

**UMKC**  
**Neighborhood Advisory Council**

**April 3, 2019**

**6:00 p.m.**

**Administrative Center / Plaza Room**  
**Facilitated by Dee Evans and Bob Simmons**

**Meeting Notes**

**NAC Members Present:** Les Cline, Pat Gallagher, Doug Ghertner, Martha Hogerty, Renee Neades, Jason Pryor, Ben Randall and Jim Wanser.

**NAC Members Absent:** Terry Rodeghier

**UMKC Staff Present:** Michael Bongartz, Troy Lillebo, Bob Simmons and Dee Evans

**Public Present:** Ken Spare, Keith Spare and Trace Allison, UMKC Homes

Dee Evans opened the meeting.

**Standard reports are posted on the NAC website:**

- December 5, 2018 Meeting Notes/UMKC Strategic Plan Presentation
- UMKC Homes Trustees and Curators Property and Financial Reports FY 2019 Q2
- Campus Police Incident Report

**Guest Speakers**

Dr. Brandon Martin was unable to attend.

**Campus Updates**

Bob Simmons

**UMKC Conservatory Site**

- Project is listed as the number one campus priority for UMKC capital funding;
- Location of Conservatory will be on the Volker Campus as announced previously by Chancellor Agrawal;
- Merger of the Theater Department into the Conservatory was also recently announced;
- Funding pledges from private donors need to be affirmed for the capital funding;
- Possible a 3-5 year project, currently no detailed design or scope of work as the program and budget are being verified;

**Oak Place Apartments**

- Currently architect and engineering assessments are taking place for the repair and reopening of the apartments;
- Plans for top to bottom repairs including environmental remediation;
- Goal for a phase approach for repairs starting at south building and moving to the north building;
- The timeframe for total completion is fall 2021 for reopening;
- Growth of housing is part UMKC Strategic Plan;
- Will keep NAC updated on any additional housing plans in the master planning process;
- In response to NAC member questions,
  - Trustee residential property transfer to university could be completed by fiscal year end 6/30/2019 or calendar year 2019; Net revenue from Trustee Real Estate will continue to be for Trustees Scholarships;
  - Trace Allison verified:

- Average rental (3) bedroom \$1,350 and (2) bedroom duplexes \$975. Current vacancies 13 units and 70% student occupied;
- Marketing to others in community in addition to students, such as faculty and staff;
- Brookside 51 rental is approximately 3 per a week, which is on their pro-forma, occupancy is approximately 46%.

#### 5300-5400 Troost Development Update

- Bob received revised proposals for both blocks from Troostworthy team, currently evaluating the proposals.

#### New Business

##### Discussion for future agenda items:

- Community Improvement District (CID) representative from VanTrust (Brookside 51 CID)
- Streetcar Expansion Advance planning update
- 5300-5400 Troost Development Update

#### NAC member discussion:

##### Jason inquired on policy for scheduled and cancellation vs postponement of meeting;

- NAC members can call for special meeting any time; or even call a meeting on the off month;
- There are no policies for scheduling and canceling or postponing meetings;

##### Jason inquired about the following:

- Tiffany Harris is the new manager with Copaken Brooks for the Colonial Shops. Jason would like to have more responsiveness in Tiffany's communications;
- He requested the assistance from the university with reporting the pothole at 51<sup>st</sup> and Oak to 311;
- Brookside 51 CID (Community Improvement District) process that he was not aware existed;
  - Concern of CID without public knowledge;
  - Bob is on the CID Board;
  - Polsinelli is staffing the CID Board;
  - CID will be consider an agenda topic for a future meeting;
- Transparency of the Trustee meeting; concern they are discussing the streetcar and potentially selling the Colonial Shops;
  - Troy responded:
    - Tom Gerend spoke with Trustees over a year ago as well as the NAC on the KC Streetcar Main Street Extension and 51<sup>st</sup> and Brookside south terminus;
    - Trustees see value in keeping the Colonial shops and have invested in its renewal, including the last phase which is painting the brick green similar to the Whole Foods terra cotta tiles.
  - Bob responded:
    - Last KC Streetcar public meeting showed conceptually that the streetcar south terminus does not sit on the Colonial shop property or parking;

#### Announcement/s

- 5th Annual UMKC Neighborhood Cleanup – Saturday April 27 from 9am – 12pm (Greenspace 53<sup>rd</sup> & Rockhill)
- AIDS Walk Saturday April 27, registration 9 am walk starts at 10 am. No street closures however, walkers down Rockhill down to 52<sup>nd</sup> St to Oak and back down Oak head north on Oak and return to Theis Park.
- Keith Spare announce the monument repairs through PIAC funding were completed and thanked NAC member Jim Wanser.

**Public comments**

- Ken Spare reported that areas around university owned property in the Rockhill Crest Neighborhood need repair from UMKC contractors snow removal equipment.
- Ken Spare read a letter that he submitted as part of the record. (Attached)

Meeting adjourned at 7:00 pm.

Neighborhood Advisory Council Comments by Kenneth Spare

Feb 6, 2019/April 3, 2019

I respectfully ask that the following comments that I am going to read be included in the NAC meeting verbatim.

I have worked with UMKC as a neighbor and as a neighborhood leader for almost 30 years. That has been through 5 past Chancellors and some very turbulent times. I participated in the creation of the Volker Neighborhood Council and writing of the original by-laws. I have been attending the NAC meetings as a member of the public and as a neighborhood leader for the last two years.

UMKC invested in the Volker Neighborhood Council by hiring Vicki Noteis to facilitate the drafting of By-laws which served well for quite a few years. Then two years ago UMKC ill-advisably invested by hiring a consultant who solicited and fed discord. Then UMKC used that to create an advisory council of their own choice disregarding previous promises and commitments.

**I recommend that you call together a meeting or meetings as necessary or all Presidents (or their designee) of neighborhoods bordering the Volker campus, plus all previous members of Volker Neighborhood Council who still live in one of the neighborhoods and all current Neighborhood Advisory Council. This meeting should be open to any other neighboring residents who wish to attend. All attendees treated as equal stakeholders. UMKC representative are included to attend again as equal members.**

**I respectfully recommend that UMKC again look to an outside person to facilitate the restructuring to an Advisory Council that is made up of representatives designated by the neighborhoods and who actually participate in the process of two-way transparent feedback between UMKC and the stakeholder neighborhoods surrounding the Volker campus.**

*Kenneth W. Spare,*

*Resident 5310 Holmes, Crestwood Home Owners Association*

*Property owner 5322 Charlotte, Rockhill Crest Neighborhood Association*

*April 3, 2019*