

RED BRIDGE HOMES ASSOCIATION

NEWSLETTER – SUMMER - 2015



RED BRIDGE SHOPPING CENTER REDEVELOPMENT... from

Brandon Buckley, Vice President - Lane 4 Properties

As many of you know, over the last 12 months LANE4 Property Group has been diligently working toward purchasing and renovating Red Bridge shopping center. As it stands we have received an extension from the current ownership group until September 30th to decide whether or not it is economically feasible to move forward. This process includes getting the necessary approvals for an incentive package that will make a renovation of the center possible - a process that has taken longer than originally expected.

The current vacancy rate and condition of the center has gotten to a 'point-of-no-return' where a substantial investment is needed to reverse the downward trajectory of the center. Occupancy has continued to drop and is now below 50%. Over the last year we have realized there are very few quality tenants who are interested in spending the upfront costs associated with opening a new location at Red Bridge in its current condition.

LANE4 has a vision to reverse this trend which we feel strongly will be for the benefit of all. Our experience with similar projects has clearly demonstrated to us that a vibrant retail and restaurant market will positively impact residential property values. Not to mention it will also improve the overall quality of life for the residents in the surrounding neighborhoods who have very few nearby retail and restaurant options compared to other areas of town.

We remain very excited about the potential of this project and continue to be hopeful that we will be able to overcome some of the major hurdles that are yet to be resolved. With this in mind, we would like to encourage all of you who are able to attend the public meetings to do so. *****We will need your attendance to show the City Council and the PIEA board the overwhelming support we have received from the neighborhoods thus far. Your first opportunity is tentatively scheduled for Tuesday, August 4th at 9 AM on the 26th floor of City Hall (414 E 12th Street) for the City Planning Commission hearing. That will be followed by the City Council's Planning, Zoning and Economic Development Committee meeting tentatively scheduled for Wednesday, August 12 at 1:30 PM, again on the 26th Floor of City Hall. We then anticipate being at the Planned Industrial Expansion Authority meeting on August 20th at 9 AM at the ATA Headquarters at 1200 E 18th Street, Kansas City, MO.**

We also wanted to use this progress update to be the first public release of the shopping center renderings to show what a redesign of the shopping center could look like when completed (from the SE corner)(see next page). We feel we have narrowed down the key design elements that will bring the center up-to-date while maintaining its historical identity. An enhanced façade, landscaping, parking lot, lighting, outdoor seating areas, etc. will help the center attract the type of tenants that are best suited for what the center could become – a charming neighborhood center with patios, restaurants, and unique retailers. The appealing atmosphere and pleasant shopping experience has been lost over the years but we are optimistic that a renovation will bring much-needed life back into the center.

We want to thank everybody who has reached out to us in support of our efforts thus far. If you have not filled out a survey card (enclosed), please do so as it helps us to fully recognize what you envision for the center, and helps to show potential retailers and restaurants that they will be supported if they choose Red Bridge to open a new business.



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RED BRIDGE SHOPPING CENTER RENOVATIONS
VIEW: SOUTHEAST POCKET PARK

22 JUNE 2015

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NEW BOARD TREASURER APPOINTED...

At the Tuesday, July 7 Red Bridge HOA board meeting in Marian Center at Avila University, the Red Bridge HOA board appointed Erin Wisemore as Treasurer. Erin has a bachelor's degree in Business Management from KU and a master's degree in Business Administration from Baker University. She has served as a Credit Specialist at Freightquote, an Admissions Representative at Grantham University, a Marketing Consultant at Dex One, a Business Manager at Stapleton Exhibit Services and a Solar Consultant at Sungevity. We are most fortunate to have her serve as our Red Bridge HOA Treasurer.

NEW NEIGHBORS INITIATIVE...

Jordan Wagge is working with fellow welcome committee members to create a process for welcoming new neighbors to Red Bridge. They are working together, and with local businesses and organizations, to create baskets and pamphlets to deliver to people by hand when they move in. They hope to have a system in place and begin to start delivering welcome baskets by the end of summer.

RED BRIDGE RESTRICTIONS SUB-COMMITTEE...

Larry Maxwell, Chairman, and the Red Bridge Declaration of Restrictions committee has been meeting most months since January of this year with the task of reviewing the current restrictions for areas of possible revisions. The Committee has discovered that there are at least six sets of declarations starting in 1956 and ending in 1970, which are generally based on each development phase of Red Bridge. The restrictions have a duration of 25 years and are automatically renewed for another 25 years unless they are revised five years prior to the expiration date. The current restrictions are in effect until January 1, 2035. This means the current restrictions cannot be revised until January 2030, and those changes would not go into effect until January 2035.

The Committee hopes to have copies of each set of restrictions available on the website in the near future.

SIDEWALKS...

Director, Sharron Hill, advises she has a letter from the City on behalf of PIAC approving the sidewalk repair or replacement along Holmes Rd between 109th Street to 109th Terrace (City's cost= \$76,750).

RED BRIDGE MARKERS & ISLANDS...

Director, Brad Lucht, advises that the markers are looking a bit better than they did last year. He states that the melampodium is filling in nicely, and the angelonia is living up to its reputation as a plant that thrives in our hot, humid Kansas City summers. He states, with the timely rains we have been having we have only had to water once so far. Each watering costs the HOA \$240. That's for 35 markers.

