

UMKC

Neighborhood Advisory Council

March 7, 2018

6:00 p.m. Meeting

Administrative Center / Brookside Room

Facilitated by Troy Lillebo and Bob Simmons

NAC Members Present

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

NAC Members Absent

None

UMKC Staff Present

Michael Bongartz
Troy Lillebo
Sharon Lindenbaum
Angela McDonald
Bob Simmons

Public Present

Trace Allison, UMKC Homes
Natasha Derrington
Ken Spare
David Kinred

Guests

None

Meeting Convened at 6:12 pm

Welcome and Introductions

Troy explained that Dee Evans was out sick, and he would be facilitating the meeting in her absence. He apologized for the lack of table tents and sign-in sheet.

Standard Reports

Martha indicated that she was absent for the previous meeting in December and asked that the minutes are updated to reflect that.

Martha asked for further detail about what was contained in the Concessions, Staff/Owner Units, and Gain/Loss to Lease budget lines. Trace explained how the expenses were categorized and accounted for in the budget. Martha also asked about the vacancy number and for further explanation about how some units were vacant but leased. Trace explained that while they were currently vacant, a lease had been signed, but the tenants just have not moved in at this point.

With the change to the minutes requested, the group accepted them.

Old Business

- **Main Street Streetcar Extension**

Bob shared that staff from HDR & Parson + Associates, as well as representatives of the Streetcar Authority and KCATA, have begun meeting to discuss the streetcar expansion planned from Union Station to Brookside and 51st Street. Bob has a one-page fact sheet that he will share with the group.

On April 3, the group is planning a community meeting regarding the various stops planned along the line.

We will try to get representatives from the team to attend the next NAC meeting on April 4 to discuss the project with the group.

Martha noted that she had seen there was a sales tax, property tax and a parking fee being proposed. She wondered if anyone knew about the parking fee. No one had any information or heard that aspect.

Several board members inquired about the timeline for the final vote for the TDD. The timeline is:

- Apply for ballots: March 5, 2018 – April 3, 2018
- Ballots mailed to qualified voters: May 1, 2018
- Completed ballots due back: 5:00 p.m. on June 12, 2018
- **Oak Place Apartments Update**

Bob shared that there were significant additional water issues that have been discovered as they began repairs on the north side of the Oak Place Apartments building. These additional challenges now necessitated the relocation of the residents in the south building by Spring Break. The university is providing assistance for the students including boxes and movers when necessary. While some are moving into university housing, others have been provided an opportunity to end their contracts and are taking that option.

The future course of action for the remediation of the water issues in the building is still being determined. It could include a variety of options including, repair and renovations of the existing buildings, tearing down the existing buildings and rebuilding, or tearing down the existing buildings and not rebuilding. The final path will be determined in consultation with construction consultants and insurance adjusters.

- **5300 Rockhill Road**

Bob shared that the decision on what to do with 5300 Rockhill Road would be deferred until the new Chancellor arrived. Jim Wanser and others asked to be kept updated on the decision.

- **Colonial Shops Renovation**

Troy shared that the renovations were complete with the exception of two items – installation of the new bike rack and the hanging planters that will be purchased this spring once the weather is nicer.

- **Troost Development Update**

Bob shared that the Curators have approved moving forward with either of the two developers or a combination of the two. He will begin discussing next steps with both of them. Both developers have expressed an interest in either one of the blocks individually or developing the two blocks in their entirety. Bob hopes to have a decision made by the April NAC meeting.

New Business

None

Announcements

- Jason shared that his renovation project was delayed. The costs from the construction firms came back significantly higher than the earlier bids. He was seeking additional bids for consideration. He will keep the group updated as the new timeline is negotiated.
- The council asked if the 51 Oak developers would be doing any cleaning of the sand and other debris in the neighborhood. They observed gutters, planters, streets full of sand.

- Jason also shared that the police are in need of individuals to help track community service hours for nonviolent offenders. Please contact Jason if you would like to connect with the appropriate person.

Public Comments

- Natasha shared that the Miller Coach Building on Troost had been vandalized with graffiti. Bob and Trace said they would address it and thanked Natasha for the information.
- Ken asked if we had any update on the 51 Oak development. Bob shared that while he did not have any firm dates, he had heard that they would be opening the Whole Foods in the summer. Terry indicated that a friend was hired and was told it would open in May. Bob shared that UMKC plans to move in the university offices housed in the building in June. Leases for the residential units currently indicate that they will begin in September.
- Natasha shared that at the Rockhurst University Neighborhood meeting, that they would be building a parking garage on the east side of Rockhill across from our site. Renee shared that they were aware of it, and that it has been part of their master plan. In exchange for those concessions, the university has agreed to put in a water spray park for the neighborhood.
- Bob shared that the residential units at St. Francis are scheduled to be open this fall.
- Angela distributed a flier about the Neighborhood clean up on April 21 from 9:30-12:00 p.m. If you have questions, contact Kim Johnson at johnsonkimd@umkc.edu.

Submitted by Troy Lillebo and Bob Simmons