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NOTICE OF SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT MEETING

A meeting of the Self-Supporting Municipal Improvement District (SSMID) of the Unified Government of Wyandotte County/Kansas City, Kansas, will be conducted in person on Thursday, October 3, 2024, at 4:00 PM.

We invite you to attend the meeting in person at the Breidenthal Family Boardroom at the Kansas City, Kansas Chamber Office, 727 Minnesota Ave, Kansas City, Kansas 66101.

You can also attend online using the Zoom link below.

<https://kckcc.zoom.us/j/8833457545?omn=89790570137>

Meeting ID: 883 345 7545

SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT

AGENDA

Thursday, October 3, 2024

4:00 PM – 5:00 PM

- I. Call to Order
- II. Roll Call
- III. Review and Approval of Last Meeting's Minutes
- IV. Informational Items:
 - a. DTS Update (5 minutes)
 - b. SSMID Budget Update (5 minutes)
 - c. DTS Mainstreet Survey Results
- V. Action Items:
 - a. Vice Chair Funding and Outreach Report (5 minutes)
 - b. Vice Chair Community and Business Relations Report (5 minutes)
 - c. Repeater Purchase
 - d. Safe and Clean Contract
 - e. 2025 Workplan
 - i. Safe and Clean
 - ii. Voluntary Funding Development
 - iii. Business and Community Relations Development
 - iv. Marketing
 - v. SSMID Permanent Improvement Plan
 - vi. Revised Budget
- VI. Other Business
- VII. Adjournment

Next Meeting: Thursday, November 7, 2025 | 4:00 PM - 5:00 PM – Hybrid

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

SSMID Advisory Board Meeting Minutes
Thursday, September 5, 2024
4:00 PM – 5:00 PM
KCK Chamber Boardroom
727 Minnesota Ave
Kansas City, KS 66101

Present: Dr. Greg Mosier, Frank Aguilar, Jeff Conway, Jason Glasrud, Robert Hughes Jr., Bill Hutton, TJ Roberts, Jerrell Royal

Absent: Clayton Hunter, Tim Ryan

Guests: Erica Andrade, President/CEO El Centro, Inc., Tomi Francis-Ramirez, Executive Director, Downtown Shareholders (DTS), John 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 Minutes

A motion to approve the July 5 minutes was made by Bill Hutton and seconded by Frank Aguilar. **The Motion Carried.**

IV. FY 2025 Budget Update

Dr. Mosier said the current budget that was submitted to the Unified Government (UG) is included in the meeting packet. He said he and DTS are seeking information on whether the UG's decision to be revenue neutral with its budget will impact the SSMID budget. Jeff Conway with the UG Legal Department stated the \$127,500 budget line item under Revenue marked UG Share (3430) will now be \$114,800, a decrease of 10% which UG departments were asked to contribute to the cut due to the revenue neutral rate.

TO DO: Jeff Conway will contact BPU to see if its share of revenue will change. Currently at \$17,500.

Dr. Mosier stated as the board moves forward with its action plan, need to decide where and how to spend the money. Bill Hutton asked if SSMID is funded based on this mill levy. Dr. Mosier stated that in the budget, the Tax Assessment Funds line item is the mill and the UG is a separate line item. Bill stated that all money collected from taxes must go to SSMID and cannot go to the general revenue fund. The total Tax Assessment Funds line item will stay at \$233,150 (3410) and is not impacted by the UG's revenue neutral mill levy.

Frank Angular explained that for line item General Services Administration (GSA) Share (3440), the GSA used to contribute \$50,000 every year. He stated that this share disappeared during Covid. There was a recent approved motion to reconnect with the group and get that voluntary contribution back or a portion of the share working through DTS. Tomi Francis-Ramirez asked who the contact person would be for GSA and will reach out. Bill suggested reaching out to Mary Collins who used to be with DTS to identify a GSA contact. TJ Roberts added that it isn't just GSA, but other former contributors need to be reapproached for contributions. He says the historical listing of former donors needs to be found.

TO DO: Tomi will work on identifying a GSA contact and review historical documents for former donor listing; Bill Hutton will reach out to former DTS contacts for a GSA contact.

V. DTS Main Street Survey Update

Tomi reported, after the Main Street transformational visit in July, three areas were identified in helping the economic development journey: community outreach/storytelling (eclectic KCK character); multicultural, multigenerational destination; and emphasize clean and safe.

