



Board Meeting Minutes
July 7, 2023
Waldo Area Business Assoc.
7222 Wornall Rd, KCMO 64114 Also
held via G-Suite Conference Call

Board members present: President Richard Murray, Vice President Amanda Rhodes, and Secretary Alex DeMasi, Treasurer Gaye Tillotson, B. Michael McFarland, Alison Baker, and Maureen Hardy.

Board members absent: Drew Rogers

Others present: Jim Anderson, Mary Scholbe, Sarah Schlachter, and Melissa Quearry

The July 7, 2023 meeting was called to order at 7:00 p.m. by President Richard Murray. A quorum was present. Murray moved to approve the June 2023 Board Meeting Minutes; Amanda Rhodes seconded. The June 2023 WPHA Board Meeting Minutes were approved.

Finance Committee: Gaye Tillotson reported that there is approximately \$2,600 in charges on the next credit card bill. Approximately \$200 of this bill is attributable to regular costs such as Google and storage; approximately \$650 is from the June Thirsty Thursday; and the rest is attributable to the Summer Picnic. Tillotson further reported that the cost of storage is going up to \$187 next month. There was one new member who purchased a month-to-month membership in June.

Tillotson asked Murray when WPHA would receive the next investment statement. Murray indicated that he would look into this and that WPHA would likely receive a statement in July.

The Finance Committee met in June and discussed the Summer Picnic, a beautification initiative, and the remaining 2023 expenses. Murray reported that the beautification committee would like to add a raised bed between the two trees on the main monument in the neighborhood. The Finance Committee approved \$2,500 to come out of the surplus fund to get the project off the ground and completed. Jim Anderson will submit bids for the WPHA Board to review. Jim and Maryann Anderson will oversee the project and Drew Rogers will take over maintenance. Murray moved for a Board vote for final approval.

Alison Baker indicated that \$2,500 is a lot of money and asked Murray who would take care of the raised bed. Murray reported that the raised bed will be small 1.5-2 foot wall with plants and mulch and that the Beautification Committee will budget an amount for third-party maintenance next year. Murray further reported that the Committee had not selected who would maintain the monument and that this is something Rogers would figure out.

Sarah Schlachter asked where the monuments are located. Murray confirmed that the monuments are located at (1) 72nd Terrace and Terrace Street; and (2) 75th and Madison Avenue/Belleview Avenue.

Baker indicated that she was hesitant to vote until WPHA knows that it has someone on board to complete maintenance within a budget. Mary Scholbe raised a concern regarding building a raised bed by a tree. Murray confirmed that a landscape company would make the raised bed similar to the one in Anderson's yard. Anderson indicated that the built up bed would retain water.

Murray moved for a board vote. This was seconded by Rhodes. Baker voted against the proposed project. Murray, Rhodes, DeMasi, Tillotson, McFarland, and Hardy voted in favor of the proposed project. The raised bed project was approved by the board.

Security Committee: Melissa Quearry attended CPAC on June 13, 2023. There were no major takeaways. There were numerous complaints by customers and businesses about solicitors aggressively approaching customers in parking lots and business entrances in Brookside. KCPD will make sure officers are aware of and enforce ordinances regarding solicitation in hopes that this will move solicitors elsewhere. Property crimes/burglaries are down while auto thefts are on the rise, particularly thefts of Hyundai and Kia makes. In response, KCPD is now offering free steering wheel locks for Hyundai and Kia owners. Owners of these vehicles will just need to provide an ID and proof ownership to obtain the KCPD-sponsored steering wheel locks. KCPD continues to address high homicide rate and homeless camp concerns. Quearry will attend the July 11th CPAC meeting.

Scholbe reported that someone should advise the new businesses in the area, such as the new dispensary at 72nd and Wornall and the new pizza place where Classic Cookie used to be, that cash business are targets for crime. Murray indicated that he will report this concern to the Waldo Area Business Association (WABA).

Membership Committee: There was 1 new Platinum Member in June (month-to-month membership). Baker asked if Julie Hull contacted Murray about the new neighbor on Jefferson and if the Committee gave them a welcome kit. Murray advised that WPHA receives updates from the buyer's agent and checks KC MLS for updates. There are monthly reports from MLS that list sales within our neighborhood and WPHA tracks these to get updates on new members. This information goes to Linetta Thurman and she passes out welcome kits once per month.

Beautification Committee: Murray reported that Rogers recently pulled weeds at the Terrace Island Monument and other residents and a lawn company helped finish the job. Rogers is in the process of getting watering bids for the next budget year. Romanelli and Armour Fields have their own watering companies, and we will get their rates to compare prices. Murray will reach out to Rogers for an update this month.

Communications Committee: B. Michael McFarland provided the statistics on recent communications. There were no additional updates or questions for this committee.

Events Committee: 39 residents attended the first Thirsty Thursday of the season. This ended up costing around \$16-17 per person. The next one is July 13th.

It lightly rained on and off at the Summer Picnic. There was a good turnout starting at the 2-hour mark. The food truck cancelled the day of the event. Families were able to participate in games and the train. The event was successful and came in under budget.

Scholbe asked if Kona was still planning on stopping in the neighborhood on July 29th. Murray confirmed that the Kona Hawaiian Ice Truck will make a stop at WPHA on July 29th. There will be email updates regarding this.

The Committee will be teasing the mums sale in the next newsletter. The goal is to sell out quickly.

New Business:

Murray reminded the board that the deadline for assessments is Monday, July 10th. If any gets any questions on this, they are to be directed to the City's website.

WABA has hired a new programs director. Murray will reach out to WABA and get a meet and greet set up with this person. Murray will attend the WABA Security Meeting on July 21st.

There is a new pastor at Keystone. Murray will reach out and introduce himself to maintain relationship with Keystone.

There will be an update on the WPHA Bylaws in August.

Murray moved to adjourn the meeting; DeMasi seconded. The July 7, 2023 meeting was adjourned at 7:30 p.m.

On July 14, 2023, Murray moved for an electronic vote regarding the Waldo74 project being led by EPC. EPC has changed course on funding for the Waldo 74 project and will no longer be partnering with the transit authority. Instead, EPC is moving the project to The Port Authority of Kansas City. As a result, there are new terms to the funding request such as:

- **Affordable Housing** – The Port Authority is requiring 20% of the apartment units (studio, 1br, and 2br units) be available at 60% of the annual median family income.
- **Tax Incentive** – EPC is requesting a 20-year tax incentive starting at 90% to be drawn down to 25% for years 16-20.

The Port Authority put this project on the docket for their regularly scheduled board meeting on July 17th. Murray attended on behalf of the WPHA and will provide an update in August. Murray moved for a vote of the Board to maintain a neutral position on this project in the event Murray or any other board member is asked about this development. Baker abstained from the vote. Murray, Rhodes, DeMasi, Tillotson, McFarland, Rogers, and Hardy voted in favor of maintaining a neutral position on this project.

Minutes submitted by Alex DeMasi