

# MINUTES

## Meeting Regarding the Beacon Hill MOU

Thursday, August 15, 2024  
Held at City Hall and Virtually

**Call to Order** - The meeting was called to order at 11:00 a.m.

**Present** - Beacon Hill Homeowner's Association (BHHOA) Board member Galen Beaufort, President Sean Ochester and Secretary Beth Bangor; Beacon Hill-McFeder's Community Council (BHMCC) President Jeanene Dunn, President Emeritus Dee Evans and Secretary Beth Bangor; Kansas City Representatives Community Development Director Blaine Proctor, Dalena Taylor for Director of Neighborhood Services Forest Decker and Counsel Joseph Guarino.

**The purpose of the meeting was to review and discuss with the City proposed revisions to the MOU created in 2017. As President of BHMCC in 2017, Dee Evans was party to the 2017 MOU; no one at the City or the BHHOA who was party to the 2017 MOU is still there.**

**BHHOA has presented a draft of a revised MOU for consideration.**

**Galen explained that two lots referenced in the MOU are in question.** He explained that during the Beacon Hill Revitalization project (a federally funded project), the site of a Community Center in Beacon Hill was removed; the two lots were to substitute as a site for a future Community Center. The MOU explained how that development could be undertaken by the three parties, outlining the responsibilities of each.

Recently, the BHMCC expressed that the two lots were not suitable for a Community Center location. Therefore, a new MOU was drafted, stating that the BHHOA will sell the lots and put the proceeds, less expenses, in a separate interest bearing account for use by BHMCC as per the terms of the revised MOU to further the objectives of a community center. There are time stipulations on the use of the funds. Sean verified that both lots recently sold for purpose of building single family homes.

**The City questioned their obligation under a new MOU.**

**Dee Evans stated that she was in agreement with the revised MOU.** She revisited that the Beacon Hill neighborhood has historically been bounded by 22nd St. to the north, 31st St. on the south, Troost Ave on the west side, and Paseo Blvd. to the east. Under the UAR which became effective in 1998, the city identified narrower boundaries, with 27th St. as the south boundary, and also included 25th and Flora. Revitalization did not include properties south of 27th St. which has caused confusion and division in the neighborhood. Only SOME of the properties within this narrower boundary are legally bound to the BHHOA. The neighborhood association, BHMCC, was formed 50 years ago. It still operates within the original boundaries and includes all residents because the HOA is within the BHMCC boundaries. Residents have come together as a full neighborhood and as partners in the community.

**Dee further clarified the history behind the MOU.** During the process of creating the UAR, BHMCC was promised compensation for the original site of the Community Center. BHMCC received a small sum as compensation for the land at 26th & Tracy and was promised a new location at 24th and Tracy. The 2017 MOU was created when the lots at 24th St. were sold to finance the playground project. After some investigation with an architect, it was determined that it was not economically feasible to build a new Community Center on the West Paseo lots. BHMCC is in agreement with selling the lots tied to the MOU.

**BHMCC believes that the City needs to do due diligence in supporting development of a Community Center.** She expressed that the BHMCC was been left out (by the city) during the UAR process. The City currently views Beacon Hill as a divided neighborhood, but we consider ourselves to be a unified neighborhood. Dee explained that the BHMCC has looked at other options for a Community Center, including a properties south of 27th St., and the option to partner with those developing properties south of 27th. City Manager Brian Platt is aware of today's conversation. Jeanene Dunn stated that our representatives Melissa Robinson and Melissa Hawley Patterson are aware of the goings on as is; we need to revisit the revised MOU with them.

**Counsel for the City responded to the discussion.** Since there is no financial obligation on City's part, there is no need to go back to Council with amendments to the MOU. A discussion about options for a community center location ensued. The city owns tract F and tract G in NW Quadrant (neither as south of 27th street) near LaQuinta. Dee did not think the city currently owned anything in the neighborhood south of 27th. BHMCC has interest in the building at 27th and Tracy (where the glass recycle bin is located).

**The City will try their best to facilitate the neighborhood's objectives but are not obligated financially by this MOU.** It was suggested that funding opportunities also include federal funds, and the more concrete a plan is, more likely to receive the funding. Dee stressed that the administrative process for yearly funding applications requires organization and space.

BHMCC's next step after the MOU is finalized is to update city council representatives, and look at property for sale south of 27th St. Dee expressed appreciation for the meeting and the support to stay viable as a neighborhood organization.

To summarize, the City will still be a party to the new MOU. There will be no change in city's responsibilities, Galen noted one change to drafted MOU: on page 2, paragraph 1 "...with the HOA to sell the parcels..." will be struck since the parcels have been sold.

Blaine Proctor will be the contact person for the City as the MOU is revised and finalized.

The meeting adjourned at 11:54 a.m.

Respectfully Submitted,  
Beth Bangor  
Secretary for BHHOA and BHMCC