

**CITY OF EXCELSIOR SPRINGS  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF MEETING**

**March 8, 2017 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

**Item 1: Call to Order/Roll Call.**

**PRESENT:** Craig Bohnert, Betty Bissell, Marilyn Gerdes, Dennis Hartman and Jim Beason

**OTHERS PRESENT:** Larry Murry, Building Official; Jaime Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

**ABSENT:** Pat Grass and Melissa Simmons.

**VISITORS:** None.

Chairman Bohnert called the meeting to order at 5:00 p.m. A quorum was present.

**Item 2: APPROVAL OF MINUTES- January 11, 2017:**

Commissioner Bissell approved January 11, 2017 amended minutes and Commissioner Hartman seconded. Motion carried.

**Item 3: Update on Isley Blvd Survey**

Milestone #4 was just completed. We had a good report from SHPO on Rhonda Chalfont's first 40 inventory forms and photos. Jaime has some volunteer forms for the commissioners to sign before they leave the meeting today. Everything seems to be running smoothly.

**Item 4: CLG Forum 2017 Registration form**

Encouraged all commissioners to attend this year's CLG forum for yearly required training for commissioners. Commissioners can fill out forms and Jaime will register everyone before the deadline.

**Item 5: Comments of Visitors**

Sonya Morgan stated the Boarding House District is ready to go to the next level and wants to continue to work with the Commission. The City is really focused on how they can communicate with our residents. We have our Design

Guidelines, our boundaries, we are going for National Nomination for the district with next grant. Jaime will check with SHPO office to see how that grant is coming along. We have a developer getting ready to start rehabbing properties on Broadway and this is one of the stipulations.

The next step the City is envisioning is a Master Plan just for the Boarding House District. This will provide ordinances just for the area. We will hold public meetings with the neighborhood. We want to see this neighborhood back into single-family ownership, not as much rental properties. We are also talking about some type of tax abatement program for this area. The city council met with the school board Monday night and they opened up how they would feel if the city did some tax abatement in the area and be able to take that real estate tax and use it on making home improvements. This can affect the school district and they were comfortable with an abatement in the historic neighborhoods. We are making improvements and increasing property value so when the tax abatement is over the homes will be reassessed at a higher value then the city will start recouping money. Some properties we are not getting any tax money now. We need to get the neighborhood comfortable with the city. We are trying to protect their property.

Commissioner Bissell said moving forward, she would like the neighborhood to take more of an ownership of the district and realize the city is here to help them.

Sonya said moving forward we would probably use the commission to work on a Master Plan and the commissioners agreed.

#### **Item 6: Comments of Commissioners:**

The commission welcomed Jim Beason to the commission. He gave a brief history on himself.

Chairman Bohnert stated effective immediately that it was time for him to step down from the commission. He thanked everyone and stated on the next agenda to please add election for new chairman. He has enjoyed his time on the commission but there is so much going on and needs to simplify things in his life.

Commissioner Hartman asked if the Royal Hotel sold today at auction. Councilwoman Morgan stated it sold for \$40,000 to a developer from Kansas City and is he is thinking about turning it into senior living space with commercial on the bottom floor. The building is still a dangerous building and repairs must be made moving forward.

#### **Item 6: Adjourn**

Commissioner Hartman adjourned meeting at 5:45 pm. Commissioner Gerdes seconded. Motion carried.

**The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, April 12, 2017 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Jaime Blackburn, Secretary to the Commission.