

Meeting Notes 7/6/26

Meeting Started 5:31pm

Joni introduction

- shared history of locations
- increased number of clients
- Needed a building that would have a stand alone parking
- 40 cars per hour including staff/deliveries/clients
- Addressed that we are not a shelter and don't allow people to camp here
- Working with the PD
- We are a resource repurposing organization, meaning keeping things out of the landfill when they have life left in them and give away for free
- Don't vet or ask questions

LV introduction

- shared his background and careers
- Will be good neighbors, take care of the property
- Already spoke with PD to get background of property and issues associated with it
- No people camping here, unauthorized presence will be enforced, will testify to any complaints/court hearings
- No loitering, come in, shop and leave
- Please call us if you see anything that needs addressing
- Will have a box truck in our parking lot and a trailer because they are compliant vehicles
- We want to be as transparent as possible, come take a tour, watch us, hold us accountable

Questions/Answers/Comments

Q: How many cars per hour will you have? (Question was brought up a few times by different people)

A: we will have about 40 cars per hour including clients, volunteers, and deliveries

C: 40 cars per hour is way too many. What we had with Quilters HQ was fine but any more won't be good. Unless they fix that whole area its too may

A: Le Etta Felter put out a notice that should be opened by end of week which is almost 7 weeks before we could possibly open there

C: There isn't enough lanes for the amount of traffic. There wasn't when Aldi was there and any more will be too many

A: nobody up here is qualified to talk about traffic flow, will 40 cars per hour be an increase, yes. We believe it will be a minor impact but we can get that information.

C: The quilting store was great because they didn't get hardly any business

Q: What are the hours of operation?

A: That's a great question. Monday-Friday 9-5 and the second Saturday of each month 10-1:30. Only open 1 Saturday a month

Q: Neighbors in your last location had complaints about trash, panhandling, asking for food, bother employees, and living near there. We already have homeless camping here and a lot of homeless come to the library. So, if free food is here, and the library and the woods, how can you help us make sure that people are going to be respectful of our property and our neighborhood?

A: First of all, the homeless is already here. When you speak about what the other locations, I don't want to get into issues with our neighbors out there but I'm going to tell you the truth. Some of those allegations were false.

Q: Why were you evicted?

A: The liquor store wanted to expand. They didn't want us there from day one. There was never a valid complaint. With all the things they complained about and the homeless, there was not 1 call to the police, not one signature of complaint, nothing. We responded to their concerns with putting our volunteers on parking lot duty to watch for issues. They didn't ask us to do that, we did it to be a good neighbor. We volunteered to police all that. If people tried to hang out we sent them on.

C: But just let us know what is going to change

A: The volunteers did work. That's what I'm saying. There were no valid complaints. The only police activity when we were there was a lady fleeing from the police and them following her in. Our volunteers were pursuing her through our facility because she didn't check in at the front desk. When we asked what we could do to keep it from happening because we can't have this happening here, we were told it "isn't a starfish problem"

C: I think you would be good stewards of your property and you are absolutely helpful in the community, but when you ask people to leave the property they are now going to be going through the neighborhood and causing more concerns, speeding, and going past our elementary school.

Q: Do you have the opportunity to move to another commercial location in a different zoning?

A: At this time, I can't say but at the time we signed a contract on this building, no.

Q: What else do you need from the city? Why can't you just operate?

A: We aren't able to operate out of there without the permit. We have been approved with our current occupancy permit to operate our print shop and put our administrative offices in this building. We can't take donations or give out donations or distribute any goods out of this building without the SUP.

Q: Olathe PD doesn't seem to be enforcing not camping on the trail now, so I'm a bit concerned with what goes on outside the starfish property because you don't have any control over some who just goes under the bridge. My parents and I both live in Briarwood and my kids are at my parents house a lot. There is a concern that this is going to increase because its not being enforced yet.

A: Unfortunately, that has to be addressed with the police. I'm reluctant to speak on behalf of the department but I was there for 14 years. You have to call them and keep calling them. They have a bicycle program for that sort of thing. I don't know if the bikes are out right now but I do know they try. I can say we intend to take care of our property and outside of that it has to be a police matter.

C: What about the neighborhood you are supposed to be a good neighbor to? People will be dropping trash all along the street from the elementary school. How are you going to address that?

A: you will have to have regular communication with the PD. We can't enforce things happening off our property. We intend to do our part by ensuring no abandoned vehicles, and nobody camping on our property.

C: So all they have to do is drive to auto zones parking lot?

A: we cant enforce auto zones parking lot

C: Several years ago a non profit came in to my parents neighborhood about the same size as you . Within 2 years the city forced them to move because crime went up 15%. They didn't want it there and we don't want this here.

