

STATE OF KANSAS                    )  
WYANDOTTE COUNTY            )) SS  
CITY OF KANSAS CITY, KS )

SPECIAL SESSION, THURSDAY, NOVEMBER 16, 2023

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, November 16, 2023, with six members present: Burroughs, Commissioner At-Large Second District; McKiernan, Commissioner Second District; Markley, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Eighth District; and Bynum, Commissioner At-Large First District and Mayor Pro Tem; presiding. Townsend, Commissioner First District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; and Garner, Mayor/CEO were absent. The following officials were also in attendance: David Johnston, County Administrator; Angela Lawson, Interim Chief Counsel; Monica Sparks, Interim Unified Government Clerk; Gunnar Hand, Director of Planning & Urban Design; and Alyssa Marcy, Long Range Planner for Planning & Urban Design Department.

**Mayor Pro Tem Bynum** said before I call the meeting to order I want to announce that we do have individuals attending remotely as well as on-site. All participants joining by remote, we would ask that you silence your devices when not speaking to avoid background noise. During the meeting, make sure you announce yourself by name and title when you speak so the public knows who is speaking. This is critical given the number of remote participants and is also current guidance from the Kansas Attorney General's Office. Please be sure to speak into the microphone to ensure that your comments are heard and the record of the meeting is accurate.

**Mayor Pro Tem Bynum** called the meeting to order.

**ROLL CALL:** Bynum, Burroughs, McKiernan, Markley, Stites, Davis.

**NOTICE OF SPECIAL SESSION** of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Thursday, November 16, 2023, at 5:00 p.m. in the Commission Chambers of the Municipal Office Building regarding an update on PlanKCK and an update on the redevelopment of three UG-owned sites at 18<sup>th</sup> & Quindaro, 4<sup>th</sup> & Minnesota,

and the former Indian Springs Mall site.

**CONSENT TO MEETING** of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

**Mayor Pro Tem Bynum** said this evening we're going to hear a presentation from our Director of Planning & Urban Design regarding PlanKCK as well as the three government-owned sites. I'll recognize our County Administrator David Johnston for any remarks you might want to make and then our presentation.

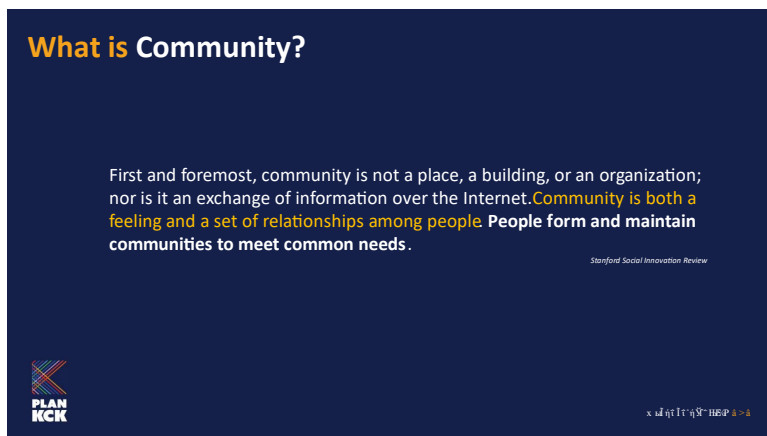
**David Johnston, County Administrator**, said without further ado, I'm just going to recognize Gunnar Hand, our Director of Planning & Urban Design that will take us through the review.

**Gunnar Hand, Director of Planning & Urban Design**, said we have presentations tonight about the ongoing update to our Citywide Comprehensive Plan, what we've been calling PlanKCK. As we've been going through this process over the last year, we've come to you on a couple of occasions with some Special Sessions really focused on different subject matters as this is truly a Comprehensive Plan. Tonight we wanted to sort of prep you all for the approval process as we enter this month and without further ado, I'm going to hand it over to the Project Manager for this initiative, Alyssa Marcy.

**Alyssa Marcy, Long Range Planner for Planning & Urban Design Department**, said I'm going to provide the update for tonight.



Before I get started I just wanted to take my planner's hat off for a moment and speak to you as a neighbor. Throughout this past year I've heard from thousands of residents about what frustrates them, about what keeps them up at night, about all the things that they wish to see change and you do the very same thing in your job here, but I think it's important to recognize that while we acknowledge what's happened in the past, we cannot address the past unless we look towards the future and plan for the future and PlanKCK is something that can do that for us.



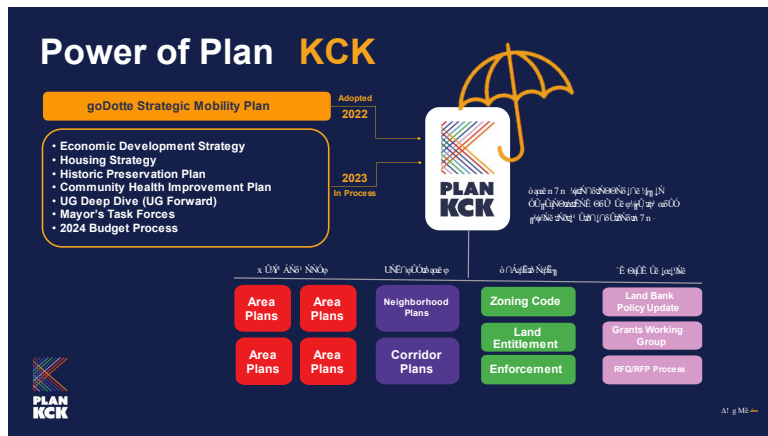
Again, this is a plan that was made with the community and I think it's an important reminder that the community is not inanimate. There are places and spaces and roads and such, but the community is the people and this is the plan that was made with those people.



Putting my planner hat back on. In a community that has so many needs it is important to focus on our strengths and I want to touch on one of those strengths. We sent around a bilingual survey and we asked the question what makes KCK unique and more than half of our respondents said diversity. Some version of diversity, diversity of places of food, of things to do, of history, arts, and so on. So, as we move towards bettering our community and going through strategic initiatives, it's important that we not only celebrate this diversity, but we leverage it.



Again, you've heard me present on this a few times now. Some of you weren't able to make certain meetings so I think part of this will be a little bit of a recap.



