence, pose a threat to the public health, safety and welfare of the City. To address and abate these structures, the City Commission, through its powers under Chapter 10, Article XI (Unsafe or Dangerous Structures) of the Code of Ordinances, has requested that City staff annually develop an inventory of unsafe and dangerous structures for review and potential removal through demolition.

**STRUCTURES FOR CONSIDERATION**

Staff has compiled a list of structures, which have been evaluated based upon the criterion established for unsafe and dangerous structures. In accordance with Kansas Statute, structures are deemed unfit for human use or habitation if conditions exist in such structures which are dangerous or injurious to the health, safety or morals of the occupants of such buildings or other residents within the City of Leavenworth, or which have a blighting influence on properties in the area.

The following structures have been evaluated based on the criteria outlined within Kansas Statute and are hereby presented for consideration:

1. 326 Dakota– Single family house
2. 619 Ottawa – Single family house
3. 620 Osage – Single family house and accessory structure
4. 733 Pawnee – Accessory structure
5. 869 Sherman – Single family house and accessory structure
6. 910 Sherman – Single family house
7. 918 Pottawatomie – Single family house
8. 919 Pottawatomie – Single family house and accessory structure
9. 927 Pottawatomie – Accessory structure
10. 706 Garfield – Single family house
11. 767 Charles – Single family house and accessory structure
12. 1921 5<sup>th</sup> Ave – Single family house
13. 204 N. 17th – Single family house
14. 1018 Pottawatomie – Single family house
15. 1050 10<sup>th</sup> Ave – Multi family structure

Pending consensus by the City Commission to move forward with the list of dangerous and abandoned structures as presented, staff will prepare a resolution to set a public hearing for the structures. Prior to approval of the Resolution setting the public hearing, staff will prepare a Remediation Agreement for each property and notify property owners, giving property owners the opportunity to make needed repairs.

