



Neighborhood Advisory Council

Wednesday, March 13, 2024

5:30-7:00 PM

In Attendance: Nate Addington (UMKC), Troy Lillebo (UMKC), Katie Meyer (Guest), Chief Mike Bongartz (UMKC), Jim Wanser (NAC), Pat Gallagher (NAC), Doug Ghertner (NAC), Sean Reeder (UMKC), Chase Johnson (NAC), Alicia Douglas (NAC), Kate Smith (NAC), Ken Spare (NAC), Laura Burkhalter (NAC), Sean Ackerson (Guest), Kathy Benich (NAC), Ben Heinlein (NAC), Carrie Stewart (Guest), and several guests from the Rockhill Crest neighborhood.

NOTES

Welcome/Introductions

- Nate welcomed back the NAC members who had been reappointed, including Doug Ghertner, Chase Johnson, Kate Smith, and Pat Gallagher; as well as our new appointees, Kathy Benich, Ben Heinlein, and Ken Spare. The seat for Troost Plateau continues to be vacant. Please send names of any interested individuals from that neighborhood to Nate

Guest Speakers

- Katie Meyer, KC Streetcar Updates | Contact: kjmeyer@burnsmcd.com
 - 75% of the track is fully installed as of March 1st. Crews are currently working near 43rd street, so it is closed because they're building tracks and pedestrian upgrades. That will be completed by Memorial Day.
 - Some of the underground electrical work for the southern terminus has begun in that between MLK and 5qst. In the next few weeks, it'll come out of the ground. Additional concrete and platform work will also be underway in that area.
 - 80% complete with OCS foundations (the electrical work in the ground before the poles go in). 244 poles are stood (about 70%) and the wires will be going up in the coming weeks. Along with this work will be a series of educational pieces about the danger of touching the live wires.
 - Project completion date is still broadly estimated as 2025.

University Updates

- Community Engagement Updates
 - Community Connect Refresh
 - The Connect website is undergoing a refresh and should be live on April 1. Several NAC members participated in a focus group about ways to improve the site. Please make sure to share the site with your neighborhoods and take a look at the new design in early April. Contact Nate if any bugs are found while perusing the site.
 - 4/19- UMKC Night at the Royals @ 6:30 | RSVP to mattmclain@umkc.edu by 3/18
 - This will be the Second Annual UMKC Night at the Royals- held this year on Friday, April 19. If you hold a seat on the NAC, you are eligible for two complimentary tickets for you and a guest to attend. Let Matt McLain know via email by March 18 if you are interested in attending. Tickets purchased through the NAC will receive a commemorative, co-branded sweatshirt.
 - 4/4- Reception for Martha Hogerty @ 11:30 | RSVP to englishk@umkc.edu by 3/27
 - Martha Hogerty, former South Place NAC member received the UMKC Alumni Legacy Award. the School of Humanities and Social Sciences will be hosting a reception for her and her family

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on Saturday, April 4th at 11:30am. An invitation to attend has been extended to NAC members. If you are interested in attending, email Karen English. Those reservations are due March 27th. (Note that this is a separate event from the Alumni Awards and is a separate reception.)