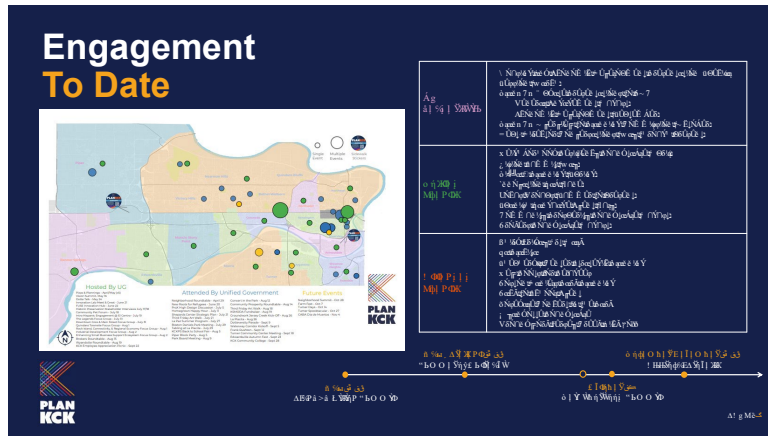
If we consider everything that we have to account for, have to manage, have to pay for, have to plan for to provide a livable vibrant KCK, especially considering how constrained our resources are, we have to be strategic. So, PlanKCK is a North Star that can pull all of the treads together and it truly began with the goDotte Countywide Strategic Mobility Plan back in 2022. This was that very first thread that was adopted and it serves now as the mobility chapter of PlanKCK and then we started to layer on other threads such as our Economic Development Strategic Plan, our Historic Preservation Plan, and our Housing Strategy as well as other initiatives that were outside of Planning like what's going on with the Community Health Improvement Plan and the Health Department and what we heard from the community in the 2024 budget process.

All of these threads come together to make up PlanKCK which is an umbrella that can help guide us when we make future decisions, when we update policies, when we pursue grant funding and decision making in a community with great needs and, you know, varied interests is only made harder if we don't have a unified vision and so PlanKCK is an attempt to do that.

I also want to note, though, that it is elastic. As we change, as we move forward, we can't predict what happens in the future, but PlanKCK is designed to be able to move and adapt to those changes.

PlanKCK is ten elements and four lenses.





Given all of these elements we had to design a really robust engagement process, so there were really three pieces to this approach. The first was speaking with UG leadership and staff because not only are they experts in their fields, but they're also residents. Director Hand was able to have one-on-one conversations with every single department head. I think that's very significant. As he mentioned earlier, we came to you as many times as we could within this process to either talk about a specific element of PlanKCK or PlanKCK more broadly. We also hosted many events. Some of those events were element specific, some of those were broad, and then lastly we attended events because we heard from our community time and time again to meet them where they are.



I just want to give you a few stats. In total we hosted or attended 120 events. Of those events, 30 were hosted by others that we attended. We had over 300 responses to our bilingual survey. We were also the front page of the UG Spotlight which launched last month which went to 66,000 households. I think that's a huge deal and then as we've gone through this engagement process





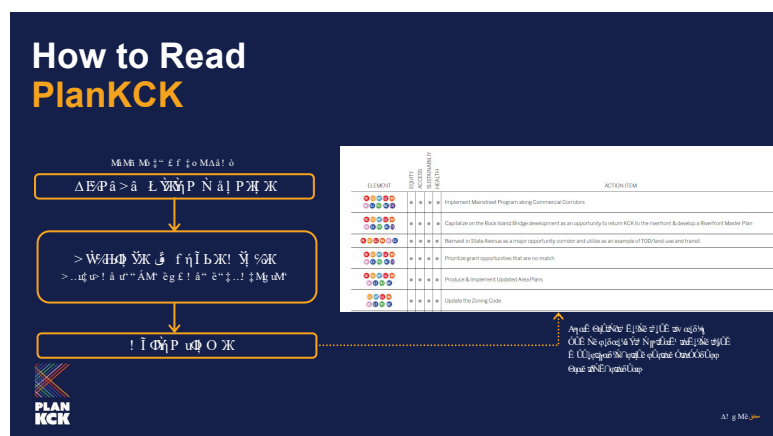
So, why do we need a comprehensive plan.



Again, we need a North Star. It's really hard to make decisions when you hear a lot of competing interests and especially hard to make decisions when you have an incredibly constrained budget, so we need something that unifies us and we need something that points us in a strategic direction.



Lastly, I'm going to take you through a handful of examples of the strategic initiatives that we've identified in PlanKCK. So, just keep in mind that these are just a few of many, many action items that we have and again a strategic initiative is a single effort that addresses many stated goals.



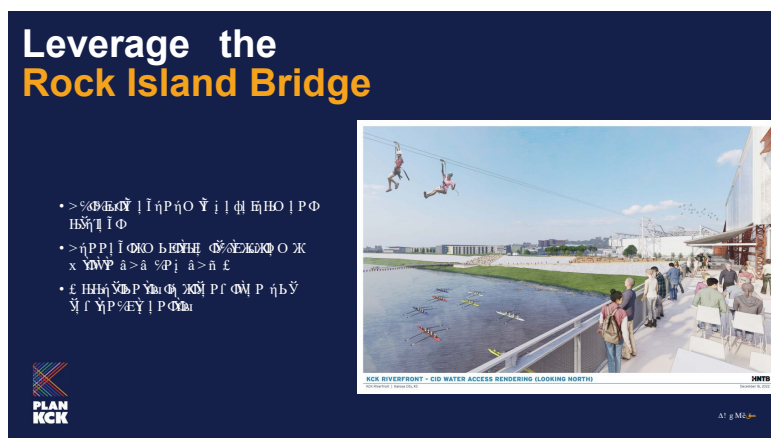
Just a little background. I know you've all read the 188 page document by now, but again, PlanKCK it's achieving community prosperity with four lenses. It has ten elements. PlanKCK has a chapter for each element that has goals and strategies and then it has an implementation chapter at the end that identifies all those action items and strategic initiatives.



Don't think I forgot you Commissioner Bynum. You had asked me for some kind of guiding graphic and I will admit this might be a little bit of a rough draft, but this graphic basically shows what I just described. If the goal was Community Prosperity and we have these ten elements that we're looking through these four lenses, that is what we need to achieve over the time period of PlanKCK. Any suggestions, Commissioner Bynum, we'd be happy to hear them.