TO DO: Erica Andrade, El Centro Inc., will share the Main Street PowerPoint presentation with the Advisory Board members.

VI. SSMID Structure

A. Officers and Terms

According to the statute, a chair is the only position needed for this board. Board members are appointed by commissioners and can change depending on the political elections. Dr. Mosier said he is looking for more board structure to help with the execution of an action plan. Frank said these roles were done by the board's contractor (DTS) in the past. Dr. Mosier added that if the board formalizes how it operates, then DTS staff can be used. He added that the board needs a singular place to house minutes, action plans (there are no action plans on file), and finances (budgets).

TJ stated that many in the community don't know what SSMID is so there needs to be a person who represents the board at public meetings and can explain the role of SSMID. Tomi stated that DTS has already requested a part-time person (Project Manager) to help with voluntary contributions. Erica added that this person could be dedicated to the SSMID action plan and could help with organization and storage of SSMID items (minutes, action plans). Dr. Mosier stated the internal tasks that DTS handles for SSMID may need to be reviewed before a new position is needed. Tomi said the SSMID's renewal plan needs to be top priority.

Dr. Mosier added that discussions during the July meeting expressed board members want more than just clean and safe. What improvements have been made downtown through SSMID that go beyond maintenance, that will grow businesses and activities in the downtown area? Does SSMID provide business education and training, facility for incubator spaces, or an entrepreneurial area to promote the downtown business sector? TJ stated there is so much development that could be done downtown and someone needs to identify tax-free buckets that can help with development. Dr. Mosier stated that providing safe and clean doesn't have to look the same as it always has. Robert Hughes, Jr. said the past mission of safe and clean was to also improve the image downtown. He questioned how to get people to see downtown differently, not just safe and clean. That could mean changing boarded up buildings to look different. Robert said changing the image will add to improving downtown.

Frank stated that SSMID is created by Kansas State Statute 1217, subsection 102 which states Advisory Board in consultation with Planning Commission. No one remembers meeting with the Planning Commission, but believe this would be important and also get in touch with Wyandotte EDC.

Dr. Mosier stated the board needs to identify 2-3 items for 2025, create a plan and identify financial resources to make that happen and then do an amended budget as needed. The board discussed identifying two board members who could oversee community business relations, and funding and outreach for SSMID.

A motion to create two vice chair positions, one for community and business relations, and one on funding and outreach, was made by Robert Hughes Jr. and seconded by Jerrell Royal. The Motion Carried.

A motion to nominate TJ Roberts as the first vice chair in charge of community and business relations was made by Bill Hutton and seconded by Robert Hughes Jr. The Motion Carried.

A motion to nominate Frank Aguilar as the second vice chair in charge of funding and outreach was made by Bill Hutton and seconded by Robert Hughes Jr. The Motion Carried.

B. Standing Committees

C. Ad Hoc Taskforces

Dr. Mosier asked if a taskforce is needed to begin the outreach of contacting individuals who used to voluntarily contribute, compiling that list, and determining how the ask is made. This would be part of the board's action plan. Need to decide the message of the task force that contains a unified ask, what the money contributes to, and what are the board's goals.

C. Document Storage Policy/Procedures

Dr. Mosier stated the need to review DTS's role for storing all SSMID files and historical documents.

VII. 2025 Workplan – Held for future discussion

VIII. 2025 Contracts – Held for future discussion.

IX. Other Business

Bids on the repeaters were received today and will be addressed either via email or at the next meeting.

X. Future Meetings: Bimonthly/Hybrid

The next meeting will be held Thursday, October 3 at 4:00 PM. Meetings will be in a hybrid format with physical location at the Breidenthal Family Boardroom at the KCK Chamber Office, and via Zoom.

TO DO: Kristin Povilonis will send meeting dates to the KCK Chamber office to reserve the Breidenthal Family Boardroom.

Items that didn't get addressed on the agenda will be carried over to the October meeting agenda.

Any new information on the budget will be sent out via email.

XI. Adjournment

A motion was made by Bill Hutton to adjourn and seconded by Frank Aguilar. **The Motion Carried.** The meeting adjourned at 5:01 p.m.

Next Meeting – Thursday, October 3, 2024, at 4:00 PM.