

SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT

Minutes

Thursday, October 2, 2025

4:00 PM – 5:00 PM

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

Absent: Jerrell Royal

Guests: Angela Turner, Simmons Security; Sergeant CM Lytch, Kansas City, Kansas (KCK) Police Department; Chad Jansen, Donor Centric Consulting; Warren Adams-Leavitt, Build WyCo; Brennan Crawford, Build WyCo; Megan Painter, Build WyCo; Dawn Rattan, Executive Director, Downtown Shareholders (DTS); Michael Sutton, Treasurer, DTS

I. Call to Order

SSMID Advisory Board Chair Dr. Greg Mosier called the meeting to order at 4:14 PM.

II. Roll Call

Roll call was conducted with those present and absent recorded.

Dr. Mosier welcomed new Board member Michael Simmons.

III. Review and Approval of Last Meeting's Minutes

A motion to approve the minutes from August 7 was made by Bill Hutton and seconded by Tim Ryan. **The Motion Carried.**

IV. Follow-Up Items from Previous Meetings

None.

V. Informational Items

A. KCKPD Update

Sergeant Lytch presented the report on behalf of Captain Stephen Smith who was not present.

- Four vacant shifts in September: One officer called in sick, and three attended Officer Simoncic's funeral. All shifts were filled. Activity logs turned in.
- Two reports: 1) officers working specific shifts and what they were doing; and 2) what the district as a whole was doing. *See the September report for specific details and data.*
- One incident of note was a fatal shooting at the Bank of Labor on September 4 between a security officer and an emotionally disturbed individual (the security officer did the shooting); homicide detectives investigated and ruled it as self-defense.
- Dr. Mosier said the data show officers are patrolling during the prime hours when activity is occurring, so they are hitting the right time zones.
- When doing vehicle checks, Tim asked if officers were noticing "no name given license" incidents (sovereign citizens). Sergeant Lynch said they were not experiencing that situation. Bill added that there are fewer sovereign citizens in the area compared to more outlying areas.
- Frank Aguilar requested more foot patrols because a lot gets missed when patrolling in vehicles. Dr. Mosier asked if officers were using the utility terrain vehicles (UTVs), and Sergeant Lytch stated he would need to follow up on that.

TO DO: Sergeant Lytch will follow up with Captain Smith on data for UTV use in the SSMID.

TO DO: Sergeant Lytch will follow up with Captain Smith on creating a Spanish version of the patrol flyer.

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

TO DO: Sergeant Lytch will follow up with Captain Smith on the business cards.

Dawn stated that the email for the SSMID patrol keeps bouncing back.

TO DO: Sergeant Lytch will follow up with Captain Smith on the email issue.

B. *Community Housing of Wyandotte County (CHWC) Presentation (Restoration of UMB Building)*
(20 minutes)

CHWC has a new name as of September 19: Build WyCo

Presenters: Warren Adams-Leavitt, Director of Resource Development; Brennan Crawford, Executive Director and CEO; Megan Painter, Director of Neighborhood Development; and Chad Jansen, owner of Donor Centric Consulting, LLC.

Presentation was on the new project at 601 Minnesota Avenue in downtown Kansas City, KS, formerly the UMB Building. Brennan provided the history of CHWC (now Build WyCo) and its focus on increasing access to high-quality homes in Wyandotte County. The 601 Minnesota project is similar to neighborhood reinvestment projects done by CHWC in the past, but on a different scale and format. The building was acquired in March 2023. Brennan shared photos of the building, which ranged from original to remodeled to new, that will follow the original design.

Megan reviewed the overall “building use” of the project and what processes have been started. The building will house the Build WyCo offices, 21 market-rate residences (1-2 bedrooms), and four commercial spaces. She presented pictures of the existing interior of the building, which showed extensive damage. She said the goal is to restore the building to its historic greatness.