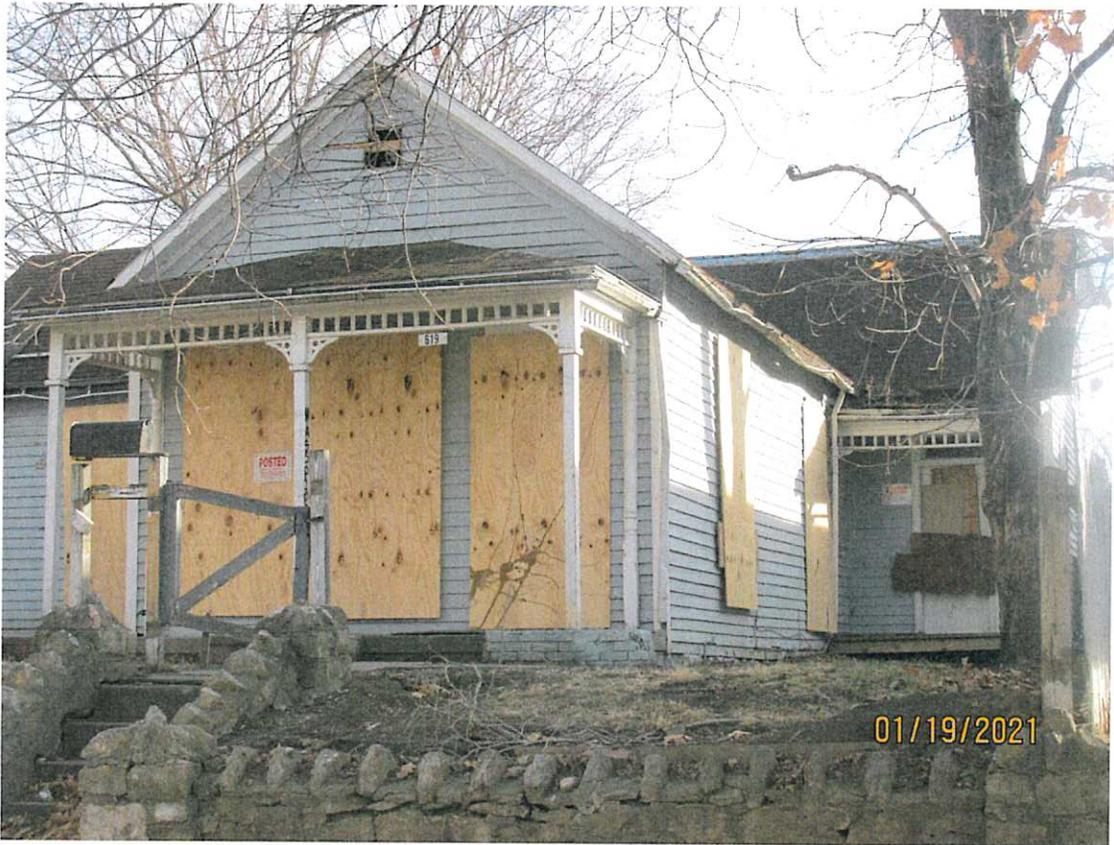
**RECOMMENDED ACTION**

Consensus for the list of dangerous and abandoned structures, as presented, to be formally placed on a list for public hearing, review and consideration for Resolution of demolition.

