

SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT

Minutes

Thursday, April 3, 2025

4:00 PM – 5:00 PM

Present: Dr. Greg Mosier, Frank Aguilar, Jason Glasrud, Clayton Hunter, Bill Hutton, Tim Ryan, and Jeff Conway

Absent: TJ Roberts, Jerrell Royal, Robert Hughes, Jr.

Guests: Mary Ricketts, President, Downtown Shareholders; Angela Turner, Simmons Security

I. Call to Order

SSMID Advisory Board Chair Dr. Greg Mosier called the meeting to order at 4:04 PM.

II. Roll Call

Roll call was conducted with those present and absent recorded.

III. Review and Approval of Last Meeting's Minutes Bill/Frank

A motion to approve the March 6 minutes was made by Bill Hutton and seconded by Frank Aguilar. **The Motion Carried.**

IV. Follow-Up Items from Previous Meetings

None.

V. Informational Items

A. *Downtown Shareholders (DTS) Update/DTS-SSMID Monthly Budget Report (5 minutes)*

Dr. Mosier gave the DTS update provided by Dawn Rattan, Interim Executive Director, who could not attend.

- DTS has an upcoming Business Crawl on April 28. Dawn continues to contact and follow-up with businesses that want to participate. There are four to date. She needs fundraising for printing, stickers and prizes. Mary Ricketts, President of DTS, reported that Dawn is trying to use a local downtown printer, but doesn't know the cost.
- The Downtown KCK Clean-Up Day is scheduled for April 26 in Kansas City, Kansas (KCK). Neighborhood and Business Revitalization (NBR) organizations will supply the trash bins and DTS will provide the snacks and drinks. Sponsors are welcome for the snacks and drinks. The information was sent to six local churches to request participation. Dawn asked everyone to share the clean-up day information.
- The Wyandotte County and KCK Mayoral Candidate Forum will be held July 23 at 6:00 PM at Memorial Hall. Save the date information has been sent to Commissioners Burroughs, Watson, and Witt. More candidates are expected before the June 2 deadline. Funding is needed for snacks and video recording. DTS is collaborating with the KCK Chamber and The Shop Cigar Lounge. Request was sent to KCTV5 for Bill Hurrelbrink to be the moderator of the forum.
- The Kansas City Board of Public Utilities (BPU) submitted a request for a summer intern to market local business on social media, update social media calendar for DTS, incubator planning, and identify businesses for incubator. Meeting with BPU on April 7.
- Incubator within SSMID. Meeting with Alan Howze, Assistant County Administrator/Chief Knowledge Officer with the Unified Government (UG), on a building on Minnesota that may be move-in ready.
- Empty spaces tour. UG will help find the owners of the empty spaces to get status update on the space. DTS is targeting at least 10 locations for the tour. DTS will contact investors,

contractors, builders, and real estate agents to promote space. Incoming DTS Board Member Fran Sutton will help.

- Recent grant requests include Visit KCK for Memorial Hall Centennial, BPU summer intern, casino commissioners for business incubators, and a Neighborhoods Rising Fund (NRF) grant for Leon Brady Memorial.

Mary provided an update on a meeting with the UG on the Memorial Hall Celebration. She said there was great planning and great teams at the table. She says she is always looking at getting KCK ready for World Cup in 2026 and what needs to be done. She adds that this would be time for businesses to test what they will be doing in 2026 (staff, new procedures, new processes, software, etc.,) in preparation for World Cup. The celebration season will be September 11-13, ending on 913 day. Mary said they want to partner well with other downtown organizations for the "913" celebrations so they are collaborating, not competing. She added that it will also be a great opportunity to see what needs to be done differently downtown and how to handle all the traffic in preparation for World Cup. Mary talked Randy Callstrom, President and CEO of Wyandot Behavioral Health Network, who has the new building at 8th and Washington, which will be a great establishment.

Clayton Hunter stated there was a nice networking event last week at the Hilton Garden Inn. Mary said The Shop Cigar Lounge has just celebrated 2 years in business and is showing people how it can be done in Wyandotte County. The shop is consistently booming with packed events.

VI. Action Items

A. *Vice Chair Funding and Outreach Report (5 minutes) – Frank Aguilar*

Frank reported that he will have the property information and the Excel spreadsheet updated soon. He said Angela Turner with Simmons Security was helping him fill in some of the blanks on the spreadsheet. He thanked Angela for her help.

TO DO: Reach out to new US General Services Administration (GSA) contact at the Bob J. Dole federal courthouse regarding any discretionary funds SSMID could apply for.

Frank had initially spoken with David Rumsey, who was Acting Regional Commissioner, but he is no longer in the position but did forward everything to the new commissioner. Not sure with all Department of Government Efficiency (DOGE) funding cuts if there are any funds available, but Frank will keep asking.

Greg announced that KCKCC had \$3 million allocation in a discretionary spending from Senator Moran cut for a second Automation Engineer Technology (AET) lab at new downtown location (\$5 million to outfit one lab).

B. *Vice Chair Community and Business Relations Report (5 minutes) – TJ Roberts*

Not present. Dr. Mosier asked if TJ Roberts should be replaced as the Vice Chair as he is not attending the meetings anymore and work needs to be done.

A motion to replace TJ Roberts as Vice Chair of Community and Business Relations with Bill Hutton was made by Frank Aguilar and seconded by Dr. Greg Mosier. **The Motion Carried.**

Bill accepted the position and said he was excited to be part of the solution.

C. *2025 Workplan*

i. *Marketing Plan*

Dr. Mosier reported that there is still work to be done on the plan.

ii. *Street Banners*

KCKCC's Marketing department designed two street banner samples (4 different designs). Board members reviewed the designs.

TO DO: Email samples to SSMID Advisory Board members.

Mary asked what the process is for the street banners and who does SSMID need to coordinate/collaborate with, such as Visit KC, on some of the pre-World Cup projects? Need to make sure we aren't working on the same strategies. She also asked about coordinating the placement of the street banners through the UG. Mary asked if anyone had checked with Randy Greeves who oversees the UG Historic District for downtown KCK to see if it had any additional funds. The SSMID zone is included in the historic area. Made to fit the current holders on the light poles (5 feet tall). Need to determine if hardware is in good condition.

The price for 75 street banners is about \$10,000. There would be no installation cost if the UG or other entity could install the banners. However, it is an additional \$8000 if they need to be installed.

TO DO: Dr. Mosier will check with Jeremy Ash at BPU on street banner installation.

TO DO: An inventory of the hardware to hang the banners needs to be completed.

Board members decided that they would proceed with four different signs, with the same design on each side. This allows the KCK specific ones to be up longer and the World Cup ones could be taken down after 2026. There was a suggestion of auctioning off the World Cup Banners after they are taken down.

Mary asked if there were World Cup dollars that the UG was trying to spend. She said SSMID could pay for the KCK-specific banners and UG or World Cup funding pay for the World Cup banners. There were further suggestions to have window placards in at local businesses that match the banner designs.

A motion to move forward with the four street banner designs and development was made by Clayton Hunter and seconded by Tim Ryan. **The Motion Carried.**

VII. Other Business

A. *TBD and any Board Member Items*

Bill said there has been discussions on a new loitering ordinance in KCK similar to one used on the west coast. Bill said there is a major loitering problem downtown that needs to be addressed with the Area Transportation Authority (ATA), Frank Williams Outreach Center, and any business not taking care of its property. Jeff Conway, UG Legal Counsel, said the US Supreme Court came out with a Grants Pass Opinion (ordinance) with respect to camping, and there is a movement to draft something within the parameters of Grants Pass for downtown KCK. Mary asked how would this type of ordinance be enforced with an already short-staffed police department?

TO DO: Advisory Board members will contact their appointed commissioners to ask what they need help with and get feedback. They will also ask them to support enforcement of loitering and support for the police department to enforce the rules in KCK and renewal of SSMID.

TO DO: Contact commissioners who don't have SSMID Advisory Board appointees to get those appointed.

TO DO: Dr. Mosier will meet with KCK Mayor Tyrone Garner and his team on the loitering issue.

Board members decided to skip the May SSMID Advisory Board Meeting due to scheduling conflicts. There is a requirement in May to submit a proposed budget, but it could be submitted in June.

TO DO: Finalize SSMID budget in June Meeting. Add to June agenda.

This is the end of the second 10-year cycle of SSMID. Jeff added that the board should presume SSMID is going to proceed and that it will be renewed again.

Mary emphasized that 1-2 commissioners need to be on the DTS Board to hear the downtown issues first hand. Tim asked if commissioners know what to support and if there is a fact sheet about what needs to be discussed with commissioners.

TO DO: Dr. Mosier will draft a fact sheet for SSMID Advisory Board members that can be used for discussing issues with their appointment commissioners or others. Bill will help review the fact sheet.

Mary asked what SSMID needs from DTS. Dr. Mosier said advocacy for what SSMID is trying to do and its upcoming third renewal. SSMID has made some major changes to its structures and processes, holds monthly meetings to determine how to help the SSMID community, and beautification.

TO DO: Mary will take the lead on a joint article (DTS/SSMID) that will be published in UG and DTS newsletters.

VIII. Adjournment

A motion was made by Bill Hutton to adjourn and seconded by Jason Glasrud. **The Motion Carried.** The meeting adjourned at 4:54 pm.

a. Held for Reference

i. SSMID Permanent Improvement Plan (Brookings Web Meeting - 1/13/25)

1. Brookings Institute: [How To Break The Doom Loop](#)
2. Brookings Institute: [Transformative Placemaking: Think Regionally, Act Locally](#)
 - a. [Urban Doom Loop: The Future of Downtowns is Shared Prosperity](#)
 - b. [Community-Centered Economic Inclusion: A Strategic Action Playbook](#)
3. Kansas City Investment Playbook

Next Meeting: Thursday, June 5, 2025 | 4:00 PM - 5:00 PM – Hybrid

Breidenthal Family Boardroom at the KCK Chamber Office, 727 Minnesota Ave and via Zoom