



From City Council meeting . . . to the Business Council

Prepared by Rich Groves, Executive Director
North Kansas City Business Council
April 19, 2022

Note: As a reminder, the notes below represent topics that, in my judgement, might be of interest to the business community. It does not include everything that was on the agenda.

Work Session – 6:00 p.m.

BikeWalk KC Presentation

An informational presentation was given by Executive Director Eric Rogers and Operational Director Eric Vaughn from BikeWalk KC, a public/private non-profit organization under the Ride KC umbrella. They participate with numerous municipalities, including North Kansas City.

Coming to the end of a 5-year contract beginning in 2017, ending in December. Bicycles based at 3 locations in North Kansas City - 18th & Swift, YMCA and CityView/Gardens of Northgate Village. Riders use phone app to find out where bicycles are and to pay for use, locks/unlocks bicycles – requires input of credit card to charge

BikeWalk KC is proposing to add 30 new ebikes for North Kansas City – a \$100,000 investment (80% covered by grant). They will need \$20,000 from North Kansas City. The new contract is proposed to be \$1,500

A walk up user is charged \$1 to unlock and 15 cents per minute. But frequent users can get monthly, quarterly or annual memberships. A 30-day membership is \$39 for 80 minutes of riding per day; 90-day membership is \$99; annual membership is \$149.

Bikes can be left at any bike drop-off location, including out of North Kansas City. But the user must use the chain lock when they finish using it. The system locates and re-positions idle bikes on a daily basis.



There was an interest by City Council members in having other bike stop locations in North Kansas City, including near apartments in One North and near the hospital. There was also an interest in seasonal rates for the City's cost of the bikes since there is much less use in the winter.

There is the opportunity for sponsorships to reduce the cost to the City and to improve this benefit for residents, visitors and employees of North Kansas City businesses.

New City Administrator and New City Council Representative

Tonight was the first North Kansas City City Council meeting for the new City Administrator, Mike Nichols. It was also the first City Council meeting for new Ward 3 City Council representative, Tom Bailey, and the last meeting for his predecessor Zach Clevenger. Thank you, Zach, for the many times you have been a vocal supporter for the business community.

Regular Session – 7:00 p.m.

Consent Agenda

At the request of various City Council representatives several items were moved from the Consent Agenda to the agenda of items to be discussed.

Agenda Topics

Short-Term Conditional Use Permit for Screenland Armour BMAR Entertainment, dba Screenland Armour

City Council approved, after much discussion, closing vehicle access to the alley directly behind 408 Armour and the adjacent City-owned parking lot at 2009 Erie Street to allow for occupation by seated audience members. The application requests approval to occur on Saturday nights from 7-11 p.m. (exact times reliant on sunset time), from June 1 to August 31, 2022. Films will be screened on the back wall of 408 Armour, with the audience seated in the public parking lot located at 2009 Erie Street. This lot consists of 32 parking spots.

Mayor Pro Tem

Lisa Tull was approved as Mayor Pro Tem for the next year.

Amended and Restated Development Agreement and Real Estate Sale Agreement with Blume NKC

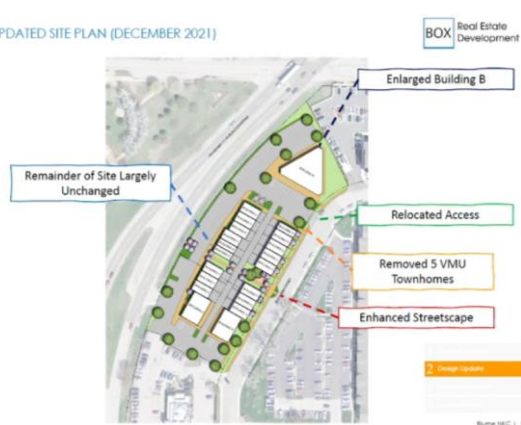
Since October 2021, Blume NKC has performed an extensive due diligence process on the City-owned land north of the former Ruby Tuesday (soon to be IHOP), as outlined in the real estate agreement to build 28 residential units and retail spaces on the first level of those units. The due diligence process revealed two site-specific stormwater concerns that impact the development of the site. The site-specific stormwater concerns have added considerable cost to the site's development.

City Council approved the Amended and Restated Development Agreement and Amended and Restated Real Estate Agreement which will

ORIGINAL SITE PLAN (MAY 2021)



UPDATED SITE PLAN (DECEMBER 2021)



The current stormwater infrastructure on the undeveloped site is very shallow. The design of this infrastructure was due to the very flat nature of the site to allow for the gravity flow of stormwater into the City's system. This site is at the top of the stormwater system, and in order for stormwater to properly flow into the system, it must be higher in elevation than the downstream portion of the system.

Due to the shallowness of the current stormwater infrastructure, an extensive underground detention system is required to develop the site. As a result of this detention system, the entire development must be raised by approximately three feet for the stormwater to be captured and released correctly into the City's stormwater system.

Due to the flatness of the site, the stormwater cannot be enclosed underground on this portion of Burlington, and a swale is needed to collect and slow down stormwater before it enters the City's system. As a result, the developable land on the site has been reduced, resulting in fewer commercial units, reducing the initial revenue projects for the development. In addition, the site will now require an extensive retention wall along the stormwater swale to accommodate the fill needed for the underground stormwater detention system required to develop the site. The site-specific stormwater concerns have added considerable cost to the site's development. The proposed amendments are as follows:

- The purchase price of the site will remain at \$3.00 per square foot, the total price will be reduced from \$361,984 to \$351,285 to reflect the reduction of developable land due to the Burlington Corridor Complete Street project. The buildable area has been reduced by approximately 3,700 square feet.
- This Project includes a Chapter 100 property tax abatement for ten years. Upon completion of the Project,

the City will receive an annual payment of approximately \$60,000 payment in lieu of tax (PILOT) for ten years. Compared to the original Development Agreement, this amendment is a reduction of approximately \$900,000 in PILOT payments over the course of the 10-year agreement.

- The closing date for the Project is expected to occur in Summer 2022, rather than Spring 2022. The Project site will transfer to the Developer at closing.

Staff Comments

Streetcar Survey

Deputy City Administrator Kim Nakahodo said that a streetcar survey is being finalized and will be available soon for input by residents and members of the North Kansas City business community.

The full agenda for this meeting with links to critical documents is available on the City's website www.nkc.org under the heading of Agendas and Minutes. As always, additional details about City Council agenda topics are often available as attachments on the City's website www.nkc.org and later as <https://www.youtube.com/watch?v=Z-6WpmTG2Ss> part of the approved minutes.