A: We all need to work together and communicate with the police. It can't be "I need to do this" and "you need to do that" we all need to be working together.

Q: how many of the neighborhoods you have gone into that your program has been successful?

A: We have had 2.

Q: Why can't you move into a different location besides a neighborhood?

A: we have looked at many buildings. All of them so far would have caused additional parking issues with the city, or not had a dock.

C: Did you have a dock on W Santa Fe?

A: No

C: Why couldn't you go into Chuck E Cheese?

C: You didn't have a dock on W Santa Fe when you moved in.

A: We only signed a 2 year lease with the intent of looking for a different building with a dock.

Q: I think most of us support what you do. In our community it is a much needed service. You help our community a lot. Thank you for that. When I hear you got evicted my point of view is you got evicted because you all shared a landlord and everyone else had a voice. They could call the landlord and had some power. Here you are going to be the only tenants. We aren't tenants and have to say. I'm not saying you will have problems. Everything could run very smoothly and I hope for that but we don't have a recourse besides calling the police and thats where we are uncomfortable. You can take care of your premise but not mine. I live right across the street. I'm afraid of people throwing trash over the fence. You can have people walk neighborhoods cleaning up trash but you aren't getting what's in the back. You can see that right? There are some real concerns here and its just a matter of recourse that can't be calling the police or you every time.

A: it can. It can be by contacting your city council representative. It could also be contacting the city. Our SUP can be revoked.

Q: How often does it have to be renewed?

A: I'm not sure

C: Once its been approved we no longer have a say. It can't be changed back.

A: Per the city's website, when the city council grants a SUP they determine how long until it has to be renewed and it can be between 1-10 years. We won't know how long until renewal until they vote.

Q: Why didn't you apply for the permit before signing the lease?

A: when we signed the lease we believed it was zoning correctly

C: this isn't about zoning. It's about being a good neighbor. Why didn't you talk to us before so we could have an open discussion before signing a lease. Are you going to get an overnight security guard? I know I would feel safer knowing there is someone watching.

A: We won't have anyone overnight. We will be there every morning checking the property.

Q: Do any of you live where in Briarwood?

A: we have volunteers and donors that do

Q: Theres a big assumption from this group and a little from myself that your serving primarily the homeless but from meeting with you you're serving the underserved at risk for homeless. 40 cars an hour isn't 40 homeless per hour. I'm just wondering how much of your traffic is walk up traffic? That is literally one of our biggest fears.

A: Our clients are about 5% homeless. So the majority of the people we have are single moms just trying to make it, we have seniors from the senior center over there that come volunteer with us and take food back to those that need it. They are already working to sent up a bus that would allow them to come get food. Our goal is really to keep people from becoming homeless.

Q: I am the briarwood HOA president. Here are some of the concerns I have heard. Some of these you have already heard like the 40 cars per hour and they traffic. One of the biggest concerns we the timeliness of the notice. We didn't get the notice for with the correct date for tonight until Thursday of last week. I know there was an error on the first one and we

understand but getting it on Thursday before a 3 day holiday for a Monday evening meeting isn't much notice. Loitering is an issue, even if you staff is moving people off the premises they are going to be dispersed into the neighborhood. There have been several property crimes on the property. We've been requested as the board to call police about the homeless on the trail and were told we will get to it or if we are there and see it we will deal with it. Same with an Every truck that was being stored. In the parking lot being broken into. They will do something if they are there and see it but otherwise there isn't much we can do. I think there would be less concern if it were a different type of building going in there. Lastly, you say you are leasing the building for 5 years? (Building owner/our lease brought up repeatedly)

A: Correct

Q: A board member owns the building, correct?

A: No.

Q: Who owns the building?

A: It is an LLC that owns the building. And it is documented with the city. I don't remember the name of the LLC. The building was bought by someone who is on our website as a sponsor.

Q: As a sponsor? It's not a third party? It is someone with direct interest in the starfish project?

A: They sponsor us, yes

Q: So there is very little risk of you being kicked out?

A: we can be kicked out if we don't meet guidelines.

Q: So who owns the building?

A: I cant remember the name of the LLC

Q: You don't know who you are leasing from?

A: I know our contact but I don't remember the name of the LLC

C: You are unlikely to be evicted because of that direct contact

C: I feel upset finding out about the conflict of interest between the owner of the building and your organization

Q: Do you know Mitzi Ryburn?

A: Yes I have known her for years

Q: Does She own the building?

A: yes as of June 18th

Q: Are you buddies with this chick that owns the building?

