

**SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT
MINUTES**

Thursday, November 6, 2025

4:00 PM – 5:00 PM

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

Absent: Frank Aguilar, Jerrell Royal, Jeff Conway

Guests: Angela Turner, Simmons Security; Captain Stephen Smith, Kansas City, Kansas (KCK) Police Department (PD); Major William Wallace, KCKPD; Dawn Rattan, Executive Director, Downtown Shareholders (DTS); Michael Sutton, Treasurer, DTS; Dilini Lankachandra, Assistant Counsel, Unified Government (UG).

I. Call to Order

SSMID Advisory Board Chair Dr. Greg Mosier called the meeting to order at 4:01 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 minutes from October 2 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. KCKPD Update

Captain Stephen Smith presented the monthly report.

- Received feedback information from the last meeting from Sergeant CM Lytch.
- A memo was sent to officers patrolling the SSMID area about doing more foot patrols. Been receiving activity logs from officers that track vehicle and foot patrol times. If more vehicle patrols were recorded, an explanation was given (e.g., it rained all day).
- Recorded only two vacant shifts: 1) a newly pregnant officer who couldn't get a replacement; 2) miscommunication on who was covering the shift.
- Recorded multiple of arrests on warrants and drug activity; one person for indecent exposure; and multiple parking citations and towed vehicles.
- Officers are dealing with ongoing gang activity on 10th Street, which borders the SSMID area. Seeing more gang graffiti, which is a communication method for gangs.
- Homicide in November and shooting the next day.
- Haven't seen much ICE activity.
- Jason Glasrud asked about the Merc building that will be vacant soon in SSMID. Asked that patrols keep an eye on that vacant building.
- Clayton Hunter asked if a location has been determined for a cold weather shelter this year.
- Dawn Rattan said a meeting needs to be scheduled for December to discuss full-time police coverage in January in the SSMID. Dr. Mosier inquired about full-time officers graduating from the academy for these positions. Captain Smith said the plan is to have two Minnesota Avenue officers (day spot and afternoon spot that will overlap in time for a couple of hours: 9:00 AM – 5:00 PM and 2:00 PM – 8:00 PM). This will start on January 11. Dawn questioned why the second shift would end at 8:00 PM when the current negotiated shift ends at 10:30 PM. Major Wallace said they are trying to overlap coverage during high-peak hours.

- Bill Hutton stated he called the KCKPD for an SSMID patrol for a special event following the established request protocol and never heard back. He has another event coming up and needs the SSMID patrol. Captain Smith directed him to email him directly so he could ensure that the shift is covered. He will also encourage officers to check the designated SSMID email. Dr. Mosier reminded Captain Smith that only the board members in attendance are aware that they should contact him directly, which is a process change, as the flyer instructs businesses to call the phone number or email.
- Dr. Mosier asked about the Spanish version of the informational flyer on the KCKPD letterhead announcing officers patrolling the SSMID area. Captain Smith said once the new officers are assigned to SSMID, he will find a Spanish translator to update the flyer and the business cards.

TO DO: Captain Smith will have the informational flyer translated into Spanish.

TO DO: Captain Smith will complete business cards and have them translated into Spanish for officers to distribute to businesses in the SSMID.

- Captain Smith stated there were a couple of issues related to UTV use in SSMID: 1) require extra training to operate a UTV; and 2) not good for driving on streets (no turn signals). He added that there is no technology (tablets) in the UTVs that officers need to do their job, such as write tickets, so they need their patrol vehicles. However, KCK Police are interested in using UTVs more in the future.

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

Dawn Rattan presented the monthly report.

- Dawn has sent out letters to more than three dozen building owners for the Empty Spaces Tour to ask if they are interested in leasing or selling their buildings. She has interest from about four owners and would like about six more to round out the tour. Dawn will also reach out to developers and real estate agents to help find more spaces.
- Prepping for the KCKPD full transition and will conduct meetings to discuss the pros/cons.
- November 15 – DTS is hosting a book signing event at the KCK Chamber for Commissioner Hill who has written a book.
- November 19 – DTS is hosting a networking event for all downtown stakeholders and businesses.