First strategic initiative, we talked about this a little bit before, but investing in our K-32 Corridor, so this connects our downtown Bonner Springs all the way to our downtown KCK and then it also has an opportunity to connect to things like the Northeast KCK Heritage Trail going up into our northeast community. It has an opportunity to connect to our Levee Trail and then it has an opportunity for those to connect to the Rock Island Bridge, so a lot of regional connectivity opportunities. This is a mobility effort, this is an economic development effort, this is a regeneration effort, it's strategic.



Next is leveraging the Rock Island Bridge. You know this is a catalytic project. I think a big piece of this other than being just economic development and connecting to a lot of those mobility options I just talked about, it also is a huge piece of our regional identity. There's a regional identity element of PlanKCK. I think we have a lot of pride in our community and I think we just haven't quite been able to figure out how that relates to our neighbors and I think the Rock Island

Bridge is an opportunity to do that. It's also brought housing, it also connects to a lot of historic resources like Kaw Point and the Heritage Trail, so again, strategic.

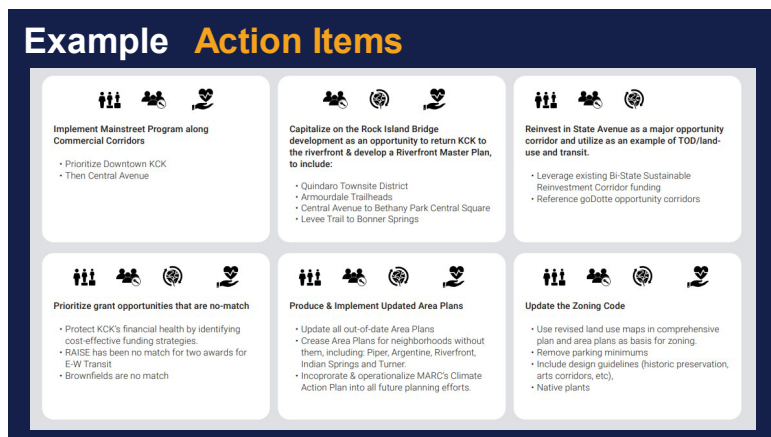


Next is implementing Mainstreet. So, historic preservation isn't only a way to protect and celebrate our history, but it's a mechanism to access a lot of economic development funding. It's a way that we can be more intentional and redevelop our downtown. It's a way to enhance arts and culture, support our small business ecosystem of which makes up a huge portion of our economic development here, and it's also a smaller carbon footprint than just building new.

One story I told on Monday when we were in front of the Planning Commission is that I recently went to Philadelphia for a wedding and my fiancé had never been there before, so what did we do, we went to see the Liberty Bell, we went to see a demonstration of the printing press, we went to the Edgar Allan Poe House, it was heritage tourism, so what are those examples in KCK. Is that Quindaro Townsite, is that the Ag Museum out west, is that Kaw Point? What are those opportunities that when we get people here from out of town like in 2026 for the World Cup, they can come and experience that kind of history here.



They've been working on a Douglass-Sumner Land Bank strategy and we're going to pair that with a no match grant to see if we can redevelop a part of their strategy.



I said that these are only a few examples of the many, so you don't have to read this. I know the text is incredibly small, but we have quite a few in the plan. We have a few priorities that we put right up front.



**Mayor Pro Tem Bynum** said I have a question for you. Go back to the slide Develop a Robust Land Bank Strategy. I'm just curious, can we dive a little deeper there? First of all, is there a notion of when the updates are going to come forward to the Commission from the subcommittee's work? That's question one and then just talk to me more about the pilot with Douglass-Sumner. **Ms. Marcy** said sure.

**Mr. Hand** said if you're referring to the Land Bank Policy Update, I would refer that to Commissioner Davis, but I think what we encountered was a neighborhood who was already in the process of updating their Quality of Life Plan, which is about 10 years old now. Douglass-Sumner, as we know, is adjacent to downtown. It's in a very transit-rich environment. It also has—it also has in its core what is now—I think it was six last year—10<sup>th</sup> this year, the 10<sup>th</sup> best public high school in the country and so I think we have an incredible asset that we need to build around. That asset is surrounded by blocks of Land Bank property and a community who has defined parcel by parcel what they expect from these Land Bank properties when they are redeveloped, so it was a natural sort of symbiotic conversion of the work that they were doing and the conversations we were having either at the Land Bank Policy Update through PlanKCK and with Urban Regeneration in general.

I think what we have is an opportunity when we go from Land Bank Phase One, which was really tearing down buildings and pushing them into basements. Land Bank Phase Two, which is kind of where we feel like we are now, we've somehow created a market for these parcels, but we aren't moving the needle, 240 went out last year, 400 came in, so we're not—you know we need to do something more and so we see Phase Three of the Land Bank as another opportunity and kind of an example of moving this community towards community prosperity and we can learn from the current RFQ/RFP process when it comes to potentially batching larger portions of RFP land, or excuse me, of Land Bank land and an RFP to move it forward.

So, we're kind of learning as we're going. Implementations starts on day one. I've said that a couple of times for our long range planning processes and so we don't know exactly what that's going to look like, but we have this asset, a community that's ready for revitalization and a potential method by which to do that. We think that's another strategic initiative. Again, these are all examples. They're in the plan. They sort of came to the top as we were having these conversations as a way to illustrate some of the ideas of a North Star document like this. Most

comprehensive plans don't really have action plans associated with them because we're supposed to take that vision and when we go into an area, really define those specific neighborhood plans and those area plans, but because our current comprehensive plan also functions as the area plan for many areas, some of those more detailed things started to rise to the top and we felt it was important to share those in this document. I think I answered part of your question maybe.

**Mayor Pro Tem Bynum** said yes and it's very helpful.

**Commissioner Davis** said an update on the Land Bank Policy Review stuff, so the subcommittee work has ended. It's been a little over a month now since all of that has concluded. I'm currently working with the Mayor's staff because they had some questions on some of the things that was recommended by the subcommittee. My hope is to have at least a draft with all of the Mayor's staff edits out before the end of the year. That'll be us working with some of our new colleagues, but I don't foresee after that hurdle us having any other issues.

**Mayor Pro Tem Bynum** said one thing I was thinking of after Monday night's Neighborhood & Community Development meeting was that perhaps, you know, it fits into this component that we have an update maybe more often. I don't know, twice a year, once a year on the options. We did that pretty deep look at those when you were leading us through the whole Land Bank session, but maybe once a year just have a look at the return that you're describing. How many options and how many of those have become reality, if you will, as in completed projects that are fully on the tax roll contributing, so that was just a thought I had after Monday night's Neighborhood & Community Development meeting.