- NAC Nomination
 - Nate nominated the NAC for a CASE Award in the category of excellence in volunteer engagement. UMKC is proud of the work that NAC has been doing the past few years. We will know if we received the award in the fall.
- Facilities Updates
 - Epperson House RFP
 - The RFP has been issued and there were two strong respondents. UMKC is currently in the process of evaluating the applications. Both of the proposals meet the boutique hospitality parameters of the RFP and have strong visions for what they would like to do with the property.
 - Question: Who was the RFP open to?
 - Answer: The RFP was open to the public, with wide requests for new usage that would compliment both the neighborhood and the University in use and in design.
 - Question: Any projected date for when it would be possible to share outcomes?
 - Answer: Not as of yet.
 - Question: Are these local or out-of-state firms?
 - Answer: The firms both have in-state/local components.
 - Oak Street RFP
 - The university is continuing the process of reevaluating the Oak Street RFP, which was paused last November. The university received four really intriguing proposals that were beyond what could be delivered, so the process was paused while attempting to make things more financially feasible. That process is close to being done, but it's not quite wrapped up yet. As soon as that's wrapped up, the strategy will be re-evaluated and communicated back.
 - Question: During that original process, what was the role of the NAC?
 - Answer: This group offered a significant amount of feedback. There were also a variety of listening sessions open to the whole community (14 neighborhoods attended) and listening sessions for the internal community comprising of faculty, staff, and students. All of that information was curated and provided to the developers before their proposals came in and were used as a metric of evaluation once the proposals were submitted. Within the RFP, the chosen developer will be required to have their own community engagement plan.
 - Question: What happens to the current Colonial Shops when construction starts?
 - Answer: Unknown at this time, but the Colonial shops are owned and managed by the UMKC Trustees. All the developers that submitted proposals have spoken to the owners of the colonial shops and they have all expressed interest in being in the new development (with the exception of Pride Cleaners who will not be renewing their lease). All the proposals received so far included demolition of the current colonial shops. But we are hoping to retain or recreate the things that everyone loved about the colonial shops (outdoor seating, easy come and go, etc).
 - 51st Street
 - The piece of 51st Street between Cherry and Rockhill has been approved by the city for vacation (moved to pedestrian only). The university is working with the City on the necessary steps to complete this work which has been in the works for multiple years and was a part of the previous 2 campus Master Plans
 - Question: Is the expense of the reconfiguration of the street to be borne by the city?
 - Answer: The university will most likely need to bear it.

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- Question: Does the city have money for festivals? Could you have a grand opening festival and make back some money?
- Answer: A festival is a great idea. We've been working on this for a long time and we're excited for what this little area will bring.
- Question: Does UMKC become the owner of the land?
- Answer: Yes.
- Troost Property
 - In December, we received permission from the Board of Curators to list the property between Tikki Taco and Gaels. The university has received proposals from commercial agents that would list the property and have selected an agent. The university knows of some interested parties with good ideas for redeveloping and we are hoping it's an opportunity to pivot that property that hasn't been in use in a while. The hope is that the sale would go to something that compliments the neighborhoods and the students.
 - Question: Are there plans to divide that area into separate lots.
 - Answer: There are no current plans to divide it.
 - Question: Will UMKC retain any right or authority to the property?
 - Answer: No, once it is sold, it's sold.
 - Question: Would aspects of this property be regulated by or through zoning?
 - Answer: It would return to being regulated by the established zoning in the area.
- Continued discussion on UMKC Houses
 - UMKC has taken the feedback from the NAC is developing a pilot that proposes repositioning ten properties within the current housing inventory. This is being done through an RFP process to ensure more control throughout the initiative. A great deal of the language in the RFP comes almost directly from the two NAC listening sessions.
 - The overall goal is to return the homes to owner-occupied in a state that they can be financed through a traditional mortgage and brought back to a high standard of care consistent with the architectural integrity of a given property and the neighborhood.
 - The RFP will be released by the end of March and proposals will be due about 4 weeks after the release.
 - Question: Will you prioritize local developers?
 - Answer: Yes, the university always prioritizes Missouri-owned businesses.
 - Question: Any update on the houses at University Circle or the Fraternity houses?
 - Answer: Not as of yet. There was an RFP issued to solicit interest with Greek Life Organizations to see if there was any interest there, but it hasn't been successful.

Standard Reports- *Housing and Police Reports provided in separate documents*

Neighborhood Announcements/Events

- PIAC season is starting soon and the Troost Avenue CID would like to know if there are any requests they can support. Also, they are still pursuing some sort of fix for the Troost Ave Bridge and are working to pull together various community interested in working towards a solution.
- Mid Town KC Now has a monthly luncheon and this month's topic is the future of Broadway between 31st and 43rd because it's getting some water main replacements and then needs to be repaved.
- The William T. Kemper Foundation is working with the parks department to propose a bridge over Brush Creek that would be useful for pedestrians, bikes, strollers, and be ADA compliant. We'll hear more about this at our next meeting.

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