

**UMKC**  
**Neighborhood Advisory Council**  
**April 5, 2017**  
**6:00 p.m. – 7:30 p.m.**  
**Facilitated by Dee Evans/Bruce A. Chladny**

**NAC Members in Attendance**

Kathleen Arthur  
Les Cline  
Pat Gallagher  
Doug Ghertner  
Martha Hogerty  
Renee Neades  
Jason Pryor  
Terry Rodeghier  
Jim Wanser

**NAC Members Not in Attendance**

Ben Randall  
Navya Sane

**UMKC Staff in Attendance**

Michael Bongartz  
Dee Evans  
Troy Lillebo  
Sharon Lindenbaum  
Angela McDonald  
Bob Simmons  
Dr. Jeff Traiger

**Public in Attendance**

Allison Mitchell (Presenter and Property Manager, Colonial Shops/ Copaken Brooks)  
Trace Allison (Property Manager, UMKC Homes/ Cohen Esrey)  
Anna Tyler  
Mike Rhodes  
Keith Spare

Meeting Convened at 6:01 pm

## 1. Welcome and Introductions

At 6:01p on Wednesday, April 5, 2017 Dee Evans, UMKC, welcomed all guests to the UMKC Neighborhood Advisory Council (NAC) bi-monthly meeting. She invited everyone in attendance to introduce themselves. Attendees were reminded to sign the sign-in sheets at the back of the room.

## 2. Consent Agenda

Dee Evans introduced the consent agenda and the items that it contained.

Kathleen Arthur had a question about an incident that took place on campus. Discussion ensued. Chief Bongartz was not able to comment on the case as it was still under investigation. In order for NAC members to stay informed of events on campus, Dee Evans would send NAC member email addresses to the Chief and he would send them the Clery Crime Log on a regular basis. This report is also on the UMKC website. Council was reminded that the UMKC Police link is on the NAC website as well.

Following the discussion, Jason Pryor made a motion to accept the Consent Agenda as presented. Terry Rodeghier second the motion. The motion to accept the Consent Agenda as presented passed unanimously.

## 3. Old Business

### **Recap of Troost Avenue Development/ 5300 and 5400 Blocks – Request For Proposals**

Bob Simmons reintroduced the Troost Avenue Development Project. He had emailed the final draft of the RFP to NAC members, but noted that it would not be officially issued to the public until the following week. He then went on to highlight several items in the proposal:

- On page 3 under Design Objectives and Guidelines he noted that the University was interested in seeing horizontally and vertically mixed development taking into account all of the various aspect of live, work and play concepts for housing, and modes of transportation in a developing urban environment.
- On page 4 under Section B. Construction Requirements/Zoning, he once again reiterated in greater detail the height restrictions and called to their attention the desire to not obstruct the views of the neighboring houses taking into account the feedback that he had gathered from previous NAC meetings.
- On page 5 in Section C. Neighborhood Context, he noted that all of the prohibited uses of the development are defined in Exhibit C but then went on to call out several of the desirable uses of the development based on feedback from Council members in previous meetings.
- On page 6 he noted that it is desired that the project be completed at one time.

- And then on page 12 Section C. Selection and Construction Schedule he noted the timeline for the project from beginning to completion.

Following the presentation, a number of questions were discussed:

- Jason Pryor had a question about the project that was taking place at 55th and Troost and how those proposed apartments would influence this project. Bob stated that project is not in this proposed project area and would not impact the UMKC project.
- Renee Neades had a question about the Coach Building and discussion ensued.
- Martha Hogerty asked how many stories is fifty feet tall. Bob responded that depending on the type of development, but usually, that would be about three stories. It would likely not be four stories.
- Kathleen Arthur asked if a Smoke Shop and Vapor Shop are on the “no-go” list. There was some discussion. Bob reaffirmed that he would review the list to ensure that they are.
- Renee Neades said that she appreciated the RFP and that UMKC listened to the neighborhoods and was happy with the proposal.
- Pat Gallagher asked about signage. Bob responded he would include information on signage in the RFP. Some discussion followed.
- Kathleen Arthur asked if that was in a CID (Community Improvement District). Discussion followed. It was believed that it was part of the South Town Council CID from 47<sup>th</sup> to 67<sup>th</sup> street. Bob would add that piece of information to the RFP.
- Jason reported that Bob has reached out to Mike of Mike’s Tavern.