**Mr. Hand** said if I may, just to explore Land Bank a little bit more, obviously, we've had a lot of comprehensive conversations on many different subject areas, but one of them that keeps coming to the front when we talk about how we deliver city services is what the DA does with expungements and how they've packaged all the steps necessary to get an expungement into an event. That makes it very accessible for residents to approach and then walk out of that single meeting with an expungement as opposed to going all the way around the different courthouses and different departments to do it. Is there a way, and we've done this in the past for information for Land Bank where we've gone out to the public and said here's how you do a Land Bank, but is there a way we could craft a Land Bank summit type event where you walk in, learn how to do

it, and go through the process and maybe walk out as potentially on an agenda in the future. We can't necessarily give them the Land Bank in a single meeting, but is there a way—and I felt that Land Bank was a really interesting opportunity where we could think and potentially do something innovative like that with other programs across the UG.

**Mayor Pro Tem Bynum** said now you have me thinking, is there a way to package something like that before we get to the Land Bank and this would again require that you lead some conversations among other departments such as Delinquent Real Estate Tax, so is there a way to package up a fair like that where I walk out and my house isn't in the tax sale anymore. Anyway, you're making me think more about that because we heard a lot about that prior to the last tax sale as far as actual homeowners identified that could potentially lose their homes through the tax sale. So, anyway it could extrapolate out to other topics.

**Mr. Hand** said yeah, and again, if you use Community Prosperity as our North Star, there's a lot of things that can start to trickle down into actual real verifiable actions for us all to do. **Mayor Pro Tem Bynum** said very interesting.

**Mayor Pro Tem Bynum** asked other comments or questions from the commissioners? Okay, thank you Alyssa.

**Mr. Hand** said can I just make one quick comment. **Mayor Pro Tem Bynum** said of course. **Mr. Hand** said so we get to the end of this process and we start to try to write a vision statement and as we're trying to write this vision statement we looked to your all's vision statement that you updated in 2022, which quite frankly, is perfectly fitting for everything that we just went through the last year. I think that's important to note that the priorities of this Commission, as well as it's vision statement that it updated, is the vision of this plan. After basically verifying that for the last year, we came back to it and you guys hit on it pretty well. We are always, always—I think we're all always talking about Community Prosperity, we just maybe didn't put a name to it, but I think there's some synergy there that I just wanted to highlight that we in a way started with and then came full circle to the vision statement you all had for the Commission as the vision statement for that added Community Prosperity a little bit in there, but it was an interesting epiphany for us through the process. **Mayor Pro Tem Bynum** said thanks for all the work.

**Mr. Hand** said two other things before we go to the next agenda item. The Landmarks Commission recommended approval of the Historic Preservation component of PlanKCK at its hearing earlier this month. The City Planning Commission recommended approval of PlanKCK at their hearing earlier this week. It is for your consideration later this month on the 30<sup>th</sup> and we'll take it from there.

**Mayor Pro Tem Bynum** said now you'll move into the RFP/RFQ update for us.

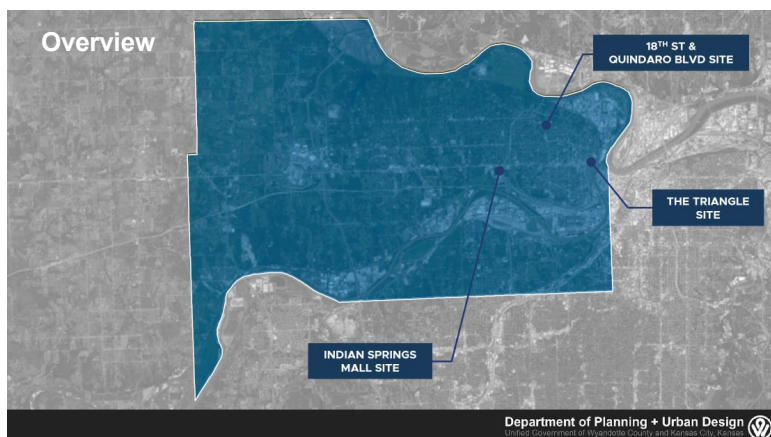
**PlanKCK  
Approval Process**

|                                    |                           |
|------------------------------------|---------------------------|
| 1. City Planning Commission Review | 2. City Council Review    |
| 3. City Council Approval           | 4. City Council Approval  |
| 5. City Council Approval           | 6. City Council Approval  |
| 7. City Council Approval           | 8. City Council Approval  |
| 9. City Council Approval           | 10. City Council Approval |



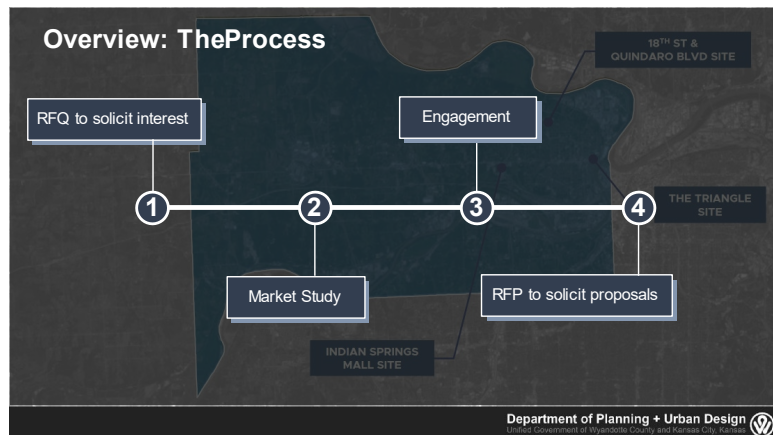
**PLAN KCK**

**Gunnar Hand, Director of Planning & Urban Design**, said I'm going to give you a quick update in regards to the RFQ/RFP process that we've been undergoing for a little less than a year now in regards to UG-owned properties.