A: yes

C: That's notable. We need to know that because it has a lot to do with you can ever be kicked out.

C: Had you not known the owner would would have done your due diligence to know it wasn't zoned correctly before signing a lease.

A: It was bought with the intent of us using it for Starfish. Both realtors were in agreement that they believed we were zoned correctly.

Q: Did you need this permit at any of your prior locations?

A: No, we didn't.

C: It's because its against a neighborhood

Q: My husband and I went through the police academy last fall. They said they regularly they won't do anything about the homeless. They just backed off and they just had an understanding.

A: that is correct. If they aren't breaking the law, the police stay away.

C: Then I'm uncomfortable about calling the police being my only option.

A: unless the officers think they have committed a crime they cant arrest them.

Q: So we just have to wait for them to commit a crime? Will any of you be doing patrols at 8pm, or 6am to help keep it rom happening?

A: No, I won't be

Q: You are going to have these people with nothing better to do but get into someone's car or home?

A: I hate to say this, but you have that now. There is only so much police can do, but you have to call them and report suspicious activity.

Q: Did you think it would be ok to move into that location and there wouldn't be an issue with the neighborhood? There are lots of buildings in the city that have docks that you could have chosen. Why a neighborhood?

A: It is a neighborhood but it's also a commercial structure. It is also great on an off Santa Fe.

Q: How can we trust you at your fourth location? It (Homeless camping) may have happened at the first building, maybe second, we know at the third, how can we trust you when you say it won't happen here?

A: When I said I was not aware of camping at this location, I meant the building we are moving into. We didn't know there was camping in the quilters building while quilters owned it, but now that we are here we can ensure it won't happen again.

C: I have a child with special needs. I specifically moved into this neighborhood so he could walk to the neighborhood. He won't be able to do that now. That infuriates me. I also don't trust you about this shady business you said about who owned the building. How are we going to trust you?

Q: There are a lot of emotions here tonight and there is nothing anybody can do to make it go away, right? I think it's very clear a majority of people here really respect what you're trying to do for the community. There's always a risk of someone getting older and the property gets sold and becomes a halfway house of things like that. We are concerned about our property values. I don't want this to become a big battle between you and neighbors. I think our beef is really with the city and that's where we need to voice it. What do we need to do next to voice opinions as opposed to arguing with these folks?

C: everyone with a blue circle around here house on this map gets a vote. We should have hired an attorney to ensure the plot numbers were right. If 20% protest that it would require a super majority from the City council to be approved. Call you city people and then show up at the next meeting on July 27th. Then we all show up.

C: we all need to go that night and voice our opinions.

A: Planning Commission meeting is 7pm July 27th, and City Council meeting is August 18th

Q: Is there an offense that if it happened you would decide as a board that you are going to move? For example, if crime is up 10% over 18 months we cut our lease and leave.

A: We can absolutely discuss that.

Q: If you open at 9 and our school starts at 8:55 that amount of people trying to leave our neighborhood the amount of traffic trying to leave the neighborhood while you are trying to open will cause problems. My biggest concern is for the safety of our kids and the traffic because we already have a speeding issue on our streets.

A: would it be better if we adjusted our hours a bit to help that? Maybe open at 9:30 to decrease traffic during school drop off? We want to work with you all on your concerns and how we can address them.

Q: What is it about this location that is most advantageous that any other location?

A: It is that it is a stand alone facility. In the last building we got complaints of loitering, but when I would drive by I would look and address it. Multiple times I would go outside and let people know they can't just hang out there and I would get cussed out because they were Brown Bags clients not ours.

Q: What about this location is better than any other available buildings? Not better than where you were before but available buildings you could move into.

A: It's the dock, the parking, and a bigger building than have had before.

Q: What percentage of your daily activities are walk up or drive up?

A: 5% walking, 95% driving

Q: I will clarify my question. How many of people coming to your building are coming to get services?

A: 75-80% are coming for services, 15-20% are donations or deliveries. Some of that 75-80% are groups coming to get food to feed the homeless in other locations.

Q: Is that in your car?

A: they come in their personal vehicles/Pickups/vans, to get items, fill their vehicles with what they need, then go serve off site. Some feed 50, 100, 300 etc.

Q: If someone is homeless, and they know a place is going to open with free food etc. they are likely to camp close by in a wooded area.

A: I understand your concern. I also know our homeless. If we tell them they can't do something they listen to us. They want help just as much as we want to help them. We also provide them with things like bikes, backpacks, and coolers so that they don't have to live so close to where we are.

C: I feel like there has been a lack of transparency about the owner of the building and it makes me frustrated. I feel like that is something that should have been led with.

