



# Kansas City

414 E. 12th Street  
Kansas City, MO 64106

## Meeting Minutes - Final-Revised

### Neighborhood Planning and Development Committee

*Chairperson Ryana Parks-Shaw*

*Vice Chair Eric Bunch*

*Councilmember Nathan Willett*

*Councilmember Melissa Patterson Hazley*

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Tuesday, September 17, 2024

1:30 PM

26th Floor, Council Chamber

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**Webinar Link: <https://us02web.zoom.us/j/84530222968>**

#### PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

\*\*\* Public Testimony is Limited to Two Minutes\*\*\*

**Present:** Ryana Parks-Shaw, Eric Bunch, Nathan Willett and Melissa Patterson Hazley

**240794** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jason Swords and Mark McHugh as successor directors to the Wallstreet Garage Community Improvement District.

**Sponsors:** Lucas

Consent Item. No discussion was held.

Immediate Adoption As A Consent

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and Councilmember Patterson Hazley

**240795** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Ally Letsky as successor director to the Wagon Trails Community Improvement District.

**Sponsors:** Lucas

Consent Item. No discussion was held.

Immediate Adoption As A Consent

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and  
Councilmember Patterson Hazley

**240796** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jose Bautista, Matt Bramlette, Russell Criswell, Lauren Euston, Nate Feldmiller, Mark Inman, Tom Platt, Cameron Probst and Steve Tulipana as successor directors to the Broadway Area Community Improvement District.

**Sponsors:** Lucas

Consent Item. No discussion was held.

Immediate Adoption As A Consent

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and  
Councilmember Patterson Hazley

**240815** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Max Wasserstrom, Matt Voss, Jeremy Hurt, Brett Allred, Pam Ptacek, Christie Montague and Shane Snider as successor directors to the Westport Community Improvement District II.

**Sponsors:** Lucas

Consent Item. No discussion was held.

Immediate Adoption As A Consent

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and  
Councilmember Patterson Hazley

**240816** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Andrew Ganahl and David Hollis as successor directors to the Waldo Community Improvement District.

**Sponsors:** Lucas

Consent Item. No discussion was held.

Immediate Adoption As A Consent

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and  
Councilmember Patterson Hazley

**240817** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Kevin Kilkenny, Russ Edwards, Mark Ching, and Lance Tyron as successor directors to the Kansas City Convention Center Headquarters Hotel Community Improvement District.

**Sponsors:** Lucas

Consent Item. No discussion was held.

Immediate Adoption As A Consent

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and  
Councilmember Patterson Hazley

**240818** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing William Dana, Esty Frakes and Mark Untersee as successor directors to the Tiffany Square East Community Improvement District.

**Sponsors:** Lucas

Consent Item. No discussion was held.

Immediate Adoption As A Consent

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and  
Councilmember Patterson Hazley

Health Department

**240738** Sponsor: Director of Health Department

Accepting and approving a one year \$668,259.00 contract with the Missouri Department of Health and Senior Services that provides for core public health functions; estimating and appropriating the sum of \$668,259.00, not previously appropriated, in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Sponsors:** Director of Health

Jacqueline Dillard, Health Department, presented. This ordinance approves acceptance of a one-year contract with the Missouri Department of Health and Senior Services in the amount of \$668,259.00. This contract supports on-going Kansas City Health Department programs in the Communicable Disease Control, Environmental Health and Health Education/Chronic Disease Control divisions, and contributes to communicable disease surveillance and reporting, community health assessments as well as collaborations & partnerships with civic organizations to develop and implement population-based strategies.

Adv and Do Pass

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and Councilmember Patterson Hazley

**240798** Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$41,000.00 with the Mid-America Regional Council to provide funding for violence prevention efforts among Kansas City youth; and estimating and appropriating \$41,000.00 in the Health Grants Fund.