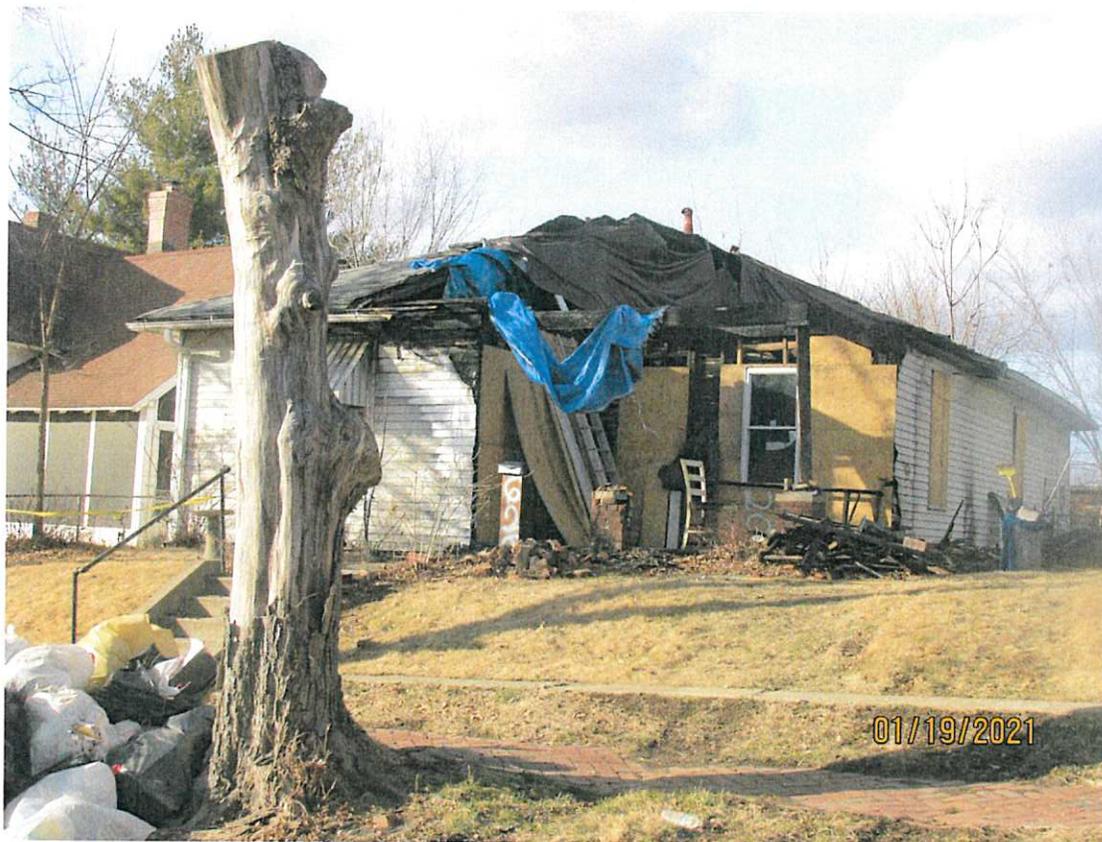
326 Dakota



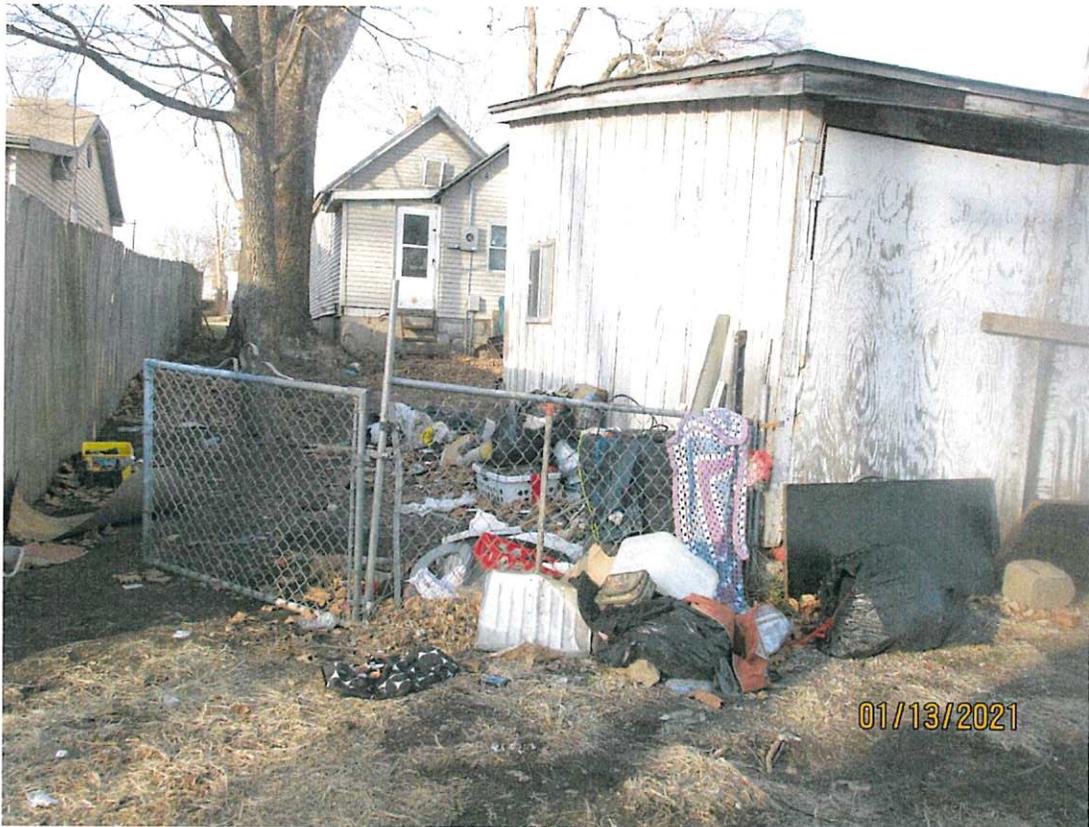
619 Ottawa



620 Osage



733 Pawnee



869 Sherman



910 Sherman



918 Pottawatomie



919 Pottawatomie