Q: Do you feel bad about this? Do care that we are upset? Like, maybe this isn't the best place for us to move or have you decided this is a done deal and we are just waiting for approval?

A: We have been looking for a building for 2 years since the city told us our was being torn down. We continued to look even while we were at our last location.

Q: Do you have a lot of donated items that are trashed because they are unusable?

A: We do not.

Q: Do you have a collection bin outside for people to leave items in while you are closed?

A: No, all items must come during business hours and be brought in before we close. We had cameras in our last building to know if items were being dropped after hours.

Q: What if someone comes and drops items after hours and leaves items?

A: We will get it dealt with first thing when we get in.

Q: Do you have an operational plan for if you don't get the special use permit?

A: We will be back into the same issue we have before of looking for another building. If we can't find one, we will have to shut down. We have been looking for years. We found a building before this one and put a bid on it and ultimately didn't get the building.

C: It concerns me that you say if you don't get the permit you will be forced to close. It tells me you are very motivated to get it but I'm also confused because you are doing so well and expanding but you are willing to close because you can't get a dock. Are you telling the city that if you don't get the permit you will close this? It feels like you are manipulating to get the permit.

A: We said if we don't have another building to move into we will have to close. It took us 2 years to find this one and we have already used the temporary building longer than originally agreed upon with the landlord there.

Q: You mentioned continuing to grow. Do you have a projection for the future? How many cars were you doing 2 years ago?

A: That's a great question. We don't have one.

A: We didn't track cars 2 years ago because we had a massive parking lot and it wasn't an issue for anyone. On w Santa Fe we counted people and based on the number of people served I would estimate 200. We were also in the middle of 7 title 1 schools that the time. When we moved into the temp building we have been serving the same number if not more people than we did in our last building so that is where our count came from.

Q: There was a theme early on about providing dignity to those that need it. How does this provide dignity to the neighborhood? It needs to be in a commercial setting.

A: This is a commercial building

Q: Have you asked Center of Grace about partnering with them and sharing their space?

A: They have a school in their building, ASL classes, have a clothing closet and Big Brothers Big Sisters in there. They wouldn't have space for us to share with them.

Q: How much would it take to add a dock to a place like Chuck E Cheese?

A: I'm not sure, but we know its a large chunk of money.

Q: Does a forklift solve the problem?

A: We have a company that would like to donate to us but we would have to have a dock for them to back up to. The food is still in date and would be great for our schools. We have, I believe, 29 teachers that have asked for snacks for their kids and this would allow us to give them snacks.

Q: What size trucks are you expecting?

A: 90% of our trucks will be the size of our box truck. It holds 8 pallets. I'm not sure the length of the truck.

Q: When is your projected move in date?

A: We would move in when the city says we are able. We aren't sure what that timeline looks like yet.

Q: Is there something the community could do to help you find another location because I think you hear us when we tell you we don't want you behind our house?

A: We have been asking for help for months to find a location. That's why we went on the news

Q: Are you already getting mail and stuff there?

A: Yes, we have been told we can office out of the building but not take donations so yes, we get mail there and our admin people work out of there.

Meeting closed at 6:53pm

Sign In Sheet 7/6/26 Public Meeting

First Name	Last Name
Thomas	MORELAND
Barbara	Fields
Aaron & Stacy	Weinants
Sarah	Graybeal
Rachel	Chapman
Molly	Booth
Jacque	Price
Rachel	Overmeyer
Jenny	Steele
Jim	Sharpe
Christy & Russ	Bomberger
Susan	Ferrin
Marianne & Tim	Rose
Jennifer Booth	Billam
Thip Mallonee	Mallonee
Cathryn	Mallonee
Keat	Boles
Erin	Boles
Ryan	STAWER
Liz	Brockman
Christopher	Berger
Fuck	OFF & Go away
Lauren	Butler
Larissa	Butler

Sign In Sheet 7/6/26 Public Meeting

First Name	Last Name
Michele	Reed
John	Miller
Tracy	Miller
Sara	Carroll
Cliff	Hanson
Eric	Banks
Jamie	Banks
Paul	BRANTON
Adrienne + Luke	Morgan
Jay + Carrie	Dean
Tabatha	Vance
Jill	Reitz
Todd	Lynch
Paula	Lynch
Leonard	Kollar
Nicholas	Barnette
DJ	Richm
Jackie	Price
Lynn	Whitlow
Catherine	Farmer
David	Farmer
Diane	Villegas
Christine & Todd	Brewood

Sign In Sheet 7/6/26 Public Meeting

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Sign In Sheet 7/6/26 Public Meeting

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