

Numerous other neighborhoods throughout Kansas City, Kansas, annually decorate their areas with colored lights, etc., during the holiday season. Why not consider beginning the same tradition in Rosedale? Over the next few months, members of the Rosedale Development Association will start work on such an idea and hope to promote it for 1987. If you have any suggestions or might like participating in planning such an event, please call the Association office at 677-5097.

Reprinted from The Kansan, Sunday, Sept. 13

## FOR SALE

In keeping with Rosedale's traditional school colors, the Rosedale Development Association purchased baseball caps, visors, and frisbees for the Rosedale Festival last June. We still have a number of these available and would like to encourage both businesspeople and residents to buy these items from us.

If you're not interested in obtaining an item for your personal use, what about supplying a ball team or civic group with enough hats for the entire group?

What about using these items as incentive gifts for employee recognition?

The possibilities are endless.

Please call the Rosedale Development Association office at 677-5097 for further information.

Baseball caps-\$5 apiece

Visors-\$3 apiece

Frisbees-\$1 apiece

All items have green print on white and a design of a series of Arches with Rosedale printed above.

## NEW BUSINESSES IN ROSEDALE

Ric's Jewelry and Leather Works

2703 W. 43rd Avenue

Custom jewelry and leather work,  
watch repair and leather repair

Casas Framing Shop

2711 W. 43rd Avenue

Custom framing

## City to spend up to million a year solving water woes

By JOHN CARRAS  
Kansan Staff Writer

Seven inches of rain fell on the metropolitan area in just a few hours in September 1986. The deluge resulted in serious flooding in the Argentine, Armourdale and Rosedale areas of Kansas City, Kan.

Since then, residents of those areas have asked city officials to find a solution to the flooding problems. There is no short term solution available, but the city council Friday committed the city to funding a long term one.

Upon the urging of Councilman Richard Ruiz, in whose district the flooding occurs, the council committed the city to spending up to a limit of \$1 million a year for the next 10 years to solve the water problems.

The cost of finding and implementing a solution to the flooding will be paid by restricted city sales tax funds and general obligation bond revenue.

The city administration is currently dusting off past studies of flooding in the Argentine, Armourdale and Rosedale areas and analyzing possible permanent solutions. Also, Turkey Creek, which has caused some of the flooding in the areas, is under study by the U.S. Corps of Engineers. Cities in the metropolitan area through which Turkey Creek flows are cooperating in studying what can be done to halt flooding of that stream during heavy rains. The Turkey Creek study will be done in 1988.

Possible solutions to flooding in the affected areas might entail building culverts, water pumps, levees, or dredging Turkey Creek and the Kansas River. Ruiz said he wanted a commitment from the council to show the people of the Third District that something will be done to ease flooding.

RICHARD  
RUIZ



"We can't spend several million dollars in one year for this project, if that's how much it will take. That is not within the city's ability," Ruiz said. "But we can commit to spending a little each year to get the project moving. How long it will take and how much money is still unknown."

The council made the decision to fund the project during a special session called to decide what major council initiatives to fund this year or in 1988 primarily with bond financing.

## PROPERTIES AVAILABLE IN ROSEDALE

Are you interested in purchasing property for your business location or expansion? Are you looking for investment property? The Rosedale Development Association attempts to maintain a current listing of available properties in the Rosedale area, for these purposes. Below is some very brief information regarding properties presently available.

If you wish to obtain further information, please contact the RDA office at 677-5097. Refer to the Community Inventory Project, and to the property of interest according to file number listed below:

#2-3800 Mission-44,000 sq. ft. of land available, zoned for warehouse/office, asking price of \$75,000.

#4-4400 Roe Lane, 4 acres land available, zoned heavy industry, asking price of \$90,000 with \$25,000-\$30,000 down.

#8-4509 Rainbow-16,5000 sq. ft.(120' frontage and 136' deep), zoned commercial/retail, for lease of 4-5 years at \$800-\$1,000.

#12-I-35 and Roe lane-zoned industrial, 18 acres(can be divided).

#13-Roe Lane at Suntree Place-zoned non-retail, 1 acre land, owner will pledge value of land against cost of building, or lease property.

#20-502 S.W. Blvd.-3,500 sq. ft., zoned commercial retail, lease of \$800 per month. Equipped as convenience store.

#21-2500 State Line-2.07 acres with 7 bldgs., totalling 22,110 sq. ft., zoned heavy industry, asking price of \$250,000.

