



Unified Government Clerk's Office

Monica L. Sparks
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

NOTICE OF BUSINESS DEVELOPMENT TASK FORCE MEETING

A meeting of the Business Development Task Force of the Unified Government of Wyandotte County/Kansas City, Kansas, will be conducted **in person only** on Monday, October 14, 2024, at 3:00 pm. in the Fifth-floor conference room of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas 66101.

We invite you to view the meeting in person in the 5th-floor conference room, Suite 515, 701 N. 7th Street, Kansas City, Kansas,

Business Development Taskforce
October 14, 2024, 3:00 pm
City Hall
5th Floor Conference Room
701 N 7th Street
Kansas City, Kansas 66101

AGENDA

Commissioner Tom	Burroughs	Chair
Commissioner Chuck	Stites	Co-Chair

Nate	Brungardt
Stephanie	Cashion
Edgar	Galicia
John	Handley
Lynn	Holcomb
Greg	Kindle
Gabe	Munoz
Richard	Napper
Mindy	Rocha
Jim	Schraeder
Daniel	Silva

- 1. Call to Order/Roll Call**
- 2. Approval of September 23, 2024, Meeting Minutes**
- 3. New Business**
 - a. Presentation of Fire Services as it relates to Development- Chief Dennis Rubin and Mr. Harvey Fields
- 4. Old Business**
- 5. Public Comment**
- 6. Adjourn**

Chipotle DRC21-0034 Project Workflow Start to Finish

6/14/2021 Plan Review Fees paid 6/16/2024 Plans

processed and distributed 7/6/2021 BPU Electric Approved

8/6/2021 Planning Engineering Approved 6/23/2021

BPU Water Approved

8/23/21 Fire Department Approved (2 Reviews Completed) 8/30/21

Building Inspection Approved (3 Reviews Completed) 9/10/2021

Public Works Approved

10/8/2021 Planning and Zoning Approved (4 Reviews Completed) 10/22/2021 Demo Permit

Issued PDEMO

11/4/2021 open basement inspection approved 11/8/2021 Final demo

inspection approved

10/29/2021 Signatures received 10/29/2021 Building

Permit Issued

4.5 Months in review. As previously stated, there were 14 Sets of plans submitted and reviewed by different departments.

1/13/2022 First inspection request 5/11/22 TCO

issued.

12/9/2022 Landscape Bond Received.

12/9/2022 Last inspection request of 20 Inspections. 12/29/2022 Request for

Certificate of Occupancy Received. 12/29/2022 Certificate of Occupancy

Issued.

In 2021 there were 93-DRC Applications, 1a-Grading Permit Applications & 10-Sitework Applications

Mayor's Business Development Taskforce

Monday, September 23, 2024

City Hall

701 N 7th Street KCK

5th Floor Conference Room

Meeting Minutes

1. **Introductions: Chairs:** Commissioner Tom Burroughs and Commissioner Chuck Stites **Members Present:** Edgar Galicia, John Handley, Lynn Holcomb, , Gabe Munoz, Richard Napper, Mindy Rocha, Jim Schraeder. **Members Excused:** Nate Brungardt, Stephanie Cashion, Grege Kindle and Daniel Silva

UG staff and advisors present: Chelsee Chism, Jeff Conway, SueZanne Bishop, Alan Howze, Wendy Green, Greg Talkin,
2. **Approval of September 9, 2024, minutes:** Jim Schraeder motioned to accept the minutes until approved, Mindy Rocha seconded the minutes. Minutes approved by consensus. The members agreed to add minutes to the record and vote on them when voting confirmed.
3. Comment from Member Edgar Galicia stated he sent the two chairs a request for clarification of the work especially as we attempt to hear each process and discuss potential changes. The challenge is how the county operates, and we should think about establishing principles of operations i.e. all procedures will be language friendly... or certain processes will take 5 days. With the many times we have rewritten codes and policies there has been limited results. He challenges the committee to understand what we can do and what we cannot, establish a hierarchy system and involve more people in analysis to create solution s and implementation while identifying the biggest fires and problems for business projects to move forward and be successful. Create an even playing field for all.
4. **Old Business**
 - a. Chairs asked members to comment on presentation by the NRC and discuss their knowledge of any concerns with the process:
 - Encouraged by new Economic Director position to assist in helping with the bottlenecks and process
 - Developers are not happy with paying fees and not getting service
 - These bottlenecks cause developers more money
 - We should limit or eliminate these obstacles
 - Record the most efficient and effective way to do business in WYCO
 - We must understand what part of the process is not working
 - Downtown has some unique challenges including historical property and districts
 - Coordination takes a lot of time for smaller developers
 - Even experience developers are concerned about chaotic process
 - The need for developers to have project fit into area plans, zoning is a process in itself
 - Simplify the process
 - What if any of these issues are related to staffing
 - There is only one Fire Marshall so if they are not available, projects wait
 - There are frustrations with state regulations and local requests
 - State is responsible for boilers, elevators and childcare facilities
 - UG list of contractors should be given to all and may need updating

- Historical review for WYCO is much better than it used to be
 - Permitting on MO side horrible, we need to attract builders and not drive them away like MO
 - Discussion about whether things are time stamped once reviewed and moved, because it does help a developer to have a review that can be from 20 days to 6 months. (All processes are manual but moving to electronic stamped system) The new system will track and show when and what occurred. Expect to be live in January, but need testing so expect time after unveiled
 - DRC is working on the process and looking for a 10-working day turn around for first review, but 6 months is not the answer
 - One example is the plans were approved, was told revisions needed and expect a zoom call in a week or 2, but 120 days later the developer asked for commissioners help
 - Have more competent staff
 - DRC is aware of being behind and have utilized private organization to get caught up- during pandemic used an outside agency, it was pricey and not faster, and not quality review raising more questions
 - Additional layers like community input from neighborhood group can be a factor
 - Commission should have a policy guiding staff on how to utilize staff and community input of its like or dislike of a project
 - Planning process and staff seem to be area that needs to be looked at.
 - We should question why investment projects are getting rejected
 - Developers are not happy following zoning, Plan KCK because they do not always align, they are different, and zoning maps are from the 80's
 - Horror stories of the process especially getting through planning process will turn people off of coming to WYCO
 - Developers have said "do not close on land until you have a building permit"
 - Issues should be resolved before getting to Planning Commission
 - Submitted plans come back as resubmitted, yet final report still from original submission, comments come back with stipulations - so confusing
 - I.e. Why should a \$150 M hotel have a beverage special permit for 2 years, waste of time and energy
 - Board of zoning appeals never runs on time, two hours before the start and developers waiting too long.
 - We are looked at as a "Special Permit County" because micromanaging is everywhere
 - Process should be let go of and driven to ease and facilitate
 - Look at cities where there are good business practices and learn from those systems and incorporate
- a. Handout (attached) of the Chipotle Project Workflow from Start to Finish was distributed as requested by members from the presentation

Meeting Adjourned at 4:00 pm