



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

Tuesday, October 29, 2024

1:30 PM

26th Floor, Council Chamber

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

BEGINNING OF CONSENT ITEMS

240942 Sponsor: Director of City Planning and Development Department

Approving the plat of Holly Farms - Third Plat, an addition in Clay County, Missouri, on approximately 15 acres generally located at the terminus of North Holly Street south of Northwest 106th Street, creating 46 lots and 1 tract for the purpose of a single unit residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00013)

Sponsors: Director of City Planning & Development

Consent item. No discussion was held

Adv and Do Pass, Consent

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

END OF CONSENT ITEMS

240927 Sponsor: Director of City Planning and Development Department

Approving the petition to terminate the 45th & Main Community Improvement District #1; terminating the District generally bounded by East 45th Street to the north, Walnut Street to the east, East 46th Street to the south, and Main Street to the west in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the termination to the Missouri Department of Economic Development.

Sponsors: Director of City Planning & Development

Consent item. No discussion was held

Adv and Do Pass, Consent

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

240928 Sponsor: Director of City Planning and Development Department

Approving the petition to terminate the 45th & Main Community Improvement District #2; terminating the District generally bounded by East 45th Street to the north, Walnut Street to the east, East 46th Street to the south, and Main Street to the west in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the termination to the Missouri Department of Economic Development.

Sponsors: Director of City Planning & Development

Consent item. No discussion was held

Adv and Do Pass, Consent

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

240929 Sponsor: Director of Housing and Community Development Department

Re-appropriating funds in the amount of \$836,049.00 from the Central City Sales Tax Fund-Projects into the Central City Sales Tax Fund to claw back funds from a withdrawn CCED project.

Sponsors: Director of Housing and Community Development

Dion Lewis, Housing Department presented. This ordinance reallocates \$836,049 from the Central City Sales Tax Fund-Projects to the Central City Sales Tax Fund. This re-appropriation is to recover funds from a canceled CCED project previously granted to New Rising Star Missionary Baptist Church, making the funds available for future use.

Adv and Do Pass

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

240933 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an application to the United States Environmental Protection Agency for a Brownfields Cleanup Grant in the amount of up to \$4,000,000.00 for properties located in the Washington Wheatley Neighborhood and the Marlborough Neighborhood; and authorizing the Director of City Planning and Development Department to submit the application.

Sponsors: Director of City Planning & Development

Andrew Bracker, City Planning and Development Department, presented. This ordinance gives approval to apply for a \$4,000,000 Brownfields Cleanup Grant from the EPA. This grant aims to remediate hazardous waste and petroleum brownfield sites in the Washington Wheatley and Marlborough neighborhoods. The Director of City Planning and Development is authorized to submit this application
Immediate Adoption

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

240943 Sponsor: Director of City Planning and Development Department

Approving a development plan on about two acres in District B3-3 generally located at N. Green Hills Road and N.W. Barry Road to allow for two commercial pad sites. (CD-CPC-2024-00109)

Sponsors: Director of City Planning & Development

Andrew Tate, City Planning and Development Department, presented. This ordinance approves a development plan for approximately two acres in District B3-3, located at N. Green Hills Road and N.W. Barry Road. This plan allows for the construction of two commercial pad sites. The approval includes several conditions related to landscaping, signage, mechanical equipment screening, lighting, traffic, water and sewer services, storm drainage, and other infrastructure requirements.

Adv and Do Pass

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

240944 Sponsor: City Manager's Office

Approving the Fourteenth Amendment to the North Oak Tax Increment Financing Plan.

Sponsors: City Manager's Office

David Leader, Economic Development Corporation, presented. This ordinance approves the Fourteenth Amendment to the North Oak Tax Increment Financing Plan, modifying guidelines for improvements, the project budget, and funding sources. It updates exhibits and sections of the plan. Recommended by the Clay County KC TIF Commission, the amendment confirms the area as a conservation area and aligns with the city's development plan. The Administrative TIF Commission is authorized to issue bonds and implement the plan.