Originally last year, the previous CAO and Mayor directed staff to develop redevelopment opportunities for these three sites. There was 18<sup>th</sup> & Quindaro Blvd. which was specifically

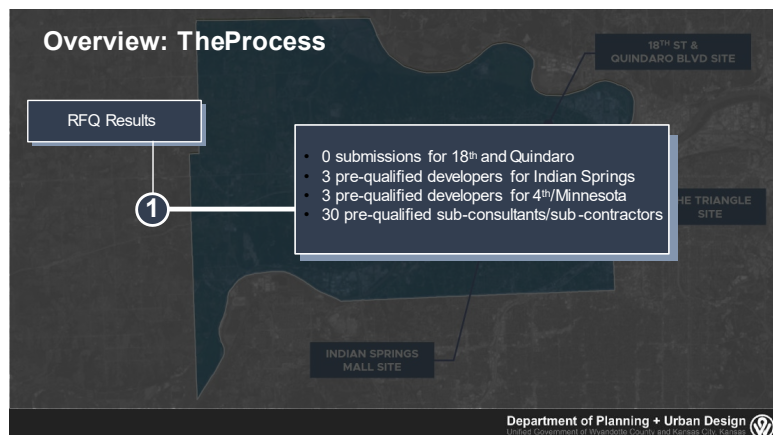
targeted for a grocery store. What was locally called the triangle site, 4<sup>th</sup> & Minnesota, and then the Old Indian Springs Mall which has its own history of fits and starts, starts and fences.



When we were directed to put something together for these three sites we immediately recognized that we were going to have a bandwidth issue to put together some RFP's in the amount of time that the former CAO wanted us to get that going which was early last spring. We looked to the bench contracts with Development Strategies who's an on-call for economic development who has done these types of RFP/RFQ processes for many other cities. When we sort of communicated how we wanted to put forward these three sites and what our desired outcomes were, their recommendation was to potentially take a step back from going straight into an RFP for each site and develop what's called a Request For Qualifications, so we did that process namely because we felt that was a better mechanism to convey the type of local business participation we wanted out of this and also the complexity of three sites all at once.

The RFQ process ended this past fall. As a part of that process we developed a countywide market analysis. That market analysis has much greater utility than this RFQ/RFP process. We used it to inform PlanKCK in the economic development strategy. We sent it to school districts and nonprofits and others who use growth projections in their planning as well. It's on the website right now for anybody who may want to use it, so that goes over not just population growth, but then translates that population growth into the amount of square feet per industrial residential typologies, commercial and office.

This included an engagement process. We've done one focused engagement which I'll go into a little bit more detail here in a minute for one of the sites and we're right now at the RFP stage moving forward.



The results of the RFQ were pretty interesting. We had no responses for 18<sup>th</sup> & Quindaro, so for the time being we're moving forward with just the 4<sup>th</sup> & Minnesota and the Indian Spring site, both of which had three pre-qualified developers. There's one developer that pre-qualified for both sites, but we also pre-qualified 30 subcontractors/subconsultants. These are everything from the person who lays the asphalt to the people who design the buildings and everything in between. I'd say about a third of them are local KCK businesses, so I think that's a pretty good response considering the type of responses we typically get and as we develop the RFP process we think we're going to score teams higher if they bring in one of the pre-qualified contractors. That was sort of our thinking.

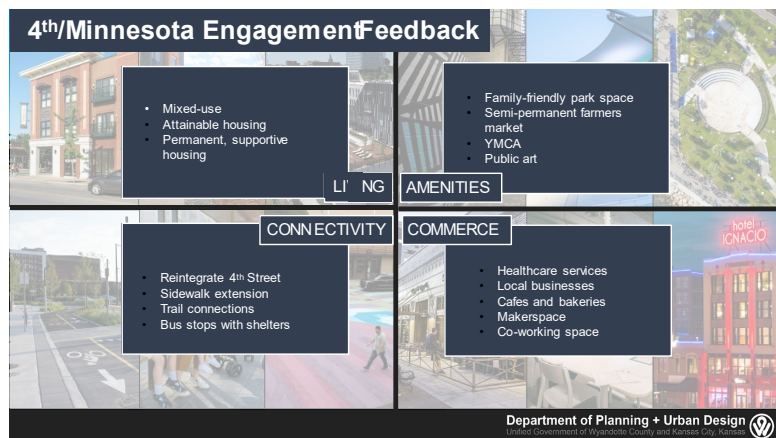


Because the Indian Springs site is a larger, more complicated, bigger animal, and because we wanted to keep the momentum going with this process, we are moving forward with the RFP for 4<sup>th</sup> & Minnesota. On October 27<sup>th</sup> we had the open house for this meeting. It was at the Merc so

it was just down the street from the site. We did a walking tour, gave a presentation, had a pretty engaging conversation with the public about what they want from that site, framing it in the Downtown Area Plan and other long-range plans that have been developed. The following day on the 28th we also had the Neighborhood Summit for PlanKCK and Livable Neighborhoods and development strategies. The consultant we hired did some outreach for both this site at that location as well as the Indian Springs site.

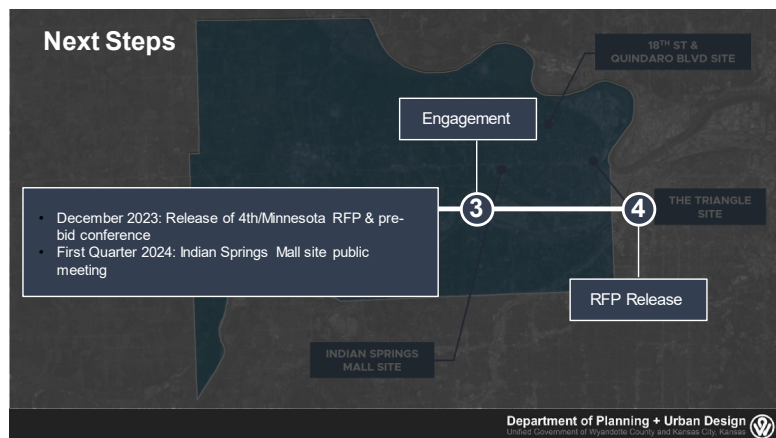


So, with all of that background we are in the process of creating the RFP right now, but what we heard at 4<sup>th</sup> & Minnesota can basically be broken down into these four categories. I think it's important to state now that we made it very clear at those meetings and we are going to continue to make it clear that what the community desires for the site will certainly inform the evaluation criteria for the RFP, but that doesn't necessarily mean we're going to get three development proposals that are going to give us everything. It's going to boil down to whoever gets the closest wins basically.

