

Kansas City

414 E. 12th Street
Kansas City, MO 64106



KANSAS CITY
MISSOURI

Meeting Minutes - Final

Wednesday, March 23, 2022

1:30 PM

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

26th Floor, Council Chamber

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

26th Floor, Council Chamber

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>

Present: Councilmember Lee Barnes, Councilmember Andrea Bough, Brandon Ellington and Teresa Loar

Excused: Dan Fowler

FIRST READING(S)

220228

Accepting and approving a \$60,642.00 grant award agreement from the Food & Drug Administration and the National Environmental Health Association to support the Health Department's Food Safety Program advancement with the FDA Voluntary National Retail Food Regulatory Program Standards; estimating and appropriating \$60,642.00 in the Health Grants Fund; and designating requisitioning authority.

Attachments: [FDA - NEHA Grant FY22 - Fact Sheet](#)
[FDA - NEHA Grant FY22 - Fiscal Note](#)
[FDA - NEHA Grant FY22 - Budget](#)

Hold on Agenda

220231

Approving an Industrial Development Plan for Block 139 Residential, LLC for the purpose of constructing a project for economic development consisting of the purchase of construction materials and the construction of a multifamily residential building with approximately 288-300 residential units and approximately 7,500 square feet of retail space, including the construction of a six-level parking structure with approximately 476 parking spaces (collectively, the “Project”) located upon land generally bounded by Walnut Street on the east, East 14th Street on the north, East Truman Road on the south and Main Street on the west in Kansas City, Missouri (the “Project Site”); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Block 139 Residential, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed One Hundred and Thirty Two Million Dollars and 00/100 (\$132,000,000.00); authorizing and approving other documents; authorizing certain other actions in connection with the issuance of said bonds; and directing the City Clerk to provide a copy of this Ordinance to the Director of the Missouri Department of Economic Development.

Attachments: [Fact Sheet](#)

[Fiscal Note - 220231 3.22.2022](#)

A motion was made that this Ordinance be Adv and Do Pass, Debate to the Council, due back on 3/24/2022. The motion carried by the following vote:

Aye: Councilmember Barnes, Councilmember Bough,
Councilmember Ellington and Councilmember Loar

Excused: Councilmember Fowler

220232

Approving an Industrial Development Plan for Midland Residential, LLC for the purpose of constructing a project for economic development consisting of the purchase of construction materials and the construction of a multifamily residential building with approximately 133 residential units (the “Project”) located at 1221 Baltimore Avenue in Kansas City, Missouri (the “Project Site”); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Midland Residential, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed Thirty Five Million Eight Hundred Thousand Dollars and 00/100 (\$35,800,000.00); authorizing and approving other documents; authorizing certain other actions in connection with the issuance of said bonds; and directing the City Clerk to provide a copy of this Ordinance to the Director of the Missouri Department of Economic Development.

Attachments: [Fact Sheet](#)

[Fiscal Note - 220232 3.22.2022](#)

This matter was Adv and Do Pass, Debate to the Council, due back on 3/24/2022

Aye: Councilmember Barnes, Councilmember Bough,
Councilmember Ellington and Councilmember Loar

Excused: Councilmember Fowler

220233

Amending Section 68-449, Code of Ordinances, to provide parameters for the amendment of contracts for Central City Economic Development Sales Tax funds without City Council approval.

Sponsors: Robinson

Attachments: [220233 No Fact Sheet](#)

Hold on Agenda

220234

Authorizing a construction contract with Miles Excavation in the amount of \$2,523,531.55 for the N. Stark Avenue Improvements Project; and authorizing Amendment No. 2 in the amount of \$310,600.00 to the design services agreement for construction observation with TranSystems Corporation, for a total contract price of \$705,700.00.

Attachments: [220234 Fact Sheet](#)

[220234 Fiscal Note](#)

This matter was Adv and Do Pass, Debate to the Council, due back on 3/24/2022

Aye: Councilmember Barnes, Councilmember Bough,
Councilmember Ellington and Councilmember Loar

Excused: Councilmember Fowler

220235

Rezoning an area of about 7.2 acres generally located at the northwest corner of N. Oak Trafficway and NE. 97th Street from District MPD (Master Planned Development) to District MPD (Master Planned Development) to amend a previously approved development plan, which also serves as preliminary plat to create five (5) lots and one (1) tract. (CD-CPC-2021-00208)

Sponsors: Loar

Attachments: [220235 Fact Sheet](#)

This Ordinance was Adv and Do Pass, Debate to the Council due back on 3/24/2022

Aye: Councilmember Barnes, Councilmember Bough,
Councilmember Ellington and Councilmember Loar

Excused: Councilmember Fowler

220236

RESOLUTION - Amending the Briarcliff-Winnwood Area Plan by amending the Proposed Land Use Plan and Map for an approximately 4.0 acre tract of land generally located at the southeast corner of N.E. 42nd Street and N. Antioch Road by changing the recommended land use designation from "Residential Low Density" to "Residential High Density." (CD-CPC-2021-00244)

Sponsors: O'Neill and Hall

Attachments: [220236 No Fact Sheet](#)

Hold on Agenda

220237

Rezoning an approximately 4.0 acre tract of land generally located at the southeast corner of N.E. 42nd Street and N. Antioch Road from R-6 to R-1.5 and approving a development plan to allow for a 108 unit multi-family residential development. (CD-CPC-2021-00243 and CD-CPC-2021-00242)

Sponsors: O'Neill and Hall

Attachments: [220237 No Fact Sheet](#)

Hold on Agenda

HELD IN COMMITTEE

220212

Approving a Kansas City Brownfields Regional Coalition Revolving Loan Fund Program loan application submitted by Zhou B Art Center LLC for remediation of the former Crispus Attucks Elementary School in the amount of \$200,000.00; authorizing the Director of City Planning and Development to execute the necessary loan documents; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Fact Sheet \(Zhou B Art Center\)](#)
[Fiscal Note \(Zhou B Art Center\)](#)

This matter was Adv and Do Pass as Cmte Sub to the Council, due back on 3/24/2022

Aye: Councilmember Barnes, Councilmember Bough,
Councilmember Ellington and Councilmember Loar

Excused: Councilmember Fowler

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