Adv and Do Pass as Cmte Sub

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

240945 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Krysten Carnes, Kyle Elliott, Kimiko Gilmore, Bill Miller, Matthew Muckenthaler, Barry Myers, Tammy Queen and Paul Schofer as successor directors to the Performing Arts 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

240946 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Lisa Seever and Elizabeth Rosin as successor directors to the Pershing and Grand 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

240950 Sponsor: Director of City Planning and Development Department

Approving a plan for the transfer of assets from the expired Red Bridge Community Improvement District to the separate Red Bridge Shopping Center Community Improvement District.

Sponsors: Director of City Planning & Development

Consent item. No discussion was held

Adv and Do Pass, Consent

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

240953 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard from District R-7.5 to District MPD and approving a development plan which also serves as a preliminary plat, allowing for a mix of uses that includes residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas. (CD-CPC-2024-00087)

Sponsors: Director of City Planning & Development

Held until 11.19.2024

Hold on Agenda

240954 Sponsor: City Manager's Office

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the 87th & Hillcrest Road Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Area 1 described therein; declaring as surplus those funds within the Special Allocation Fund established in connection with Redevelopment Project Area 1; dissolving the Special Allocation Fund established in connection with the Redevelopment Project Area; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

Sponsors: City Manager's Office

David Leader, Economic Development Corporation, presented. This ordinance approves the termination of the 87th & Hillcrest Road Tax Increment Financing Plan and the designation of Redevelopment Project Area 1. It declares the funds in the Special Allocation Fund as surplus, authorizes their distribution, and dissolves the fund. The City Clerk is directed to send copies of the ordinance to Jackson County.

Adv and Do Pass

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

RE-REFERRED

240919 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 7 acres in District O-1 generally located at 12940 Wornall Road to allow for a residential mixed-use development. (CD-CPC-2024-00108)

Sponsors: Director of City Planning & Development

Held until 11.19.2024

Hold on Agenda

HELD IN COMMITTEE

160419 Sponsor: Director of City Planning and Development Department

Approving and designating Redevelopment Project C of the Platte Purchase Development Plan as a Redevelopment Project; and adopting tax increment financing therefore.

David Leader, Economic Development Corporation, presented. This ordinance approves redevelopment Project C as part of the Platte Purchase Development Plan. This designation enables the use of tax increment financing (TIF) to support infrastructure and development costs within the 17-acre project area in Clay County. TIF will redirect a portion of increased property and economic activity taxes to fund improvements. This initiative aims to promote economic growth and enhance the surrounding community.

Adv and Do Pass

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

160421 Sponsor: Director of City Planning and Development Department

Approving and designating Redevelopment Project E of the Platte Purchase Development Plan as a Redevelopment Project; and adopting tax increment financing therefore.

David Leader, Economic Development Corporation, presented. This ordinance approves redevelopment Project E under the Platte Purchase Development Plan. This 10.86-acre site in Platte County will benefit from tax increment financing (TIF), which redirects a portion of increased property and economic activity taxes to fund redevelopment costs. The initiative is designed to support infrastructure improvements and stimulate local economic growth. Funds will be managed through a Special Allocation Fund to ensure transparent and effective use for project-related expenses.

Adv and Do Pass

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

240898 Sponsor: City Manager's Office

Approving the Amended Eighth Amendment to the Platte Purchase Development Plan.

Sponsors: City Manager's Office

David Leader, Economic Development Corporation, presented. This ordinance approves the Amended Eighth Amendment to the Platte Purchase Development Plan. This update includes revisions to project descriptions, site plans, cost estimates, funding sources, and the redevelopment schedule. It also reaffirms the area's designation as an economic development zone and authorizes the use of tax increment financing (TIF) to support ongoing redevelopment efforts. The amendment aims to enhance transparency, improve project execution, and ensure alignment with the city's comprehensive development goals.

Adv and Do Pass

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

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.

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. 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
- 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

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