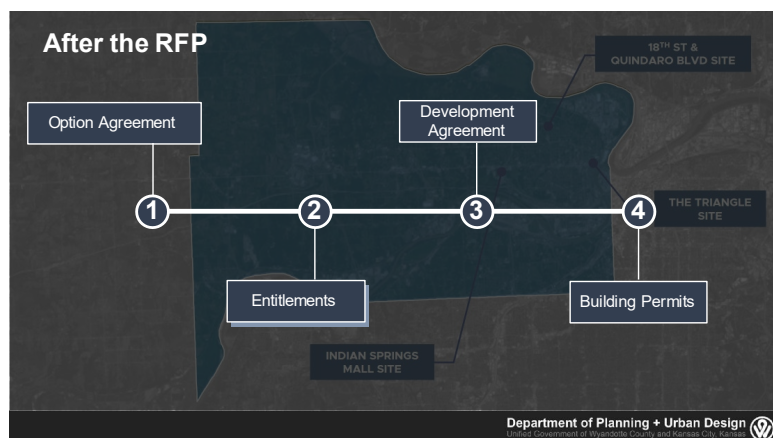


So, I think while we've got a lot of ideas, and I'll put some of them up right now, how we make that a reasonable RFP, a reasonable Request For Proposals and then what responses we get from those proposals are kind of two different things. I think we got to keep eyes wide open on this one and see how it all plays out. Hopefully, we get it, but I think the core here is we believe this approach instead of having a developer come to a site, explain what they want to do and then work that out with the community, we started with the community and our community asset, this piece of public property, tried to define what our desired outcomes for the site, and then go find a developer for it. They do that a lot in Europe, but they don't do that very much in the United States of America, so we really think this is an opportunity to redefine how we do community development at the Unified Government.

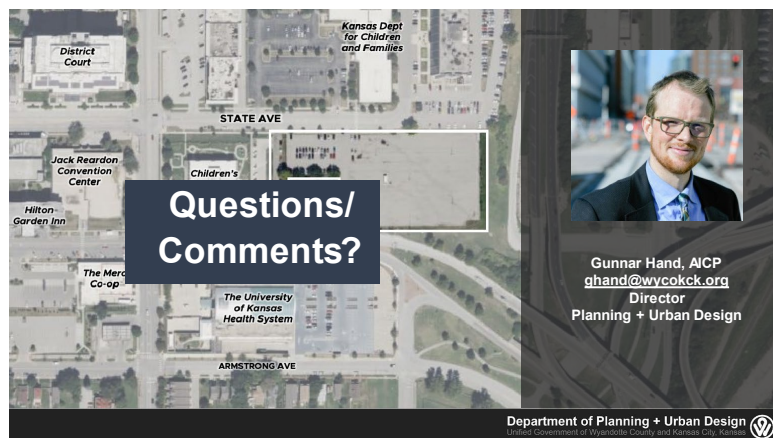
We've got a bunch of stuff we've heard from the public. This is just a portion of it, not all of it, but kind of the highlights if you will, and we're trying to bake this into the RFP for this site right now.



Our expectation is to release the Request For Proposals for the 4<sup>th</sup> & Minnesota site before the end of this calendar year. We hope to have our engagement regarding Indian Springs first quarter 2024 and potentially push out that RFP either in the first quarter or second quarter of 2024. Again, I think there's a premium on keeping things moving and providing and demonstrating progress to all of our pre-qualified lead developers who we want to demonstrate that this is real to us, this is important to us and we're doing everything to keep the ball going.



We've had a couple of conversations about what this looks like after the RFP and we baked it into the RFQ. We're going to bake it into the RFP as well for this, but the way we're thinking about it is not too dissimilar from potentially how we handle Land Bank. So, if you become the lead developer chosen for the 4<sup>th</sup> & Minnesota site, you're going to get something that looks like an option agreement. They will then have to go through the regular entitlement process. I don't think they're going to, based on what is currently the land use and zoning for the 4<sup>th</sup> & Minnesota site, there might be a change of zone, but really I think it's going to come down to just a preliminary and final development plan, which is still an entitlement that has a public review process. We are pretty confident that chosen developer will need some sort of incentives package and so the development agreement process will be another part of this component and then we get to eventually building permits and construction.



Questions, comments, concerns?

**Commissioner Burroughs** said I appreciate all the work you put into this. I think it's important that we have a list of developers that are interested in economic development in our community. I for one will state that I am extremely disappointed we're not getting interest in 18<sup>th</sup> & Quindaro with all the discussion that this Commission and its community has had in reference to the Quindaro Ruins and the Trailheads that will be taking us all the way around, hopefully, along the riverfront. It's kind of disappointing, but the pre-qualified developers for 4<sup>th</sup> & Minnesota and Indian Springs, is there a reason why we're not advancing them together versus just doing 4<sup>th</sup> & Minnesota first and then five, six months later doing Indian Springs if we have them at the table?

**Mr. Hand** said, so again, there's only one developer between—that's common between the two of them and that might be actually a reason to go faster than slower, as you just asked, but one is potentially a capacity issue from staff. We were—the same consultant who's helping us with the RFP was integrally involved in PlanKCK so we have quickly pivoted from finalizing that draft document for your review to getting them to start writing the RFP for 4<sup>th</sup> & Minnesota. They're going to use the template of that to develop Indian Springs. But I think the number one reason we've had it—we're not doing them at the same time is we still have quite a few conversations to have with KCATA as it relates to their Transit Center, we've started some of those. In the RFQ we noted a couple of potential consolidations of UG facilities on that site that we still need to talk through. There's a couple of environmental factors, namely the spring, which Indian Springs is named for that we have to kind of think through and how we're going to address that and it's just a much bigger site. So, there's a couple of conversations we didn't feel prepared to write the RFP quite yet and we're in the process of having those right now. While we would

November 16, 2023

have liked to do it all faster, you know we were delayed this past summer and so we're doing everything we can to push these out.

As it relates to 18<sup>th</sup> & Quindaro, in some of the post RFQ conversations that we have had it became very clear that number one was a land assemblage issue. The southeast corner of 18<sup>th</sup> & Quindaro certainly has a lot of Land Bank properties, but it also has a lot of privately-owned lots that are vacant still and there's a couple of houses there as well that we would have to either acquire, buyout eminent domain, what have you and I don't think the development community had an appetite to do that type of land assemblage whereas 4<sup>th</sup> & Minnesota and Indian Springs are ready to go parcels basically.

