

**SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT
MINUTES**

**Thursday, August 7, 2025
4:00 PM – 5:00 PM**

Present: Dr. Greg Mosier, Frank Aguilar, Jason Glasrud, Clayton Hunter, Bill Hutton, Jerrell Royal, Tim Ryan

Absent: TJ Roberts, Robert Hughes, Jr., Jeff Conway

Guests: Angela Turner, Simmons Security; Captain Stephen Smith, Kansas City Kansas (KCK) Police Department

I. Call to Order

SSMID Advisory Board Chair Dr. Greg Mosier called the meeting to order at 4:03 PM.

II. Roll Call

Roll call was conducted with those present and absent recorded.

III. Review and Approval of Last Meeting's Minutes

A motion to approve the July 3 minutes was made by Bill Hutton and seconded by Jerrell Royal. **The Motion Carried.**

IV. Follow-Up Items from Previous Meetings

Jason Glasrud announced the tour of The University of Kansas Health System's Strawberry Hill Campus' new microbiology lab will be September 23, 2025. SSMID and Downtown Shareholders (DTS) Boards and Staff will be invited. More details later.

Dr. Mosier met informally with the Unified Government (UG) Mayor and administrator about security at different events. There was also a second conversation about Willa Gill and a possible second location that is already built, which could benefit the time frame.

TO DO: Dr. Mosier will meet with JD Rios, Government Affairs and Policy Advisor to UG Mayor, to continue the conversation and report back next meeting.

V. Informational Items

A. 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.

- First month with Kansas City, Kansas (KCK) Police Department (PD) patrolling the SSMID area is complete. KCK PD Captain Stephen Smith compiled stats from June 17 to July 31. Every shift was covered but one and SSMID was not charged for that shift. There were 293 hours worked by officers; 55 dispatched calls; 243 self-initiated calls; 39 arrests; lots of trespass arrests and suspicious persons; one homicide, sex on park bench, loitering, open container, and possession of drugs/paraphernalia; 95 pedestrian checks. Captain Smith said he could add categories to the stats. He added that the PD is seeing a flare up of gang graffiti on Central Avenue near the Strawberry Hill area. When compiling the stats for Crime Strategies, Captain Smith noticed a slight decline in crime, and it could be from the added patrols in SSMID. Also starting to document foot patrol hours. Some officers are using utility terrain vehicles (UTVs), but no bicycles yet.

TO DO: Captain Smith will complete the informational flyer next week and have officers distribute it in SSMID (District 126). Will send to SSMID for distribution to the board.

TO DO: Kristin Povilonis will distribute patrol stat report to the SSMID Board.

TO DO: Captain Smith will check on the SSMID business cards with contact information in English/Spanish that officers will carry and hand out.

- The Wyandotte County and KCK Mayoral Candidate Forum was held in July. More than 100 people attended.
- Four new DTS Board members are going through the onboarding process.
- The 7th Street Mural is complete. The UG Transportation Department, in partnership with the Kansas City Area Transportation Authority (KCATA), will hold a groundbreaking ceremony for the 7th Street Corridor Transit Improvements Project on August 15.
- The audit is near completion.
- Work continues on façade improvements and Empty Space Tour.
- 100th anniversary of Memorial Hall celebration is September 20. It will be a semi-formal event with a band.
- Work continues on DTS website upgrades.

B. Safety Transition Update

- i. Informational flyer on KCKPD letterhead announcing officers patrolling SSMID area
Update referenced above.
- ii. Business cards with contact information in English/Spanish for officers to distribute to SSMID businesses (SSMID could purchase)
Update referenced above.

C. Budget Submission (Due: 8/20/2025)

Dr. Mosier had nothing to report on the budget.

D. Banner Update

Dr. Mosier reported that the new banners were scheduled to be installed this week in the SSMID area. The old banners will be saved if possible.

Dr. Mosier reminded the Board of the KCKCC Topping Out Ceremony tomorrow at the downtown construction site. The Kansas Governor will be in attendance.

IV. Action Items

A. Filling Board Vacancies

UG Commissioners who did not have appointees on the SSMID Board were contacted and encouraged to fill those vacancies. Two Commissioners responded that they would find an appointee for their district. The upcoming election could also change members of the SSMID Board if their Commissioner's term expires.

B. Vice Chair Funding and Outreach Report (5 minutes)

Frank Aguilar encouraged SSMID Board members to reach out to their Commissioner and update them on the positive changes going on with SSMID, and to get their opinions and answer any questions. Bill stated that having the patrol stat sheet and the new flyer would be useful information to give to respective Commissioners. Jerrell suggested having a "talking point" sheet that Board members can use when talking to their Commissioners.

TO DO: SSMID Board members should send brief “talking points” to Greg/Kristin to compile and send out.

Frank stated that he has been reviewing the Kansas state statute on SSMID and its governance, and there is a section that addresses acquisition of property by gift purchase, exchange, or imminent domain, which means SSMID could own property and generate income. He discussed the possibilities of SSMID partnering on a landbank property or managing a parking garage with the city to turn it into an income-driven item. If SSMID was not renewed in the future, the property would go back to the city anyway. Frank asked Board members to think of other ideas along those same lines. Dr. Mosier stated a business front on Minnesota Avenue would be an option. Tim Ryan asked about putting in pickleball courts downtown. Bill stated there are not enough downtown properties available and plans for other proposed courts by Reardon Center and 8th Street Park have not moved forward.

C. Vice Chair Community and Business Relations Report (5 minutes)

Bill was excited about the upcoming The University of Kansas Health System’s Strawberry Hill Microbiology Lab tour. He would also like to schedule a tour of the Townhouse, as it went through reconstruction, and the 7th Street Casino. He said the tours are a combination of a social event and business outreach so SSMID can be ambassadors for those businesses.

Would like to have a small social hour for SSMID Board members and those associated with SSMID and DTS in the fourth quarter of 2025 or first quarter 2026. He said it provides an opportunity to meet the players and explain to people what SSMID does, which will hopefully give them a buy-in.

Bill had the following updates:

- A new owner has purchased the former junior college gym (next to Carpet Corner). Same owner as the Horace Mann building. The plan, submitted to the UG Landmarks Commission, is for the first floor to house ghost kitchens for food trucks and places that operate somewhere else; second floor an event center. Landmarks Commission approved major interior changes to first floor and elevator addition. The exterior will still meet historical requirements. The owner has applied for a historic tax credit.
- Brotherhood building: Developer is looking at that property for new apartments.
- McDonalds will reopen after remodel.
- Bank of Labor is working on drive-thru and will open back up in September.

Jerrell Royal asked for an update on the cultural videos in preparation for FIFA. Tim stated he has some client information, but it is going to cost money, which he is not sure SSMID has so he is looking at other ideas. Would like to keep the cost under \$500.

TO DO: Tim to provide cost estimates on cultural videos or other cultural preparation for FIFA to Dr. Mosier to review to see if SSMID would purchase.

V. Other Business

SSMID renewal is September 2026.

VI. Adjournment

A motion was made by Bill Hutton to adjourn and seconded by Frank Aguilar. **The Motion Carried.** The meeting adjourned at 4:50 PM.

Held for Future Reference

- SSMID Permanent Improvement Plan (Brookings Web Meeting - 1/13/25)
 - Brookings Institute: [How To Break The Doom Loop](#)
 - 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
- ii. 2025 Workplan
 - 1. Marketing Plan – Continued

Next Meeting: Thursday, October 2, 2025 | 4:00 PM - 5:00 PM – Hybrid
Breidenthal Family Boardroom at the KCK Chamber Office, 727 Minnesota Ave and via Zoom