

Summary of Meeting #5 — Metropolitan Reliability Advisory Committee
July 8, 2008
5:30 p.m.
Robert J. Mohart Center

Committee Members in Attendance

Steve Callahan (*will replace Kimberley Davis as Operation Breakthrough representative*)
Dee Evans
Bruce Gershon

Carol Grimaldi
Peter Hughes (alternate)
Margaret May
Allen Norman
Angie Splittgerber

Ex-Officio Committee Members in Attendance

Scott Burnett
John DeBauche

Karin Jacoby
Kim Randolph

KCP&L Employees in Attendance

Steve Gilkey
Merley McMurry

- The fifth meeting of the Metropolitan Reliability Advisory Committee was called to order by Carol Marinovich of Fleishman-Hillard at 5:33 p.m. Marinovich began by thanking all committee members for their time and commitment over the course of this process. Marinovich also introduced Kim West of Fleishman-Hillard to the committee.
- Marinovich reminded the group that, in the last meeting, sites 1 and 3 were chosen as favored potential sites for the Troost substation, and previewed next steps, including contacting realtors to discuss purchase options.
- Steve Gilkey of KCP&L led the group in an overview of progress made on analyzing sites 1 and 3. Since the last meeting, KCP&L's real estate representative has been in contact with IBC (property represented on site 3 map). Because their bankruptcy proceedings have been stretched out for another year, IBC is now willing to divide up the parcels on the property and discuss options.

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- Gilkey reviewed sizes of the different locations on site 3:

Proposed Site 3

- Feasibility
 - Distribution ■
 - Substation ■
 - Transmission ■
- Site Impacts:
 - IBC Bankrupt
- Other:
 - Complex Issues




- SW corner of 30th and Forest (parking lot adjacent to Operation Breakthrough): 251 ft. x 304 ft.
- NE corner of 30th and Forest (“truck lot”): 157 ft. x 320 ft.
- IBC also owns the SE corner (grass lot) of 30th and Forest: 102 ft. x 150 ft.
- KCP&L is currently trying to get inside the building to explore it as an option. IBC strongly prefers to maintain the operation they have within that building for the next three to five years, but are not willing to vacate at this time. (Gilkey surmised that it was a parts warehouse.)
- Also, if the parcels are divided, IBC would like to retain ownership of one of the parking lots. KCP&L will hire an appraiser, whose valuation will need to go before the IBC representatives and a bankruptcy judge.

- Ex-officio member DeBauche asked which site would best meet KCP&L’s needs. Gilkey indicated their ideal spot would be the “truck lot” because the substation could be fit within the dimensions without disturbing surrounding areas and trees. The parking lot on Troost would as well, but KCP&L would prefer to have Troost available for development in the future.
- Regarding site #1:

Proposed Site 1

- **Feasibility**
 - Distribution ■
 - Substation ■
 - Transmission ■
- **Site Impacts:**
 - Accommodate Operation Breakthrough
- **Other:**
 - None Identified



- The bakery store (also owned by IBC) is 100 ft. x 170 ft.
- The next largest block is owned by Nazarene Publishing: 118 ft. x 275 ft. They do not own the SW corner next to the apartment building – there is a 96 ft. x 144 ft. rectangle along Harrison that is owned by the corporation that owns the apartment building. KCP&L has three property owners with which they would need to negotiate to make something work here.
- The primary message KCP&L would like to convey is that they do not see any insurmountable hurdles with either sites 1 or 3, and both may be kept as options moving forward. The next steps are to get the appraisals done, circle back with ownership, and determine the timeline to place offers on the table to property owners.
- Committee members May and Splittergerber asked for clarification on property locations on site 1. Gilkey spent a few moments walking both through the map.

- Marinovich asked committee member Evans to comment on site 3 due to the close proximity to Beacon Hill. Evans notified the group that Beacon Hill had two meetings with regard to site 3; one being an actual group meeting and the other, a site visit. There was division among the Beacon Hill Association with regards to approval of the site selection, so Evans suggested that KCP&L move forward with more detailed discussions to field neighborhood resident questions and concerns.
- Committee member Norman brought up the planned townhouse development near site 1, and the fact that there is concern about the marketability of their project should the substation be constructed in the area. Marinovich suggested that discussions may need to be held with these citizens and groups as well.
- Committee member alternate Hughes asked Gilkey about who has been in contact with IBC. KCP&L has a real estate intermediary who has been in discussions with a vice president at IBC. Hughes asked how hard KCP&L was willing to push to acquire the property. KCP&L has talked to owners about splitting up the parcels, but does not have a feel for how much the entire site (or individual parcels) will cost. This also applies for site number 3.
- Splittgerber asked about what building was located at the NW corner of 30th and Tracy. Apartment buildings are located here, and further down the street are St. Vincent's Hall and a park. Evans indicated the proximity of the park was also cause for concern among Beacon Hill members as a safety issue.
- Committee member Callahan asked if KCP&L has had any contact with Hillcrest Real Estate Company that represents the bankruptcy court receiver. KCP&L has not had any contact with this organization. Callahan will send their contact information to Gilkey. Committee member Norman suggested that KCP&L may have to deal with bankruptcy trustees.
- Committee member Splittgerber asked if KCP&L is willing to explore the purchase of multiple lots from IBC, with KCP&L disposing of the unused properties. This is an option that is agreeable for KCP&L.
- Committee member Splittgerber would like to find a sustainable use for the building located on site number 3. With regards to the bakery building, committee member Norman expressed Longfellow and Beacon Hill's concern that this building is functionally obsolete and may be a liability.
- Marinovich reviewed next steps for the committee: the focus now shifts toward communication with the neighborhoods, including communication on safety issues and other concerns. The committee will meet again in the future (on an as yet undetermined date), but the committee will be consistently updated with information from neighborhood association meetings, acquisitions, and all other news pertinent to this process. At the final meeting, final plans will be presented to the committee.
- Hughes briefly proposed that the committee offer development assistance to the neighborhood that ultimately houses the substation.
- Gilkey notified the group that KCP&L has started soil borings for the transmission lines along Troost to examine earth sediment for the development of foundation specifications. The transmission lines will be located on the east side of Troost.

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- Splittgerber reported to the group that she has been getting questions about the replacement of poles in the neighborhood. Splittgerber will forward any additional inquiries to Merley McMurry, who in turn will send to the appropriate party.
- Meeting adjourned at 6:15 p.m.