One thing we've been having problems with is weeds. Hmm. Wonder if that has anything to do with those timely rains? They get pulled, but then they come right back. Brad has sprayed twice. If you have a marker in your yard, we would appreciate any effort you can make to help keep it looking good. Brad uses Ortho Weed-B-Gon for the weeds and Bonide Sedge Ender to help kill off the yellow sedge and crabgrass (the bane of any gardener's existence). These were approved by Epic Landscape, the company that planted the markers and does the watering.

The islands are getting mowed once a week, but towards the end of July we'll probably cut that back to once every other week. Less rain and more heat tends to force the grass into survival mode. Other than that they are looking pretty good. Each mowing of the islands in Red Bridge costs the HOA \$140. If you have any questions or comments on the marker or islands, please let Brad know (816/941-2445).

The work on the DEMONSTRATION ISLANDS has been completed on both the sun and shade demonstration islands. Last fall the sod was stripped off two islands, one located at 117th & Locust (full sun), and the other at 115th Terrace & Locust (mostly shade). We loaded them with bulbs so that the neighborhood would enjoy some spring color. That part of the plan worked out just about as well as he could hope.

In June, the job was finished. First, native perennials were planted on both islands. The plants were selected so that, once established, something will always be in bloom from March through October. The plants were also selected to benefit butterflies and other pollinators.

Around the first of June Brad posted a message on Nextdoor, asking if any neighborhood kids wanted to earn some spending money. On Friday, June 11, Alexis (and her mom) planted around 300 native perennials on the sun island. They started around 7 p.m., in the hopes it would be a bit cooler by then. They finished just as it was getting dark, working with the help of the streetlight. The next evening Mikaela (and her dad) planted around 300 native perennials on the shade island. The two girls earned \$100 each for their hard work. A day later some timely rains came to help get those plants off to a good start. Terri, Alexis and Mikaela's mother, was a GREAT help in selecting the proper native plants. She is very knowledgeable, with loads of practical experience.

Two more local youth, Jessica and Josh, helped weed and apply mulch to the islands. A load of mulch scheduled to be delivered to the sun island on Monday, June 22, but they were a couple of hours late with the delivery. This gave an opportunity to weed the island while waiting. Believe it, there were a lot of weeds! Jessica was a real weed pulling machine, a blur of hand and blade. She had to leave around mid-morning, as she had already committed to volunteer the rest of the day at a Bible camp. Josh and Brad got about half the island mulched, but then it got just too darned hot to work any longer.

Tuesday they were right back at it, only this time Jessica brought her mom! While Josh and Brad finished mulching the sun island, team Jessica got the weeds pulled from the shade island. After Jessica left to return to her camp, Josh and Brad spread mulch on the shade island finishing around 7 p.m. Then Brad grabbed a good neighbor of his (thank you Mr. Martinez!), along with his trailer and his neighbor, and they spent the next couple of hours cleaning up the extra mulch leftover. One neighbor at the west end of 115th Terrace, Tony, was able to use some of that mulch for his flower beds. Three other residents made good use of the leftovers as well. Brad treated his volunteers to half-priced Sonic shakes--- Sitting on the Sonic patio, enjoying that treat, was the perfect end to two long days.

And now we wait. So far we have been getting timely rains, and with any luck we will continue to do so. We'll find out next spring how many plants survived. So far the shade island is looking the best of the two. It takes about three years for native perennials, or any perennials for that matter, to get established. So it will be interesting to see then how all of this has turned out. Brad is keeping his fingers crossed!

AREA NEWS... (Bannister Federal Complex)

South Kansas City residents and interested stakeholders were invited recently to meet CenterPoint Properties, the redeveloper of the site of the Bannister Federal Complex, in addition to the company's project partners who are assisting the GSA in repurposing the facility. The project team provided information on the building removal of about September 2016. It'll take about a year and a half to demolish the complex and another year to clean up the toxic waste. They are anticipating about four years before construction begins.

The plans are for light industrial. Contamination has been a concern at the former nuclear weapons components production site. The toxic waste does not allow for residential use, even after the cleanup. They will also use the train line to haul goods in and out. They will both sell and lease space. The person who will be drawing up the plans for the site said that he had not yet begun on the plans. He said that it would not be a full intermodal like the site at Richard Gebauer. They truly are in the beginning stages and want the residents input. Also, the theologian that is doing the cleanup had a map of the area that showed the worst target areas for cleanup. They were mainly at the center of the complex and to the east side. They said that even though the parts that were manufactured were non-nuclear, there was sensitive testing of the parts that could only be done by using uranium. The uranium was supposedly a type with lower radiation, but still obviously a problem.

There were 4-5 different companies at the open house that all dealt with different aspects of the project. If you want to follow up with a certain topic, contact the city or Centerpoint and ask for specific contact info.

RETIREMENT...

On July 10th at the Second Friday Councilman Meeting for the Sixth District at Trailside Center, John Sharp, was honored for his many years of service to this community. Several gave him their personal thanks and in addition our Red Bridge Homes Association President, Larry Marsh, presented Mr. Sharp with a Certification of Appreciation as well as a \$25 gift certificate to a dining establishment in Red Bridge.



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Brought to you by the Board of Directors of the RED BRIDGE Homeowners Association.