### **Legislative Update Downtown Arts Campus**

Dee Evans gave a brief update on the Downtown Arts Campus. She announced that the House of Representatives in Jefferson City had passed a resolution in support of the Downtown Conservatory project. The resolution was read in the Senate and open for Public Comment. Several UMKC constituents and the Chancellors testified at the public hearing. Jason Pryor had a few questions and comments about the legislative process.

## **4. New Business**

### **51st Colonial Shop Facelift**

Dee introduced the 51st Colonials Shops Facelift project. Bob Simmons introduced the guest speaker Allison Mitchell, Property Manager of the Colonial Shops. A slide show was used to showcase an artist’s rendering of the proposed property improvements. The slides included: a sketch overlay, conceptual drawing of the improvements, an inspirational image of another site to give a better idea of the desired look for streetscape, seating and blade signs; examples of the signage and mural, chimney signage West and East elevation and lighting, outdoor fixtures and hanging plant baskets. She noted that most of the site work would take approximately two to three weeks. The completion date

is anticipated on or before classes start August 19<sup>th</sup>. Next steps are the bid process and awarding the contract.

Following the presentation, a number of questions were discussed:

- Kathleen Arthur asked if anything would be done with the windows and doors. Improvements to those items have been taken into consideration.
- Jason Pryor commented that what was once old is now new again and that the improvements are similar to the original look of the building when it was first constructed post World War.
- Kathleen Arthur asked about the columns and other metal work and if it was aluminum. It would be steel and powder coated steel grey.
- Jason then asked if the blade signage was similar to the Crestwood Shops as they are both J.C. Nichols built properties. Allison reported that it was not planned that way if they are similar.
- Jason then commented on the alley behind the building, and he announced that his building, Pizza 51, would be undergoing a facelift too in the near future.

### **Brookside 51 Project updates**

Bob reported that post UMKC commencement and through the summer the construction site barricades and fencing should come down. In June or July, site work will be concentrated on the south side of 51<sup>st</sup> Street with street scape within the site boundaries. There will be street closure later when there is a milling and overlay of 51<sup>st</sup> Street. This work is scheduled to be complete by the time students' return for classes in August. It was suggested that VanTrust provide an update at the next schedule NAC meeting. Bob will follow up on this.

### **Property Management RFP Process**

Bob Simmons introduced Trace Allison as the new Property Manager for UMKC Homes. He then announced that it was also time to re-issue the contract to secure a management company for the next five years. He had asked that a NAC member residing in the Rockhill Crest Neighborhood be part of the interview team. Bob clarified the commitment for those that will serve on the committee. Les Cline and Pat Gallagher would talk about serving. Bob would be in-touch with them in the coming weeks.

## **5. Announcements**

Renee Neades had a question about a residence on Harrison. The concern is at 5425 Harrison involving roofing replacement. Trace Allison is aware of the problem and will work to resolve the issue.

Jason Pryor asked about the status of the Free Enterprise Center project relative to the Downtown Conservatory project. Troy Lillebo, of UMKC, answered that those were two

different funding streams and that UMKC was still waiting for the Governor to release the Free Enterprise Center building funds.

Angela McDonald announced that UMKC Homes was hosting the 3rd Annual Neighborhood Clean-up event. Les Cline gave kudos to Angela and the great work that she does with the event. She makes all feel welcome and the event does great things for the community.

Troy Lillebo announced the date for the "AIDS Walk" as being April 29th on the campus of UMKC and that Commencement Weekend is May 13th.

Kathleen Arthur announced that the 52nd and Brookside project is funded.

## **6. Public Comment**

Keith Spare voiced concerns about communications on the Colonial Shops facelift project and on the condition of the basement at the Colonial Shops. The property manager responded that the basement was checked on a regular basis and that it is clean of all standing water and debris. Keith also announced that there was a PRIDE Dinner on April 19th or 20th.

No further business, the meeting adjourned at 7:00 pm. The next meeting is June 7, 2017.  
Submitted by Dee Evans