TO DO: Dawn will send the networking flyer to Kristin Povilonis to distribute to the SSMID board.

- DTS is prepping for Small Business Saturday. Some pop-up businesses will participate, and Dawn would love to have a high school choir perform and offer raffle prizes.
- Election results are finalized, and Christal Watson is the new KCK mayor. Dawn said the incoming mayor has stated that downtown is her priority.
- DTS Executive Board retreat next week. Hope to work on improving the efficiency and effectiveness of the board. Incoming Mayor Watson was invited to attend.

TO DO: Dawn will send the developer/broker list to Jason, and he will add people to it.

C. Budget Update – Mosier

i. Line Item Correction

This budget item has been adjusted.

D. Talking Points for Commissioner Meetings

Reviewed the talking points list that board members can use to discuss with commissioners.

Tim asked about an incubator plan. Dr. Mosier said that could fall under long-term improvements. Bill added that it is one of the new mayor's talking points.

Reviewed the listing of board members whose terms are up and the reappointment or appointment process.

TO DO: UG Legal Counsel will review the appointment/reappointment process.

Reviewed the SSMID tax levy information supplied by the UG Clerks Office. The SSMID tax levy is 9.017.

VI. Action Items

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

Bill presented the monthly report.

- Frank and Bill met with UG County Administrator David Johnston on October 15 about the homeless issues downtown KCK. Frank is researching the idea of opening a toy museum on Minnesota Avenue, but needs to address the current situation at the Frank Williams Outreach Center and Willa Gill Service Center. Bill added that the city's legal department could file an action against the Frank Williams Center and its parent company for creating a public nuisance. Bill said the county administrator is reviewing the issue.
- Bill is also concerned about the number of drug arrests at 7th Street and Nebraska. He believes the number being reported to SSMID in the KCKPD stats should be higher than the one being reported, based on his observations in that area.
- The issue of Willa Gill and the warming center plan for this year was also discussed with the county administrator. The plan for Willa Gill and the warming center is not to relocate to the James Street location (East Bottoms), but to sell that property and possibly consider temporarily moving all those services to the Election Commissioners' Office at 9th Street and State Avenue. Bill also met with Tom Davies, Executive VP of Security Bank, Aaron Ward, Director of Corporate Security at Security Bank, and Bill Anderson of BHC Rhodes to discuss the situation downtown regarding the homeless. There is at least an understanding that Willa Gill should be out of its current location by next summer. Speaking as the KCKCC president, Dr. Mosier states that the contract specifies the college owns the entire block where the new downtown campus is being built. The Willa Gill Center is being leased back to the UG for current services. The contract states services will continue there until another facility is found.

TO DO: Dr. Mosier will reach out to UG staff now that the election is over regarding the same issues.

- The Mayor's Holiday Patron Reception was held on November 5 with all the Wyandotte County city mayors attending.
- November 7 is the tree lighting ceremony at Memorial Hall.

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

Bill presented the monthly report on behalf of Frank.

The SSMID Board Holiday Gathering is scheduled for December 4 at 5:30 PM at the Wyandotte County Corkhouse. Bill and Frank will host the gathering.

TO DO: Kristin will send out the invitation.

VII. Other Business

A. TBD and any Board Member Items

None.

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

Bill still wants to schedule a tour of the Town House Apartments and 7th Street Casino. Town House owner Bob Hughes says the Town House was gutted and may only be accessible for viewing the main floors, as the units are occupied. An interesting fact about the Town House is that Patsy Cline spent her last night alive staying there.

VIII. Adjournment

A motion was made by Clayton Hunter to adjourn and seconded by Bill Hutton. **The Motion Carried.** The meeting adjourned at 4:55 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 Meetings: December 4 – Canceled; January 8, 2026 | 4:00 PM - 5:00 PM – Hybrid
Breidenthal Family Boardroom at the KCK Chamber Office, 727 Minnesota Ave and via Zoom