

Dear Mayor, City Council and City Manager,

We, as long-term property owners and tenants in the historic City Market Neighborhood, object to the elimination of **two-thirds** of the public parking spaces in the City Market as private developers redevelop the public property. The consequence of this redevelopment will reduce available public parking spaces by 86% when the market is in full operation.

We are not against “responsible development.” Responsible development requires replacement of the existing public parking assets for monthly permit and short-term parking. These important income-producing city-owned parking assets are almost exclusively relied on by **all** the businesses who have made substantial investments based on the public parking being available for their employees and customers.

The RFPs that preceded these redevelopment projects were very clear that any redevelopment would need to replace the displaced parking in addition to providing additional parking required for their development to ensure the viability and sustainability of the City Market. Despite that promise, those requirements were quietly eliminated without any public notice or involvement. By eliminating the parking requirement after the project was awarded, it also puts the validity of the awarded RFPs in question by not allowing the city to realize the true market value of the assets.

Eliminating over 500 public parking spaces plus the addition of 1,000 new residential units plus thousands of square feet of new retail will create a serious hardship on our city-owned asset, its vendors, surrounding businesses, property owners and neighborhood if the replacement parking is not part of the plan. It also hurts the greater community making the market less accessible to patrons during the week and weekend. It will pit the already difficult issue of illegal parking on private lots reserved for paying tenants, which was a real problem even before these developments started. According to the City Market management company, it will affect direct income to the city in reduced space rental and sales tax income, not to mention the loss of revenue on the current in-place parking needed for these uses.

In a recent survey by the City Market Manager, over 98% of the employees in the City Market live outside of the downtown area and need to drive to their jobs. So, eliminating the daytime parking and with the remaining public parking being limited to two hours, it will make it harder to find workers if they don't have reasonable parking options. Companies employing office and retail workers require safe parking within a reasonable distance or they will not operate in the neighborhood. Businesses are saying the larger percentage of the customers coming for lunch, dinner or other services are from outside the area and without parking options, they will not return.

Even the city study proves the current average parking counts on the public lots will become grossly under-parked when 2/3 of the parking is eliminated—even before counting new pressure added by the new development. Case in point, if parking was not an issue, then why are these developers building private parking for their developments where the public parking is being eliminated? It's because they would not be able to get a loan or to rent their units if they told their tenants they had to fend for themselves and they would soon be out of business--which is what we are now going to be doing to our existing businesses in the neighborhood.

Therefore, we are sincerely asking for your help in working together for viable parking solutions for the health and sustainability of one of the oldest and most important community assets in our city. We are not asking for FREE parking. We are asking for the **necessary** public parking as part of the plan. Again, we need your support for our existing property and business owners who have helped make the current City Market into an exceptional neighborhood and why the developers and residents will want to be here. We stand ready to work with you on solutions as we have done in the past to ensure success for everyone living, working, and patronizing **OUR** City Market.

