



## Board Meeting Minutes

Feb. 4, 2025

Waldo Area Business Assoc.

7222 Wornall Rd, KCMO 64114

Also held via G-Suite Conference Call

Board members present: President Amanda Rhodes, Vice President Richard Murray, Treasurer Gaye Tillotson, Secretary Sarah Schlachter, B Michael McFarland, Melissa Quearry, Justin Hutman, Drew Rogers, Alison Baker

Board members absent:

Others present: Jordan Glasgow

The February 4, 2025 meeting was called to order at 7:01 p.m. by Amanda Rhodes.

Rhodes requested any changes to the January minutes. Gaye Tillotson noted that the year was incorrect at the start of the minutes. There were no additional changes requested. Richard Murray motioned to pass the minutes. Justin Hutman seconded. The motion was approved.

### Financials:

Tillotson shared that, per her report, we had two additional members join. Since the report, we have had four more memberships: 1 diamond, 2 platinum, 1 gold. Murray noted that there was a question to the WPHA general email address about a possible double payment of membership dues by a previous resident and a title company. Murray recommended we follow up with the resident to clarify that memberships are non-transferable.

Tillotson reported there is \$1200 balance on the WPHA credit card, with the usual charges, some deposits for Spring Festival charges, and the cost of the events calendar postcard.

Rhodes reported we have a treasury bill that matures around February 20 and that the board should expect a poll vote close to that date to determine how to move forward. It will likely be recommended that we invest in another treasury bill. Our investments have yielded a roughly 7% return through low-risk investments.

### Security:

Melissa Quearry reported that the January CPAC meeting was cancelled and that no reason was given. She was not able to attend the Metro patrol meeting due to scheduling conflict. Jim Anderson was also unable to attend. Murray will look for an additional interested person to help cover meetings.

### Membership:

Murray reported that we're looking strong in terms of membership, with an increase in diamond memberships and a decrease on platinums and golds. We are seeing a trend of people moving up in terms of levels. There will be another email drive in March/April; those tend to get 5-10 new members each and are no cost campaigns. Event calendars will be arriving at all houses and may drive memberships as well.

**Beautification:**

Sarah Schlachter had no report and noted that activity is quiet with cold weather. Activity will likely begin again when weather warms up.

**Communication:**

See report in packet. B Michael McFarland stated that a draft of the newsletter has been emailed and that members should take a look. He also reported he has a draft of a flyer out for the KCPS Bond Initiative community meeting and that the events calendar has been mailed. Please let McFarland know when it arrives.

**Events:**

Murray stated that we paid deposits for the spring festival and secured WPPC for the event. We will have tables for WPPC, MyKCMO app, Healthy Homes, and KCPD. PetRescue will also be in attendance. Tillotson asked if a permit would be needed, and Murray said no. Murray will look at purchasing games for events to save money on rentals and will look into reserving the petting zoo.

Jordan Glasgow suggested inviting the ShowMe KC Schools organization to table at the event. This organization helps young families understand school options including public, private, charter options, etc. Murray shared that Spring Festival is our largest event and that the org would be good for the event. Rhodes noted that anyone can email with any other suggestions. Murray stated that the Events Committee would meet soon.

**New****Business:**

Rhodes shared that a 6th District meeting was held January 14 at the new City Barrel location and was well attended. The meeting discussed snow removal, trash, and KCPD updates with no new information. The meeting updated on city budget plans with public input sessions February 15, 24, and March 1 with no virtual options. Meeting information will be in the newsletter. The next 6th District meeting will be March 14 9-10am, virtual only. A link will be shared closer to that date.

Rhodes reported that we received confirmation that all of our 2024 Strengthening the Health of the Neighborhood grant reporting was completed and there were no issues. 2025 grant applications are open. The program will be very similar to 2024 with two reps and one alternate per neighborhood required. WPHA volunteers are Murray and Linetta Thurman, with McFarland as alternate. For 2025, WPHA would direct grant money towards our larger events to streamline reporting. Schlachter motioned to apply for 2025 year, Hutman seconded. Motion passed. Murray will complete and submit an application, which is due by the end of month.