**Sponsors:** Director of Health

Rashid Junaid, Health Department, presented. This ordinance approves the acceptance of a grant from MARC Everytown in the amount of \$41,000.00. This grant will be used to enhance gun violence prevention initiatives, including community outreach and training programs. The funds will support efforts over the next 12 months, positively impacting the safety and well-being of our community. The intended outcome of this grant is to increase participant's conflict mediation knowledge and skills, positive changes in beliefs about violence as a solution to conflict, reduce community tolerance of violence and promote alternatives to violence.

Presentation on file with the City Clerk's office.

Adv and Do Pass, Consent

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and Councilmember Patterson Hazley

Housing and Community Development Department

**240808** Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$400,000.00 for the Urbanity project; reducing an existing appropriation by \$400,000.00; appropriating \$400,000.00 from the Unappropriated Fund Balance; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$400,000.00 from funds appropriated in the Central City Economic Development Tax Fund.

**Sponsors:** Director of Housing and Community Development

Held until 9/24/2024

Hold on Agenda

**240811** Sponsor: Mayor Quinton Lucas

Accepting the recommendations of the Housing Trust Fund Board; reducing an existing appropriation by \$6,762,549.55 and appropriating \$6,762,549.55 from previously appropriated fund balance in the Housing Trust Fund; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$6,762,549.55 from funds appropriated in the Housing Trust Fund.

**Sponsors:** Director of Housing and Community Development and Lucas

Dion Lewis, Housing and Development Department, presented. This ordinance authorizes the Director of the Housing and Community Development Department to expend up to \$6,762,549.55 from funds previously appropriated in the Housing Trust Fund and to negotiate and execute funding agreements with the approved contractors. The list of approved contractors and award amount can be found on the docket memo for this ordinance.

Adv and Do Pass

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and Councilmember Patterson Hazley

Parks and Recreation Department

**240797** Sponsor: Director of Parks and Recreation Department

Appropriating \$5,700,000.00 from the Unappropriated Fund Balance of the Parks Sales Tax Fund to fund construction of the: Cleveland Park sports light (4) fields, Clark Ketterman restroom/ concession, Spring Valley Park Shelters, Gregory Boulevard design professional services contract for road construction from I-435 to Oldham Road, Swope Park restroom (3 structures), Swope Park Trails grant match; and recognizing this ordinance as having an accelerated effective date.

**Sponsors:** Director of Parks & Recreation

James Wong, Parks and Recreation Department, presented. This ordinance authorizes the use of Park Sales Tax Reserves to fund construction of the restroom/concession building destroyed by fire at Clark Ketterman Park; replacing the sport lighting poles for 4 fields at Cleveland Park. The poles were previously removed due to safety concerns; replace the shelter by the lake at Spring Valley Park was vandalized and was destroyed by fire; create trails in Swope Park that would connect the pool to 63rd St and would connect Gregory to 63rd St by the zoo and Starlight.

Adv and Do Pass

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and Councilmember Patterson Hazley

City Planning and Development Department

**240813** Sponsor: Director of City Planning and Development Department

Approving a development plan in District B2-2 on about 4.75 acres generally located at the northeast corner of N. Wyandotte Street and N.W. 85th Terrace to allow for two multi-unit residential buildings. (CD-CPC-2024-00071)

**Sponsors:** Director of City Planning & Development

Held until 9/24/2024

Hold on Agenda

**240814** Sponsor: Director of City Planning and Development Department

Rezoning an area of about .3 acres generally located at 4438-4450 Washington Street from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) to allow for the development of a multi-unit apartment complex. (CD-CPC-2024-00095)

**Sponsors:** Director of City Planning & Development

Held until 9/24/2024

Hold on Agenda

**240820** Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 14.6 acres in District B2-2 generally located at 5000 E. Bannister Road to allow for a Goodwill facility with associated uses, including office space, retail sales, and warehouse space. (CD-CPC-2024-00102)

**Sponsors:** Director of City Planning & Development and Parks-Shaw

Genevieve Kohn, City Planning and Development, presented. The ordinance approves a development plan for an existing building on about 14.6 acres to allow for a Goodwill retail outlet facility located at 5000 E Bannister Road. The facility will provide an adult education center for people over 21 years old to work towards earning a high school diploma. There is also a childcare component to the building to provide childcare for the adults taking classes. Presentation on file with the City Clerk's office.