The other thing is that we were told its basic math. They look at household income and they look at number of rooftops and they're just not there at 18<sup>th</sup> & Quindaro. We specifically said this has to be a grocery store and when they did their back and napping sketches, what we heard from them was there's no market here to build a grocery store at this location currently.

**Commissioner Burroughs** said, Gunnar, I can appreciate that. It's just disappointing that we have an area of our community that has cried out, I know at least a decade or more, and we can throw every opportunity at an area in our community. It just kind of fascinates me to think that the cost of ground in our community—I mean we can almost give the ground away and still not have an interest in an area of our community and it just disappoints me tremendously for that area of our community, but also it seems like it's short changing a part of our community and it challenges us.

In reference to 4<sup>th</sup> & Minnesota, is there a tax base there presently? **Mr. Hand** asked, is there a what? **Commissioner Burroughs** said a tax base. Is there development at 4<sup>th</sup> & Minnesota already? **Mr. Hand** said most of them are either nonprofits—you've have DCF over there, you have the HUD offices across the street on State, you have the Children's Campus and then KU Med, so not really. **Commissioner Burroughs** said so we have no revenue generation there and the same way with Indian Springs basically outside of income tax.

**Mr. Hand** said what we've heard from the public and what the Downtown Area Plan says for that site specifically, this is an opportunity for a Landmark Project, Gateway Project, Skyline Altering Project in downtown KCK, so I think that any type of mixed-use project would be a potential boom for that immediate area. I think there's a lot of other connectivity issues that site provide us. All those Trailheads that Alyssa explained in the meeting are right underneath that

spaghetti intersection just waiting for some sort of connection and so I think if we can move this forward, if we can get a development going, there are immediate sites. There's that retail site on the other side of State & 5<sup>th</sup> and then another parcel on the Washington Avenue site, right there at 5<sup>th</sup>. I mean those would be potentially right for reinvestment redevelopment if we can have a proof concept. I think one of the biggest issues downtown KCK is facing is we've got a lot of projects in the mix, a lot of them got shutdown during the pandemic. We don't have a single one that's completed to prove to be a proof of concept and so no one wants to be that first developer. We have a lot of people trying to get it so I think that if we can get one of those completed and prove the concept, I think we can start to see a momentum change in downtown KCK.

**Commissioner Burroughs** said I wouldn't disagree with that and I think in one of the previous brochures that you showed this PlanKCK, we talked about State Avenue and then maybe moving it—or downtown and then moving it over to Central Avenue, the Complete Cities, Complete Streets, Main Street and that concept—I mean if we could combine the two of them presently, I think it would be just awesome to be able to do that because they both bring—they both have something that the other one needs and if there was a way to do it—are we missing out by not investing in Central Avenue first versus downtown Minnesota Avenue because we have a lot of not-for-profits occupying space down here. We do have interest coming in, but yet we already have a micro business sector that would allow us to do a Complete Street revitalization down Central Avenue that would create that early connectivity for the Central Avenue Bridge and the Trailheads and that would allow people to come over and already engage in a lot of the small businesses and the ethnic inclusion they could have through Central Avenue.

**Mr. Hand** said I think it's our expectation that the Main Street Program will spread across this community. As you all know, Kansas City, Kansas is a collection of small downtowns, small neighborhood centers, many of which were their own incorporated cities at one point. So, we started with downtown simply because they expressed interest in pursuing the project, for lack of a better term, first and so we went that way. That NBR approached us about that opportunity. We had a connection to Kansas Main Street and so we made those connections for them. We fully expect to branch out from there and look at the other main streets, if you will, across KCK. Yes, I think the way that we wrote it in PlanKCK said start with downtown because we're working with downtown right now. That is not meant to say downtown's more of a priority than any of these other commercial corridors. It's just—that's the one we were in the middle of right now and so

we put that in there and then how we move forward whether it be with the Argentine Betterment Association or Rosedale on Rainbow Blvd. or whatever it is, I think that we're excited about that opportunity. There are no Kansas Main Street Programs in Wyandotte County today and so getting one started is the first step. Getting a bunch of them—I think what we've heard from Kansas Main Street is they're pretty excited to work with Wyandotte County.

**Commissioner Burroughs** said that's good news. I know as a Complete Street graduate I think it's imperative that if we have synergy somewhere, we lock into that synergy. We've seen what's happened with Strawberry Hill and the revitalization and the renewal and reinvestment in Strawberry Hill and to bring that connectivity that we talk about in with the synergy of Central Avenue is doing, the cultural affairs that they're having and the immersion into that culture, there's a synergy there. I just kind of wonder what would occur if we partnered with that location even more to help boost that. **Mr. Hand** said there's already a synergistic relationship between CABA and the Downtown Shareholders anyway, so I think that's a natural progression. **Commissioner Burroughs** said thank you Gunnar.

**Commissioner Davis** said kind of going back to the Quindaro conversation. Were there other options offered outside of just a traditional grocery store for that site or was it just—was the message to developers either tell us you can do a grocery store here or not or what was the stat communication? **Mr. Hand** said the direction from the former CAO and Mayor was grocery store, grocery store, grocery store and so we wrote the RFQ as it relates to that site specifically are you qualified to build a grocery store at a location like this and, obviously, we got no interest.

You know I mentioned land assemblage, I mentioned rooftops. You know there's other initiatives. Catty-corner from this site is the Northeast Grocers which is the community's effort to create its own co-op in a food desert, so I don't know if that's necessarily competition, but you know there's a couple of folks who have expressed interest in more grocery stores in this location and they just haven't materialized yet.

**Commissioner Davis** said yeah, I don't know. I wonder what would have happened if we would have said top priorities grocery store, but if you can do something with it to turn it into productive use, I just wonder if we would get more than zero. **Mr. Hand** said I don't think we've given up on 18<sup>th</sup> & Quindaro or Quindaro Blvd. at all. I think we just wanted to make sure that we kept moving forward with the RFQ/RFP process and potentially circle back, but I think lesson

learned there would be maybe we were too specific at least at that stage to draw any interest and I think that there's arguably a—I mean that would have been a catalytic project. I think there's arguably a broader strategy along the entire Quindaro Blvd. and transforming it into our Black Wall Street, if you will. Historically, our Black Wall Street was actually 5<sup>th</sup> Street, but that's where we are today is Quindaro Blvd. is the primary commercial corridor in the northeast.

