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To: [Public Testimony](#); [Barnes, Lee](#); [McCoy, Keema](#); Andres.Bough@kcmo.org; [Ellington, Brandon](#); [Loar, Teresa](#); [Fowler, Dan](#); [Justis, Amy](#); [Shields, Kathryn](#); [Bunch, Eric](#); [Hall, Heather](#); [ONeill, Kevin](#); [Robinson, Melissa](#); [Parks-Shaw, Ryana](#); [McManus, Kevin](#); [Wickham, Fred](#); [Said, Morgan](#); [Justin Cottrell](#); [Sue Patterson](#)
Cc: [Gregg Johnson](#); [Michael Van Zutphen](#); cmayer@minskys.com
Subject: #230198 400 Main Street/City Harvest
Date: Monday, March 6, 2023 4:15:19 PM

Dear Mayor Lucas and City Council,

I am writing this email on behalf of all ownership and employees of Minsky's Pizza. The Minsky's brand also has three other concepts including Osteria IL Centro, Eggtc., and the Tenderloin Grill (who just last week signed a 5yr lease in the City Market) making two proud operators inside the market square. Minsky's Pizza is celebrating our 47th anniversary today and Tenderloin Grill celebrated its 90th anniversary last year. Both of which are now in the market. Our brands have employed tens of thousands of Kansas Citians over the years and have contributed to the community in many ways.

Let me start with emphasizing we are not opposed to future development of the City Market corridor and would love to see more residential dwellings surrounding the area but our concern at hand is the parking capacity which is about to be eliminated if the City Harvest goes thru as currently planned. The original RFP for this building was supposed to replace all the existing public parking with close to the same amount of public parking. As it stands now only sixty plus spaces remain public and there aren't enough spaces for the amount of tenants moving in. Minsky's employs over 60 people at this location (20 plus per shift) and Tenderloin grill will employ a dozen. The current proposal will eliminate parking for all of my employees. It has been proposed that employees and the general public will be able to park in a few of the lots across the highway but after observing those lots over the last few weeks we have noticed they are already half to three quarters filled every day of the week. Another concern is the long walk to their cars in those lots late at night after the restaurants close. In addition to these parking issues we are aware that two other building projects have been proposed for the two lots adjacent to the City Harvest lot and the replacement parking has been eliminated from those RFPs.

Parking has already become an issue for customers who complain about paying \$5 to park to eat lunch and now we are afraid we will lose all weekday lunch business. An overwhelming majority of our employees do not live in the City market and commute to work in their own vehicle. This proposal leaves them with no place to park close by and will force the majority of them to find employment elsewhere. The labor pool is already depleted in the market area and we do not see applicants that live directly in the neighborhood. Please help us resolve this parking issue. Our suggestion would be to add another level to the project to replace all spaces they are eliminating or to remove the retail level to replace the parking.

Warmest regards,
Kenneth Kantner
Partner/Director of Operations
Minsky's Pizza