927 Pottawatomie



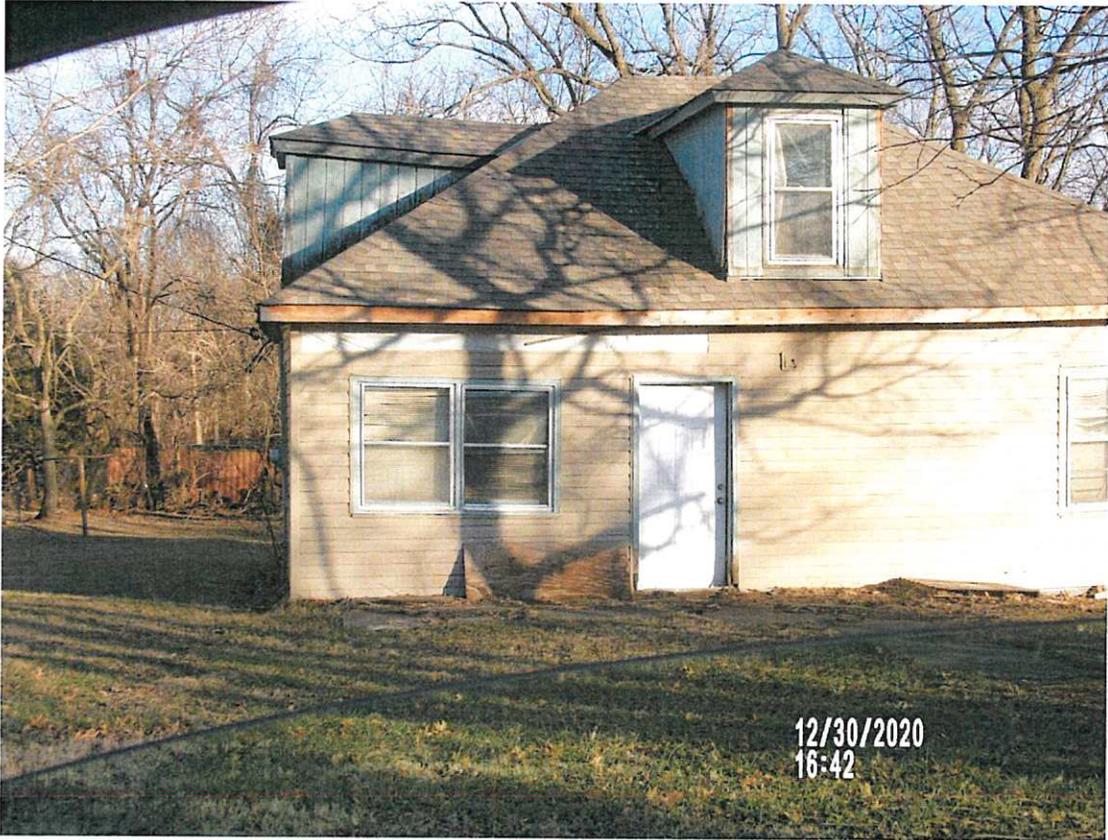
706 Garfield



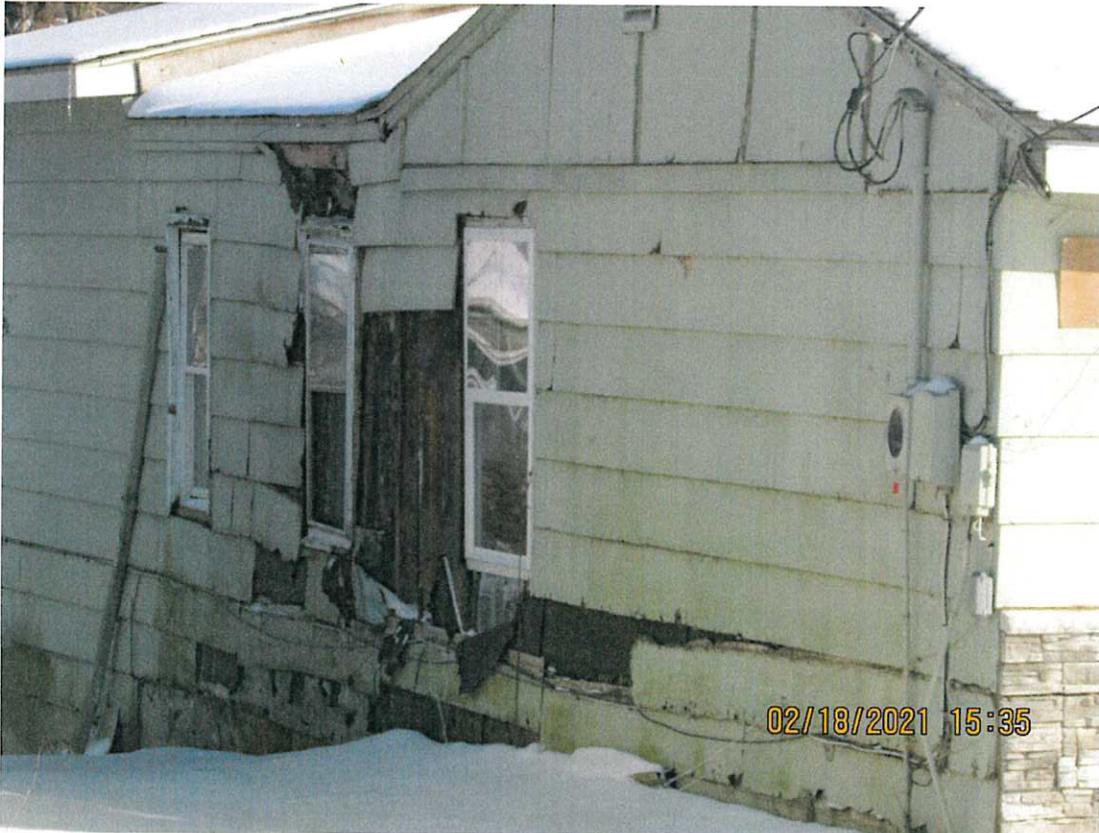
767 Charles



1921 5<sup>th</sup> Ave



204 N. 17th



1018 Pottawatomie



1050 10<sup>th</sup> Ave