Sincerely

	<u>Name</u>	<u>Business/Property</u>	<u>Address</u>	<u>Email</u>
1.	Nicholson Group	Property Owner	510 Walnut	Brad@Nicholsongroup.com
2.	Kyle Getz	Opera House Café	500 Walnut	kyle@operahousekc.com
3.	Nutnisa/Doug Hoffman	Phikul Thai Bistro	17 E 5 th St.	Doug_tbg@outlook.com
4.	Vince Termini	Gillis Barber Shop	506 Walnut	816-421-5795
5.	Chris Sally	Iconic Development LLC	140 Walnut St	csally@di-kc.com
6.	John Ketchum	ReMax City Market	508 Walnut	jketchum@remax.net
7.	Leonard Slaughter	Planters Seed Co	513 Walnut	816-582-4983
8.	Pat O'Farrell	Property Owner	105 E 5 th St	pofarrell@locktonaffinity.com
9.	Mike Edmondson	Property Owner-OBTL	500 Delaware	edmikell5@gmail.com
10.	Alan Waterman	Residential Tenant	412 Delaware	alan@watermanmanagement.com
11.	Shaul Jolles	Office Port & Resident	500 Delaware	sjolles@gmail.com
12.	Donna Slaughter	Property Owner	505-23 Walnut	donnakc@sbcglobal.net
13.	Tony Miller Esq.	Troppito Miller Griffin	105 E 5 th St	trm@troppitomiller.com
14.	Abby Brown	Harry's Country Club	112 E Missouri	816-421-3505
15.	Jonathan Arnold	Second and Delaware	122 Delaware St	jarnold@arnolddevelopmentgroup.com
16.	Craig Slawson	Property Owner	300 Delaware	craig@epochdevelopments.com
17.	Norm Bjornnes	Property Owner	501 Grand	nbjornnes@oaksproperties.com
18.	Nhi Tron	Hung Vuong Market	303 Grand	nhithuy@sbcglobal.net
19.	Arthur LeDuc	Kansas City Toco Co.	520 Walnut	arthur@kctacocompany.com
20.	Steve Stegall	The Blue Line	529 Walnut	thebluelinekc@gmail.com
21.	Jordon Ringel	Property Owner	450 E 4 th St	jordon@ddequity.com
22.	Christian Arnold	Clockwork Architecture	423 Delaware	christian@clockwork-ad.com
23.	LeeAnne/John Kilty	Property Owner	423 Delaware	leeannekilty@gmail.com
24.	Danny Spini	Global Produce	401 Main St	816-695-3609
24.	Margaret Silva	Property Owner	423 Delaware	mrgtstv2@icloud.com
25.	Moody Habashi	Habashi House	309 Main Street	816-421-0414
26.	Brent/Rachelle Evans	Property Owner	423 Delaware	brentevansonline@gmail.com
27.	Christine/Scott Tanos	Property Owner	423 Delaware	ctnkc@me.com
28.	Ahmas Habnhi	Al Habashi Mart	313 Main St.	816-421-6727
29.	Hayley Keener	Property Owner	423 Delaware	hayleykenner@gmail.com
30.	Hope Dillon	Daily Kitchen	307 Main St	816-255-3968

