

Renaissance Place Homes Association

Official Meeting Minutes

Date: September 10, 2026

Time Called to Order: 6:05 p.m.

Location: Gregg/Klice Community Center

1. Call to Order

The meeting of the Renaissance Place Homes Association was called to order at 6:05 p.m. Linda Jones, President, welcomed residents and stated that the meeting agenda would focus on neighborhood public-safety concerns and the Bernard Powell property.

2. Attendance and Introductions

Attendees included Linda Jones, President; Dorothy Ruffin, Secretary; Carolyn Spears, Treasury; Joyce Peebles, Board Director; Antoine Lee, Bernard Powell Task Force Lead; D.R. Jones; Floyd Ramey; R Steele; Stan Peebles; Austin LaBlance Sr; Jasmine Spears. Officer Mary Gonzalez attended as the Kansas City Police Department neighborhood liaison. Officer Mike Snyder, also assigned as a liaison, was unable to attend due to another meeting.

Officer Gonzalez reviewed the role of the KCPD neighborhood liaison. Residents were reminded to call 911 for emergencies and to contact the liaison for non-emergency concerns, nuisance properties, illegal dumping, homeless encampments, follow-up on burglary matters, and safety evaluations for homes or businesses.

Neighborhood Concerns Reported

- **Illegal dumping:** Residents reported ongoing dumping near 4204 East 19th Street and along Northbound Drive between Jackson and Cleveland. Officer Gonzalez requested photos, timely text alerts, and property-owner information where enforcement may require permission to enter private property.
- **Abandoned vehicle:** A black compact Kia SUV on 18th Court was reported as vandalized, abandoned, and displaying expired tags. Officer Gonzalez stated she would work to have the vehicle addressed.

- **Traffic safety:** Residents reported speeding, heavy truck traffic, and visibility concerns near Bernard Powell, Myrtle, 17th/18th Street, Jackson, and Cleveland. Requested remedies included speed bumps, replacement speed-limit signs, a traffic review, and possible stop signs.
- **Late-night activity and fireworks:** Residents reported late-night activity, fireworks, noise, and people gathering in vacant lots. Officer Gonzalez advised residents to provide exact locations, times, descriptions, and photos when possible and stated that extra patrol requests could be submitted for specific time windows.
- **Loose dog:** A white German Shepherd was reported as running loose in the cul-de-sac and entering neighboring yards. Officer Gonzalez stated that officers could contact the owner and issue a warning.

4. Dumpster Day

The Association discussed resuming Dumpster Day. The program had previously been discontinued due to lack of volunteers. Two potential volunteers were identified, and the Association will follow up with them. Requests for the next year are expected to begin March 1. Volunteers will need to be available for early morning delivery and closing of the dumpster.

5. Bernard Powell Property Discussion

Antoine Lee provided an update on the Bernard Powell property and the efforts being explored by the Association. Residents discussed ongoing concerns related to illegal dumping, suspicious activity, overgrown areas, unauthorized parking, and lack of property maintenance.

Current Ownership and Maintenance Concerns

Residents stated that the current owner, identified during the meeting as B. Wiser/V. Wiser, has not completed the promised development and has not consistently maintained the property. Linda Jones reported that she had contacted the owner regarding the condition of the lot and that he responded by beginning cleanup, but he had not yet answered questions about the status of any proposed development.

Antoine Lee reported:

Verbatim: *“There is a statute... where you can actually petition the court to give you temporary ownership of that property.”*

Legal Aid and Reclamation Process

- **Fulson Housing Group (Matt Fullson)**
 - Reputable KC developer
 - Built Saint James Apartments, Greenwood Apartments, and single-family homes
 - Will survey property and create professional renderings
 - Interested in building homes comparable to Renaissance Place
 - Would absorb new homes into existing HOA bylaws

(HG OFFICE: 1-816-246-9220. Mr. Fulson has more than 15 years of experience in the affordable housing industry. Helpline: 1-816-537-1392 Office: 1-816-246-9220)

Mr. Lee reported that Legal Aid indicated the Association may need to proceed through the 23rd Street PAC because Renaissance Place Homes Association falls within that jurisdiction. Rachel Riley was identified as the 23rd Street PAC contact. The purpose of this process would be to address the property as a nuisance and explore temporary possession or other legal remedies that could support redevelopment.

Potential Development Partner

Mr. Lee reported that Fulson Housing Group, led by Matt Fullson, is willing to explore the property for possible single-family residential development. The proposed concept would involve homes comparable to the existing Renaissance Place neighborhood and, if feasible, incorporation of the new homes under the Association's bylaws. Fulson Housing Group is expected to consider surveying the property and preparing renderings for resident review.

Resident Questions and Concerns

- Residents asked about the property's ownership history and whether the Association previously owned or had rights to portions of the land.
- Residents asked whether Legal Aid could research the deed history and how the current owner acquired the property.
- Residents expressed concern that any new homes should fit the appearance and standards of the existing neighborhood.
- Residents discussed the need for a formal plan before presenting the matter to the full Association membership for a broader vote.

6. Motion and Vote

A vote was taken among resident's present regarding whether to continue moving forward with research and planning related to the Bernard Powell property. The residents present

indicated unanimous support for continuing the process, including Legal Aid coordination, contact with Rachel Riley and the 23rd Street PAC, engagement with Fulson Housing Group, and development of a proposal for future review.

7. Action Items

- **Antoine Lee:** Contact Rachel Riley, coordinate with Legal Aid, continue discussions with Fulson Housing Group, and request renderings or a development concept for review.
- **Linda Jones and Dorothy Ruffin:** Coordinate communication with residents, maintain and distribute meeting minutes, collect resident email addresses, and help plan future meetings.
- **Officer Gonzalez:** Follow up on illegal dumping concerns, abandoned vehicle reporting, traffic-safety requests, extra patrol options, and loose-dog concern.
- **Residents:** Provide photos, addresses, times, and detailed descriptions for dumping, suspicious activity, traffic concerns, and other issues needing follow-up.

8. Adjournment

The meeting was adjourned after discussion concluded at 7:10pm. Residents were reminded to keep KCPD liaison contact information available and to provide updated contact information for future meeting minutes and follow-up notices.

Respectfully Submitted,

Dorothy Ruffin, Secretary



- New Community Interaction Officers, at East Patrol Division have been assigned to attend our HOA Quarterly meetings and provide monthly reports of crimes that may occur in our community area. Please make note of their contact information.
- They will investigate problems we may encounter in our HOA Community. You can share information with them you may have acquired with your camera surveillance that may be suspicious in nature. These can be sent to the officer for review and possible reporting.
- Officer Mary Gonzalez email: 50145@kcpd.org
PO Mary Gonzalez #50145
Cell: 816-766-6209
- Officer Schneider email: 04671@kcpd.org
PO Michael Schneider #4671 CIO EPD
Cell: 816-213-8696

******* Please maintain this information for future use *******