This project has a total cost of \$18.5 million, with \$1.4 million spent to date. Megan is hoping for \$8.7 million in historic tax credits. Build WyCo will also initiate a capital campaign and review other financing tools (new market tax credits and star bonds). The organization is also working on a townhome project at 4th and Armstrong and has purchased an entire block near Sumner, where redevelopment of dwellings is planned. Brennan stated that the 601 Minnesota project is one of the most visible projects downtown, and it is an opportunity to make a bold statement about what Wyandotte County is and where it is going. Megan said the rezoning application was just submitted. Probably one year out before anything happens. Brennan says it hopes to get a temporary sign with the new logo on the building before the World Cup starts.

Chad Jansen thanked the Board for allowing the group to present on the project. Chad stated that he would love to hear the Board’s insights, direction (including pros and cons), and concerns regarding the project.

C. *Unified Government (UG) Budget Update*

Dr. Mosier provided an update on the SSMID budget submitted to the UG, which needed clarification on whether the UG voluntary commitment is part of the tax assessment. Jeff Conway, UG Legal

Counsel, reached out to Dr. Mosier to discuss the matter and make sure the UG had everything it needed for SSMID. The UG held off on the SSMID portion of the budget for one week, and then it passed the funding. Currently, SSMID receives \$117,500 from the UG. Dr. Mosier stated that there are discussions about whether the UG Commission should continue to fund non-profit organizations and others, as there is considerable pressure on taxing districts. Tim added the importance of showing commissioners the outcomes of what SSMID provides.

Dr. Mosier requested a correction to the SSMID budget that was part of the most recent DTS packet.

TO DO: Dawn will request a correction on page 2 of the SSMID budget. The 3440 income line item currently titled GSA Share should be changed to BPU Share.

TO DO: Dr. Mosier and Dawn will discuss other budget items and the new 10-year plan for SSMID offline.

D. DTS Update/DTS-SSMID Monthly Budget Report (5 minutes)

Dawn accepted the position as full-time DTS Executive Director.
No further update.

E. Term Limits

Dr. Mosier reviewed the term limits of Board members. The term limit for many SSMID Board members expires at the end of the year when their appointing commissioner's term ends. Wait until after the November election to see who the new commissioners appoint or reappoint. Jeff added that the 10-year plan is really a 10-year term for SSMID.

VI. Action Items (as time allows)

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

The Board reviewed the discussion topics that Frank submitted for the commissioners. Dr. Mosier wants to add incubators to the list. Dawn added the Empty Spaces tour focusing on the SSMID area. Dawn wants to see a business task force established to advocate for new entertainment opportunities (e.g., entertainment districts) along various streets. Dawn heard that there may be initial talks with the UG about turning Minnesota Avenue into a Fremont Experience, similar to the one in Las Vegas.

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

Bill gave reminders of upcoming events:

- November 4 – Election Day
- November 5 – Patron's Party – those who contribute to the Mayor's Christmas Tree Lighting
- November 7 – Mayor's Christmas Tree Lighting Festival
- December 4 – Proposed SSMID happy hour instead of Board meeting

VII. Other Business

A. TBD and any Board Member Items

None

B. Tours of Local Businesses (Townhouse/7th Street Casino)

Hold item until next meeting.

Dawn thanked Jason Glasrud for setting up a tour of The University of Kansas Health System's Strawberry Hill Campus' new microbiology lab. Jason is working on an alternate date for those who could not make the September tour.

Dawn suggested having commissioners attend the SSMID meeting quarterly. Hold until January 2026.

TO DO: Dr. Mosier will update the talking points and send them out for comment.

A motion was made by Bill Hutton to have a holiday party at the Wyandotte County Cork House on December 4 instead of a Board meeting and seconded by Tim Ryan. **The Motion Carried.**

VIII. Adjournment

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

Held for Future 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
- ii. 2025 Workplan
 - 1. Marketing Plan – Continued

Next Meeting: Thursday, November 6, 2025 | 4:00 PM - 5:00 PM – Hybrid
Breidenthal Family Boardroom at the KCK Chamber Office, 727 Minnesota Ave and via Zoom