Adv and Do Pass

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and Councilmember Patterson Hazley



[240821](#) Sponsor: Councilmember Nathan Willett

RESOLUTION - Directing the City Manager to include all elementary, middle and high schools when establishing locations for school zones and review current school zones for suggested safety enhancements.

**Sponsors:** Willett

Councilman Nathan Willett, presented. This resolution approves directing the City Manager to work with the Kansas City School district to identify all schools within City limits that are currently not part of a school zone. The City manager would recommend additional safety enhancements to current school zones, and identify school times for current and new school zones to adjust the signage to the appropriate times. Committee substitute introduced on the floor to include a report back to council with an action plan from the City Manager and staff in 90 days.

Immediate Adoption as a Committee Substitute

**Aye:** Parks-Shaw, Vice Chair Bunch, Councilmember Willett and Councilmember Patterson Hazley

[240822](#) Sponsor: Mayor Quinton Lucas

Rezoning an area of about 30.68 acres generally located between Woodland Avenue on the west, East 18th Street on the south, Brooklyn Avenue on the east, and East Truman Road on the north from Districts R-1.5 and M1-5 to District MPD and approving an MPD development plan which serves as a preliminary plat and provides for approximately 1,084 units and commercial spaces in the mixed-use development. (CD-CPC-2024-00096).

**Sponsors:** Lucas

Held until 9/24/2024

Hold on Agenda

[240823](#) Sponsor: Mayor Quinton Lucas

Waiving Code Section 74-12 for the Historic Northeast Lofts Tax Increment Financing Plan and authorizing the City Manager to enter into an amended Tax Contribution Agreement with the Kansas City TIF Commission and Historic Northeast Lofts LLC.

**Sponsors:** Lucas

Mario Vasquez, City Planning and Development, presented. This ordinance approves revisions to the Tax Contribution Agreement waiving code section 74-12 for the Historic Northeast Lofts Tax Increment Financing Plan as requested by the project developer. The project developer has reported that Code Section 74-12 will impact the issuance of the bonds and construction of the development.

Adv and Do Pass

[240824](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Amending the Heart of the City Area Plan by amending the Proposed Land Use Plan and Map for an approximately 30.68 acre tract of land generally located at the southeast quadrant of Woodland Avenue and East Truman Road by changing the recommended land use designation from Residential Medium and Industrial to Mixed Use Neighborhood. (CD-CPC-2024-00097)

**Sponsors:** Lucas

Held until 9/24/2024

Hold on Agenda

[240833](#) Sponsor: Councilmember Wes Rogers

Approving a major amendment to a development plan that will also serve as a preliminary plat in District MPD on approximately 80 acres in an area generally bordered by the Missouri river on the north and west, I-29 on the east, and railroad tracks on the south, for the purpose of allowing a number of various uses within the mixed-use development in multiple phases. (CD-CPC-2024-00074)

**Sponsors:** Rea, Rogers and Willett

Held until 9/24/2024

Hold on Agenda

HELD IN COMMITTEE

**240721** Sponsor: Director of the Public Works Department

Vacating unimproved City right-of-way in Jackson County, Missouri; and upon the effective date of this ordinance, the City Clerk is hereby directed to record said ordinance in the Office of the Recorder of Deeds for Jackson County, Missouri.

**Sponsors:** Director of Public Works

Held until 9/24/2024

Hold on Agenda

**240723** Sponsor: Councilmember Melissa Patterson Hazley

Authorizing the City Manager to execute a contract amendment with Economic Development Corporation of Kansas City, Missouri (EDC) to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs. \*\*\*Held until 10/01/2024\*\*\*

**Sponsors:** Patterson Hazley

Held until 9/24/2024

Hold on Agenda

#### ADDITIONAL BUSINESS

1. Land Development Division Transition update

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at [www.kcmo.gov](http://www.kcmo.gov)
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: [http://kansascity.granicus.com/ViewPublisher.php?view\\_id=2](http://kansascity.granicus.com/ViewPublisher.php?view_id=2)

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment