

SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT

Minutes

Thursday, June 5, 2025

4:00 PM – 5:00 PM

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

Absent: Frank Aguilar, Rober Hughes, Jr., TJ Roberts

Guests: Dawn Rattan, Interim Director, Downtown Shareholders; Angela Turner, Simmons Security

I. Call to Order

SSMID Advisory Board Chair Dr. Greg Mosier called the meeting to order at 4:02 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 April 6 minutes was made by Bill Hutton and seconded by Clayton Hunter. **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)*

- Dawn Rattan announced that downtown security services will transition from Simmons Security to the Kansas City Kansas (KCK) Police beginning June 16. The proposal went before the Unified Government (UG) Commission last week and passed unanimously. The 6-month contract runs through December to see how this works. Patrols will be during two preliminary windows of time: Monday-Friday, 10:30 AM – 2:30 PM and 5:30 PM – 10:30 PM, plus occasional watch times as requested. Two over-time officers will be on patrol in the SSMID area. They will be trained and given a map of the SSMID area. In January, the SSMID area will have two of its own dedicated officers. Response time will be immediate, whereas Simmons Security would call in a situation and it could take 20-30 minutes for police officers to respond.
- Dawn announced that there are four new DTS board members. She stated DTS has an action plan and new members need to know there is work that needs to be done. The next step will be formal onboarding of those new members.
- DTS held a Community Conversations event last week with local businesses and asked them questions in seven different areas. Dawn said the information and data gathered will help develop a downtown master plan. She is going to retool this same event into a happy hour event in early July to try to attract more people. She asked SSMID board members to share the event information.
- Dawn announced DTS received the green light from the UG to give KCK businesses between \$10,000 and \$30,000 for façade fix-up funds (everything external: windows, doors, awnings, lights, security, plants and more). DTS is developing the criteria and appearance standards for that money. Funds will be available for owners and renters. Phase I will happen between 5th-10th and Minnesota.
- The empty spaces tour is scheduled to take place the end of August.
- On June 16, Dawn is visiting Emporia to look at its thriving downtown area.

- Dawn said that some cities have offered car shows with sponsorship help from a car dealership. She would like to see either a Mustang or Corvette car show downtown, with a possible dealership as a sponsor.
- The 7th Street bus stop is going to get an update. A public industrial restroom called a Portland Loo will be installed. Deasiray Bush with the UG Transportation Department has two grants for this area. One grant will be used for a mural at the bus stop that will be done by JT Daniels. The other grant will be used for bus shelters that can be industrially cleaned. Benches with humps will be installed and updated bike stands. Dawn is looking into a program where companies can “adopt” a bus stop and keep it clean. Bill Hutton reminded the board that is the UG’s responsibility to keep those clean.
- The Memorial Hall Centennial Celebration is set for September 11-12, 2025, and will honor veterans. There will be a luncheon and block party with vendors.
- Dawn announced that Commissioner Burroughs is on the Business Development Task Force and it is looking to update the parking ordinances and then review the sign regulations for businesses.

B. Clean and Safe Program

No update.

VI. Action Items

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

Not present

B. Vice Chair Community and Business Relations Report (5 minutes) – Bill Hutton

Bill Hutton had nothing to report.

C. Budget – Agenda amended to add this item

Dr. Mosier shared the preliminary 2026 budget. He will connect with Jeff Conway, UG Legal Counsel, and Dr. Shelley Kneuvean, UG Chief Financial Officer, to confirm the tax assessment funds for the mill levy calculation are correct. Dr. Mosier also stated that approximately \$138,620 will be carried over into the 2026 budget. Budget items carried over include biohazard cleaning (didn’t use in 2025), project coordinator position (help write 10-year plan), and Work Plan Priorities working with DTS (e.g., entrepreneurship hub/counseling for businesses).

TO DO: Dr. Mosier will update years in carryover column on 2026 budget sheet.

- Budget line item 5460: Equipment, Maintenance and Repairs – for repeaters; didn’t follow through on those.
- Budget line item 5485 (Marketing) – took down to \$5000; depreciation stays the same.
- Budget line item 3410 (Tax Assessment) – completed calculation assuming flat mill levy and 5% assessed valuation increase.
- Street banners – \$12,000 Young Sign Co; \$8000 for installation. The \$20,000 for the banners came from the following budget line items: \$10,000/Marketing and \$10,000/Work Plan Priorities.
- DTS paid down payment to Young Sign Company for the street banners.
- \$2500 was kept in budget for landscaping.
- Tim Ryan suggested offering a “cultural relativity” course to be sensitive to other cultures when interacting with them during World Cup (Eastern Europeans, South Americans, Asians, Middle East, and others on verbal communication, language, body language). Tim suggested reaching out to ethnic groups in the areas for that kind of information. It was discussed who would attend this course –businesses, public, or both. Tim said he is still working that out, but YouTube videos could also be done containing that information.

TO DO: Find vendor on cultural sensitivity and a space at UG for this type of course.

- Dawn asked if anyone has talked about making SSMID an entertainment district during World Cup where there would be food trucks, music, and designated streets shut down. Memorial Hall is the designated gathering place for World Cup activities in KCK.

TO DO: Dawn will check with the World Cup Committee on events for downtown KCK.

TO DO: Dr. Mosier will talk to Jeff Conway about temporary alcohol consumption resolution in downtown KCK if SSMID decides to move forward with an entertainment area. Needs resolution and approval from Board of Commissioners.

A motion to approve the 2026 SSMID budget with minor changes or brought back to board if major changes are needed was made by Bill Hutton and seconded by Tim Ryan. **The Motion Carried.**

D. 2025 Workplan

- i. Marketing Plan – Continued
- ii. Street Banners
Discussed earlier in meeting.

VII. Other Business

A. TBD and any Board Member Items

Jason announced the \$8 million expansion at Strawberry Hill for a new microbiology lab was recently completed. It employs 33 new employees at that location. Bill asked if there would be tours of the new facility. Jason stated it is a closed campus and not open to the public. Jason added there is a possibility of setting up a tour for DTS/SSMID board members, other elected leaders and neighborhood association leaders.

On June 15, the UG clerk will announce the revenue neutral rate for SSMID. By July 20, the SSMID board would need to make a recommendation to the clerk through the Board of Commissioners. The board can approve the recommendation at the July 3 meeting and then provide recommendation to commissioners.

TO DO: Dr. Mosier will work with the UG Chief Financial Officer to make sure the budget calculations and formatting are correct.

Jeff reminded the board that if it decides to exceed the revenue neutral rate, there needs to be a hearing between August 20 and September 20. However, SSMID is part of the overall UG budget, so if it decides to exceed the rate, it would have a hearing and SSMID must follow what the UG decides.

VIII. Adjournment

A motion was made by Clayton Hunter to adjourn and seconded by Jerrell Royal. **The Motion Carried.** The meeting adjourned at 4:46 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, July 3, 2025 | 4:00 PM - 5:00 PM – Hybrid

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