

**UMKC**  
**Neighborhood Advisory Council**  
**December 6, 2017**  
**5:30 Tour**  
**6:00 p.m. Meeting.**  
**Facilitated by Dee Evans**

**NAC Members Present**

Les Cline  
Pat Gallagher  
Doug Ghertner  
Renee Neades  
Jason Pryor

**NAC Members Absent**

Terry Rodeghier  
Jim Wanser  
Ben Randall

**UMKC Staff Present**

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

**Public Present**

Trace Allison, UMKC Homes  
Ken Spare  
Keith Spare  
David & Paul Kinred

**Guest**

Petra Kralickova, director of the National Museum of Toys and Miniatures

Meeting Convened at 6:01 pm

## **1. Welcome and Introductions**

The meeting convened at 6:15pm on Wednesday, December 6, 2017 after NAC members and guests had the opportunity to tour the museum with Director Petra Kralickova. Dee Evans welcomed all guests to the UMKC Neighborhood Advisory Council bi-monthly meeting. Attendees were reminded to sign in, and introductions followed.

## **2. Consent Agenda**

The consent agenda was introduced to the members for acceptance.

- October 4, 2017 Meeting Notes edits were submitted by Renee Neades
- UMKC Homes 1Q – FY 2018 Budget Performance and Activity
- Campus Police Incident Report (No Incidents Reported)

Dee called for a motion to approve acceptance of the consent agenda with noted changes to the minutes. Jason Pryor motion to approve, seconded by Les Cline; the consent agenda was approved.

## **3. Old Business**

### **5300 and 5400 Troost Avenue Development Update**

Bob is continuing to work on the Troost development with Troostworthy and CarrBaierCrandall/EPC; the best and final offer is anticipated to be presented sometime in the first quarter of next year. The process of working with each team independently and the best offer will be presented to the NAC during the public engagement process. The process should have a new timeline as the “best and final offers” are submitted. .

### **5300 Rockhill**

5300 Rockhill Road has been used as offices for over 20 years. UMKC moved the most recent occupants out of the house a year ago. It currently has significant structural issues and has been cited a number of times by the City. Those City issues could be addressed on the surface, but further assessment revealed that the external stucco contains asbestos I. This has created a serious situation. A structural engineer determined that the house has an uneven grade and fully exposed on the north side. The house is not architecturally significant and UMKC is considering the demolition of the home in a manner that will provide additional green space and a buffer to the Rockhill Crest Neighborhood. Bob indicated that there is additional expense if the house is demolished in winter, so it will most likely be razed in the spring. It is on the City citation list.

UMKC is offering an opportunity to tour the house for a more clear understanding of the issues. A tour time of Wednesday December 13 from 2-3pm is available.

#### **4. New Business.**

##### **St. Francis Xavier School Development**

Bob distributed the Foutch Development at St Francis School/5220 Troost index sheet outlining the general project. Foutch has acquired the property and has met with the City Planning Commission and community groups. They are looking at it as a historic preservation project. It is still focused on student housing with about 100 beds/41 units. This will be within the existing building and site footprint. Two and three bedroom configurations for student residents are planned. Site plan shows 80 parking spaces.

##### **Future Agenda Topic**

Jason suggested that NAC members have the opportunity to communicate and talk with Whole Foods and its interest in the neighborhood. There are also meetings for the Main Street streetcar extension starting in the spring. This might be another agenda topic in the future. It was also recommended to include the NAC member selection process for an agenda topic.

##### **Announcements**

- Notice of traffic violations: it was recommend that UMKC officers observe these violations for public safety
- Bob announced the possibility of having a joint meeting with Rockhurst neighborhood on the future of 49/63 with the Center for Neighborhoods facilitating. This is in conversation with Rockhurst Neighborhood Council.
- Troy, updating the Chancellor Search, said that candidates have been invited for interviews. A few will be visiting campus. The President is moving quickly, with plans to announce the new Chancellor in February.
- The Colonial Shops facades have been updated, furniture is in place, signage is going in place and planters will be installed in the spring. There was a concept to have murals on the east and west sides of building. The UMKC Trustees have reviewed a few options. They did not want to rush this process since the site is too prominent, and they will revisit those plans in the spring.
- Jason announced that Pizza 51 would be closed January 4 for their major demolition. All the metal will come off the canopy and overhangs and they will then look at the underlying structure for the design to rebuild.
- Dee announced that Kathleen Arthur has resigned from the council due to moving out of the neighborhood.

## **Public Comments**

- Ken Spare expressed concern over the consent agenda and minutes that he could not find on the NAC website. Mr. Spare noted that he wanted the minutes to reflect his outrage of the selection process for new members.
- Keith Spare was concerned that the real estate report was not provided.
- Keith Spare stated that South Plaza is the neighborhood adjacent to the 51<sup>st</sup> Street Colonial Shops and that South Plaza was not consulted regarding remodeling or repairs. They are also concerned with the idea of a mural. The neighborhood is supportive of the arts and would recommend consulting with the Kansas City Art institute.
- Keith Spare shared that South Plaza has been working with Whole Foods with their liquor license.
- Keith Spare shared his opinion that NAC is not representative of the neighborhoods. He stated Kathy Arthur was a member representative of Countryside and there are several Countryside members of the NAC. He feels that there are very few members from the neighborhoods surrounding the university and he feels that this issues needs to be addressed.
- Keith Spare announced the near completion for 76 poles and replacement of existing banners for South Plaza Neighborhood for around \$24,000, and the deposit of \$4,422. South Plaza is in the hole on this project and Keith asked if university would like to assist. Also using PIAC money to replace the marker at Grand and Brookside

The meeting adjourned at 7:30 pm.

Submitted by Dee Evans