**Commissioner Davis** said moving on to Indian Springs. I'm glad that there's some kind of movement. I was worried because in our slide you said what we were given was second quarter the release of Indian Springs RFP and pre-bid, so I'm glad that at least on the slide that was presented to the public, it's all in first quarter. I absolutely understanding staff capacity regarding that project for sure. I know our community district is very excited and kind of willing. I actually did a Town Hall on this before any of this stuff really got started and so I'd be more than happy to help with any community engagement on this or any type of support just so we can get some things moving. It would be great if by like mid-spring we could really, really say there's movement for both sites and an idea, a concept, can be presented to the public.

**Mr. Hand** said as the CEO retools the Economic Development Department and those strategic hires that you all put into the budget for 2024 start to come online, I think that should move this specific initiative on a little bit faster. You know in the situation that we're in today I'm kind of wearing 1.5 hats and doing the best I can. **Commissioner Davis** said yeah, for sure. Thank you for the work that you all have done. It's been very impressive.

**Mr. Johnston** said regarding Quindaro, I had a couple conversations over the last couple weeks with the Mayor and he realizes the weakness of the previous RFP and we're going to be working toward issuing one more. One that is more general and not specific toward one entity. I think what Gunnar has said is something that I don't think many people want to hear is that developers, investors look for return on their investment and when they do that one of the major things they look at is the socioeconomic and demographic profile of a community and what we may want, what the citizens may want when they go through that internal assessment, they're saying things like Gunnar said earlier, an area may not have the disposable income at a level that would be spent and make that venture successful.

I think that's one of the realities that we have to accept if we look at various areas of our community and ask ourselves why aren't investors knocking on our door. There's a reason why

they're not knocking on the door. They're not seeing in their personal assessment a return on investment and that doesn't match what we think would be great. So, that's where I think as we move forward there has got to be a closer working relationship with the development community, significant community education on what is economic development and what helps bring success in economic development in the area because there are so many issues.

When I've talked with site selectors in my career, when they come to a community for a client they are coming with a—you're competing with many different communities and in the first review they're looking for the no because there'll be communities that have more yesses and remember they're working for a client, not for your community. So, if they're looking for a successful project for the community, they got their evaluation processes and right now many areas of our community who are starving for reinvestment aren't getting it because it's not meeting the ROI and I think on top of that we have the cost of investment and development with interest rates and inflation right now. So, I think what we'll see in the next year is a significant community education on what is successful economic development because one of the things that I think is very important is that we try to erase ignorance as a defense and bring in enlightenment and awareness. Then, that opens the door for maybe we need to do some changes attitude approaches to development in certain different areas because there is a new found understanding of what it's all about, so that's my two cents.

**Mayor Pro Tem Bynum** asked other comments or questions on this presentation which I really do appreciate, again, how busy you stay and how busy you've been especially during 2023.

The 4<sup>th</sup> & Minnesota we're hoping that RFP is out on the street by the end of the year, right? **Mr. Hand** said that's correct. **Mayor Pro Tem Bynum** said and then how long—is that window open for a period of time, what's the timeframe? **Mr. Hand** said the typical period of opening is about 30 days, but because we're at the holidays, we're probably just going to extend that to more like 60 days. Nobody wants to put together a response for an RFP the day after Christmas or the day after New Year's, so I think we are going to try to get it out on the street as soon as possible, potentially the end of November. At least that's our target goal. It'll probably slide into December just a little bit, but I am reviewing the draft of the RFP right now and we'll get that draft after I get my first blush to the Administrator as soon as possible. It'll probably be a 60-day period, sometime late November, early December we're going to try to have the—we'll

probably have the pre-bid conference which is why we might need to scoot it back a little bit because we're talking about at least a two week notice for said pre-bid conference. We're going to try to have a pre-bid conference sometime before the end of the calendar year and then immediately release the RFP shortly thereafter. Procurements on a Thursday schedule, just because that's when it goes out in the *Echo* so it'll get released on some Thursday as soon as possible.

**Mayor Pro Tem Bynum** said okay and then I know you said based on the community engagement that occurred around that particular site, so some of those things are going to inform the RFP, I'm assuming. **Mr. Hand** said yes. I think the desired outcomes, community betterments or benefits will be a part of the evaluation criteria. I think again it's this balancing act of how much is the value of that property versus what we're asking and we've got to figure out a way to balance that or we're going to get none of our pre-qualified developers to respond to that RFP if we ask for too much. We're working through that and you know I mentioned sort of a Landmark Tower, an opportunity on the 4<sup>th</sup> & Minnesota site. I think the real value we have is the view. You go tall, we're going to get a lot of units that are going to be potentially worth more than that land and I think we've got to figure out what that value is and then try to find a reasonable RFP.

**Mayor Pro Tem Bynum** said just a curious comment because in Chair Burroughs committee is a draft Community Benefits Agreement resolution working its way toward December, so I guess I have to assume that the RFP would include, if that were to pass, that any potential developer would have to be aware—**Mr. Hand** said we have a placeholder in the RFP to see when and where that goes, so it's either going to say is potentially happening or just was adopted. Yeah, we're tracking that. **Mayor Pro Tem Bynum** said okay.

**Commissioner Davis** said I'll just add whatever we can do to get the meetings for Indian Springs going, the sooner the better. Just hearing that developers are kind of ready to go and I also know that we're going to be looking at that January/February timeline, so I would recommend hybrid or if you're going to do an in-person, do an online version as well just because typically around that time a lot of our neighborhood groups and other folks are not meeting and so I would hate for them to be at a disadvantage because of the time that we took to do community engagement. With that being said, we need to do community engagement and then get on with that RFP as best as possible. **Mr. Hand** said understood.

**Mayor Pro Tem Bynum** asked, anything else. Alright, thank you to your team. With that, if there are no further comments or questions, we will adjourn this meeting and we will reconvene in the Chambers at 7:00 for our regular full Commission meeting. Is there a motion to adjourn?

**Commissioner Markley made a motion, seconded by Commissioner Davis, to adjourn.** Roll call was taken and there were five “Ayes,” Bynum, Burroughs, McKiernan, Markley, Stites, Davis.

**MAYOR PRO TEM BYNUM ADJOURNED  
THE MEETING AT 6:00 p.m.**

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Monica L. Sparks  
Interim Unified Government Clerk

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