Murray reported that neighborhood activist Tiffany Moore requested WPHA host a meeting to discuss the KC Public Schools bond initiative. The meeting was approved by a WPHA Board poll vote last month. Once finalized, a flyer for the February 18th event at Ward Parkway Presbyterian Church will go to surrounding neighborhood associations and to the KC organization that manages the Strengthening the Health of the Neighborhoods program so they may share with their participating neighborhoods. The event will likely be advertised in the District 6 newsletter and KCNAC members may notify their neighborhood groups. The

event may therefore be large; the WPPC sanctuary seats 225 comfortably, with a maximum of 250. Community questions may be solicited ahead of the event and there will not be a virtual option. There will be attendees from Kansas City Public Schools and likely Councilman Duncan and/or Councilwoman Bough. Baker asked if WPPC would disseminate info to parishioners and Murry responded yes. Drew Rodgers asked about Moore's role in the meeting and Murray responded that she is facilitating, explaining the bond and what the money is for. She has not been hired by KCPS for this work.

Rhodes reported that the city website for the 75th and Wornall construction had not been updated since early December. Upon contacting the city, Rhodes received the following message from Randy Alewine of the Public Works Department:

*The project is on schedule for completion Oct. 2025. 75<sup>th</sup> St. is open to two way traffic. More work will occur on 75<sup>th</sup> to finish the sidewalks and overhead lines relocated. The emphasis this year will be reconstructing Wornall south of 75<sup>th</sup> to 79<sup>th</sup>.*

Baker inquired if the given finish date included all work and Rhodes responded that the email seemed to indicate yes. Murray reported that he contacted the EPC Real Estate Group (building/project managers for the apartment building) for their update and received the following from Jeremy Tinkler, Project Executive, EPC Real Estate Group:

*I'm happy to provide an update. We're on track for Phase I occupancy ~August 13<sup>th</sup>, 2026, Phase II (balance of units) on ~November 3<sup>rd</sup>, 2026, with final completion ~January 11<sup>th</sup>, 2027.*

#### Construction Status:

- *Production of Precast Garage materials underway (due on site March 24<sup>th</sup>)*
- *Billboard removal occurred in December, pursuant to lease termination*
- *Water Main Extension work currently being put in place along 74<sup>th</sup> St and Broadway St*
- *Continuation of Building Pad preparation (grading, followed by low volume change material)*
- *Installation of the Underground Stormwater Detention System will be completed this week (NE corner of site in image below, at 74<sup>th</sup> & Wyandotte)*
- *~95% of deep foundations are complete. Remainder of VSCs (vibratory stone columns) will be drilled/placed once adjacent concrete foundation walls are completed*
- *Concrete footings are underway; vertical concrete walls at NE building corner have been placed*

#### Cell Tower Modification:

- *Permit documents for increasing monopole mast height are being reviewed by KCMO*

- *Approval expected mid-February, for work to be completed in February*

Public Improvements Coordination:

- *Walter P Moore (KCMO Civil Engineer) and Kimley Horn (EPC Civil Engineer) have coordinated final finished grades, etc. on Broadway, to fully coordinate intersections of Public-Private street/streetscape improvements*

Next Quarter Milestones:

- *Underground MEP utilities*
- *Cast-in-place Concrete Foundations*
- *Storm & Sanitary Sewer Lines*
- *Precast Parking Garage*
- *Building Framing (to start February 28<sup>th</sup>)*

Construction Delays:

*To mitigate potential delays, we are maintaining close coordination with our contractors and suppliers, with contingency plans in place for any unforeseen disruptions. During Q4 there were 7 excess weather days beyond the allotment specified within the GMP contract, primarily due to the unseasonably wet November. Additionally, the project experienced a 28-day delay as the City did not release the Footings and Foundations permit until November 5, 2024, while the GMP contract showed the permit being received by October 15, 2024. Both delays have been addressed within the completion dates listed above and Brinkmann will continue to explore strategies to compress the balance of the schedule going forward.*

Murray shared that the Romanelli CID has little detailed information available on their spending and that the future of the building is unclear. Murray volunteered to submit an application for historic designation of the building. Tillotson motioned that the WPHA submit an application for historic designation. Baker seconded. The motion passed with no nays and Rodgers abstaining.

Rhodes asked for new business. There was no additional new business and no questions.

Rhodes announced the next meeting date as March 4. Rhodes will send a calendar invite.

Hutman motioned to adjourn. Rodgers seconded. The motion passed unanimously. The meeting was adjourned at 7:46pm.

*Meeting notes submitted by Sarah Schlachter, Secretary, Board of Directors.*