31.	Charlene Baker	Property Owner	423 Delaware	baker.charlenem@gmail.com
32.	Rick/Cheryl Schnabel	Property Owner/RMCA	423 Delaware	rschnabel@gmail.com
33.	Scott Pedersen	Property Owner	415 Delaware	scott@pedersendevlopment.com
34.	Bo Nelson	Thou Mayest Coffee Bar	412 Delaware	bo@thoumayest.com
35.	Marty Enslein	The Farm House	300 Delaware	816-569-6032
36.	Sam Hagan	Block 12 Tavern/Tribe St Kitchen	316 Delaware	816-437-8873
37.	Nikole Ammer	City Market Coffee	305 Main Street	citymarketcoffee@gmail.com
38.	Mike Carollo	Carollo's Grocery	9 E 3 rd Street	816-474-1860
39.	Marco Rabello	Taste of Brazil	25 E 3rd St	816-527-0400
40.	Dave Lindahl	Hyper-KC	400 Grand Blvd.	585-330-3434
41.	Manal Attab	Tika House	411 Main St	816-842-7232
42.	Mark Deshazer	Candy Wizard	400 Grand Blvd	816-221-6161
43.	Benjamin Wisdom	Cristinas Produce	413 Main Street	816-977-3447
44.	Benjamin Wisdom	Burrito Brothers	407 Main Street	816-977-3447
45.	Carlos Baez	Ting's Filipino Bistro	405 Main Street	816-602-6594
46.	Kenneth Kantner	Minsky's Pizza	427 Main Street	kkantner@minskys.com
47.	Selam Fikru	Blue Nile Café	20 E 5th Street	selam@yahoo.com
48.	Alex Pope	Local Pig	20 E 5th Street	alex@localpig.com
49.	Kate McGlaughlin	Brown and Loe	429 Walnut	info@brownandloe.com
50.	Forrest Chumley	Property Owner/HOA Pres	309 Delaware #502	fchumley@gmail.com
51.	Barbara Valent	Property Owner	309 Delaware #504	barbvalent@gmail.com
52.	Brooke Spain	Property Owner	412 Delaware #308	brookespain1007@landau.com
53.	Shelley Bond	Property Owner	510 Delaware #209	shellbond@hotmail.com
54.	David and Karrol Combs	Property Owner HH/HOA	523 Grand Ave	dlc69@icloud.com
55.	Loretta Rhodus	Property Owner	523 Grand Ave	rettarhod@icloud.com
56.	Craig Bell	Property Owner	309 Delaware #501	bellzproperties@gmail.com
57.	Aaron Armentrout	Property Owner	510 Delaware #401	aaron@aprkc.com
58.	Christian Prasad	Property Owner	510 Delaware #301	tina916459@gmail.com
59.	Els Vandermeij	Dutch Flowers	400 Grand St #4-02	kcdutchflowers@gmail.com
60.	Djibril Nidaye	Africa 2000	400 Grand St S#4	ndiayedjib@hotmail.com
61.	Matt Hawley	Arabia Museum	400 Grand	matthawley1212@me.com
62.	Ramon Fernandez	Dalia Silver Lining	400 Grand 4-16W	ramonjael@gmail.com
63.	David Dinh	Dragonfly Tea Zone	409 Main St	dragonflyteazone@gmail.com
64.	Irasema Becerra	The Hungry Hatch	23 E 3rd	816-399-7176
65.	Cale Fichter	KC Soda Company	421 Main St	cale@kcsoda.com
66.	Luke Thompson	Fountain Scoops	419 Main St	owner@kcsoda.com
67.	Lun Tran	Hien Vong Restaurant	417 Main St	816-842-1020
68.	Sarah Darby	Bloom Banking Company	15 E 3 rd	sarah@bloombakingco.com
69.	Joe Fox	Cycle City	201 Main St	cyclecitykc@@yahoo.com
70.	Chris Lamman	River Bluffs Brewery	201 Main St	chris@riverbluffbrew.com
71.	VENDERS (2-11-23)			

72.	Mark Curtis	Golden Rule Meats	Walker MO	goldenrulemeats1964@gmail.com
73.	Peter Kohl	KC Buffalo Co	Belton MO	ps@kcbuffalo.com
74.	Paul Honak	Pammy Sues Kitchen	Kansas City MO	Pammysuesalsa@kc.rr.com
75.	Galina Sheremeta	Sweet Delights Bakery	Sedalia MO	sweet.delights.bakery.2017@gmail.com
76.	Carol Jasper	Jasper Lee Soapworks	Des Moines IA	Jasperc@yahoo.com
77.	Jessica Logsdon	Pink Pony Farms	Kansas City MO	pinkponyfarms@gmail.com
78.	Joe & Jenny Steineger	Lavender Hill Farm	Edwardsville KS	lavenderhillkck@gmail.com
79.	Galen & Pam Carson	Red Wagyu KC	Concordia MO	pscarson@yahoo.com
80.	R Glenn Garrison	Garrison Wildlife Art	Saint Louis MO Garrison	Wildlifeart@yahoo.com
81.	Devon Griesemer	Devon's Autism Driven LLC	Holt MO	dadsdckc@yahoo.com
82.	Tom Helton	Patchman	Lee's Summit MO	
83.	Norman Handley	Norms Gourmet	Omaha NE	normsgourmetllc@gmail.com
84.	Joel Griffiths	Treasures by Patch	Blue Springs MO	joel@joelgriffiths.com
85.	Fanta Eplee	Beautiful Day Farms	Richmond MO	beautifuldaysfarms@gmail.com