

Hyde Park General Meeting Minutes November 13, 2018

Board Members Present:

Allan Hallquist
Troy Batson
Derek Moore
Lydia DeMonte
Katie Linberry
Patrick Alley
Jennifer Starcev
Rosalyn Wilson
Maggie Priesmeyer

Budget -

The proposed HPNA 2019 budget was presented by Allan Hallquist. This budget is similar to the 2017 and 2018 budgets. \$7,500 was spent in 2018. A \$1,500 donation was made to the Thanksgiving Day Pilgrim Run. There was a 14,000. 00 profit from the Homes Tour. The Neighborhood Tourist Grant funds for the Homes Tour will be received by HPNA in 2019. Some of the money will be used to fund the design neighborhood beautification projects and new banners. There were no questions. Angie Spittgerber moved that the budget be accepted. Troy Batson seconded the motion. This budget was unanimously approved.

Hyde Park Building Proposal -

Peter Cassel (MAC Properties), Doug Stockman (Helix Architecture & Design) and Charles Renner (Husch Blackwell Law Firm) presented plans for an apartment building at 520 Armour (NW corner of Armour and Cherry). Support is being sought from the HPNA for this project. This tract is currently a parking lot. This tract is owned by MAC properties. The design of the building has been in process since 2017. The proposal was presented to the Kansas City Planning Commission and was approved. The proposal for this 110 apartment building will be presented to the City Council in early December. Data and drawings/ specifications were shared along with the results of a long term analysis in terms of the alignment with other historic buildings along this corridor. Efforts were made to utilize the city guidelines for historical neighborhoods. It was determined that there is a strong desire for apartment dwelling in midtown - Main to Gillham - with a 100% occupancy rate. The building will have parking for tenants below and behind the building. Most current apartment buildings in the area were built before ADA regulations. This proposed building will be ADA compliant. Concerns/questions raised by HPNA members included:

- Impact of traffic for homeowners residing adjacent to the building
- Height and construction of the metal screen
- Plans for building entrance and the number of parking spaces at the entrance.
- Will there be a “no parking” zone near the driveway?

- . MAC promised to send documentation to support their efforts.
- Access control to the parking entrance?
- Potential parking and traffic issues, especially in mornings and afternoons on Cherry Street
- Plans for trash containment? Plans for trash recycling? It was shared that trash containment is completely inside the building. There is a plan for trash recycling.
- Number of in and out access points for residents
- Concern expressed about noise generated from trash pick-ups including the timing of the pick-ups.
- Suggestions were offered for additional parking in close proximity to the proposed building. It was clarified that MAC does not have continuous ownership....ownership is through other entities. Therefore efforts at coming to one accord may be problematic. Each parcel becomes fully independent.
- Rental will be Market Rate
- Will there be bike parking accommodations? Yes
- Efforts will be made to match the outside texture of existing buildings in the area.
- The number of parking spaces per apartment? There will be 78 parking spaces (.7 parking spaces per apartment).
- There will be pet waste stations that will accommodate disposal. In addition, there will be a dog run at the rear of the building.
- The number of curb cuts on Armour Blvd. is restricted so it is not possible to add to the approved number.
- MAC is working to craft an agreement with Trinity United Methodist Church to utilize some of its parking. Efforts are also being made to craft agreements with other entities in the area for parking access. Peter Cassel agreed to share documentation of their work to craft these agreements with the HPNA.

Election of Officers-

Lydia DeMonte presided over the election process for the following HPNA Board positions:

- Allan Hallquist was nominated for President. It was moved by Troy Batson that his nomination be accepted. The motion was seconded by Katie Lineberry. There were 17 that voted in the affirmative. Allan was elected as HPNA Board President
- Derek Moore was nominated for a 1 year term as 1st Vice President. It was properly moved and seconded that this nomination be accepted. The unanimous vote for his election was 17. Derek was elected 1st Vice President.
- Troy Batson was nominated as 2nd Vice President. It was properly moved and seconded that this nomination be accepted. The unanimous vote for his election was 17. Troy was elected 2nd Vice President.
- Rosalyn Wilson was nominated as Recording Secretary. It was moved by Angie Splittgerber moved that the Rosalyn Wilson be elected by acclamation. There were no objections. Rosalyn was elected as Recording Secretary.

- Patrick Alley was nominated as Historian. It was moved by Angie Splittgerber that he be elected by acclamation. There were no objections. Patrick was elected as Historian.
- Lauren Sobchak was nominated from the floor as a North Hyde Park Director. It was properly moved and seconded. Lauren was unanimously elected as the North Hyde Park Director.
- Jerry Jones was nominated as a Central Hyde Park Director. Angie Splitgerber moved that he be elected by acclamation. There were no objections. Jerry Jones was elected as a Central Hyde Park Director.
- Kris Koch was nominated as a South Hyde Park Director. Angie Splitgerber moved that her be elected by acclamation. There were no objections. Kris was elected as a South Hyde Park Director.
- Alex Mallett was nominated from the floor as a South Hyde Park Director. It was properly moved and seconded. Alex was unanimously elected as a South Hyde Park Director.

The Election of Officers was successfully completed.