#22- S.W. Blvd. at I-35 S-53,650 sq. ft., zoned commercial, lease or asking price of \$28,425.

#23-2550 W. 47th-1800 sq. ft. bldg. and 5,600 sq. ft. total land available, zoned commercial, asking price of \$90,000 as is. Equipped as bar.

#24-1725 S.W. Blvd.-14,000 sq. ft. with 3 bldgs.-on bldg. of 4,100 sq. ft and others each have 2,500 sq. ft., zoned commercial, asking price of \$75,000.

#28-641 S.W. Blvd-20,000 sq. ft., zoned light industrial, asking price of \$250,000.

#30-1731 W. 39th Ave.-9,000 sq. ft. land with 1,000 sq. ft. bldg., zoned general business, asking price of \$55,000.

#31- 607 S. 8th-145' x 90' lot with 1,500 sq. ft. bldg., zoned general business, asking price of \$60,000 or \$600/mo. lease. Newly rehabbed bldg.

#32-4472 Rainbow- 1150 sq. ft. bldg., zoned retail/office, \$625 lease/mo., with possible option to buy. AVAILABLE IMMEDIATELY.

#33-2206 W. 39th-1,300 sq. ft., zoned small retail(contract agreement does not allow food retail), sublease at \$920/mo through March with 3 year lease following.

#34-3 Eaton- 20,000 sq. ft. land, zoned commercial

(continued on next page)

#35-2841 Roe-836 sq. ft. bldg., zoned general industrial, lease at \$295/mo.

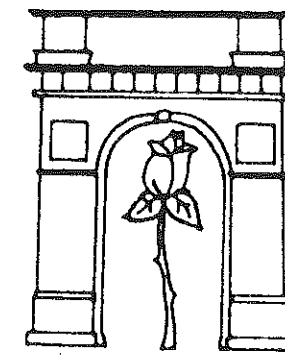
#36-27 W. 43rd Ave.- 16,600 sq. ft. land(L-shaped lot), zoned commercial, asking price of \$25,000 with possible financing.

#37-2837 Roe-775 sq. ft.(4 rooms)in preexisting bldg., zoned office, lease at \$485/mo.

Cost of this newsletter sponsored in part by the following companies:

Strasser Hardware  
910 Southwest Blvd.  
Kansas City, Ks. 66103

Dean's Fairmount Co., Inc.  
(Real estate development)  
1201 W. 31st Street  
Kansas City, Mo. 64108



ROSEDALE DEVELOPMENT ASSOCIATION  
3930 Rainbow Blvd.  
Kansas City, Ks. 66103  
Lisa W. Gray, Executive Director  
677-5097

NEWSLETTER  
September 1987

WYANDOTTE COUNTY TAXPAYERS LEAGUE AND COUNCILMAN RUIZ WILL SPEAK AT MONTHLY MEETING

The Rosedale Development Association will meet for breakfast at Shoney's at 7th Street and S.W. Blvd., 7:30 AM on Tuesday, September 22nd. The breakfast buffet costs \$2.99 per person, plus beverage.

Featured speakers for this monthly meeting will include a member(s) of the Wyandotte Taxpayers League, which has expressed a number of concerns over the present city budget and areas in which they feel additional cuts might still be made. Councilman Ruiz will speak regarding present city action on the budget.

In addition to our guests' presentation, the Association will announce several upcoming activities for the fall, as well as presenting some new membership materials, and incentives. Please join us on September 22nd for an interesting and informative program!

FALL FIESTA PROMISES A GOOD TIME FOR ALL

The Rosedale Development Association will host a Fall Fiesta Party on Friday, October 23, from 5:30-10:30. The party will feature a Mexican dinner menu and live entertainment. Beer, wine and soft drinks will be available.

In addition to our live entertainment we will show the videotape "Rosedale on the Move" continuously throughout the evening. Production of this video began early last fall and it premiered at an Association dinner last February. Association Director Lisa Gray enlisted the expertise of a videoproduction expert from Channel 9 TV and response to the resulting product has been terrific thus far.

We will also sell Rosedale ball caps, visors and frisbees at \$5, \$3 and \$1. We first sold these items at the Rosedale Festival in June and have plenty left.

Please join us on Friday, October 23, from 5:30 PM to 10:30 PM, for good food, good entertainment and great company.

LOCATION? Knights of Columbus Hall at 3020 S. 7th, two blocks west of the intersection of 47th and Mission Rd., then one block north to the dead end.

YES-I WANT TO ATTEND THE  
FALL FIESTA!  
FRIDAY, OCTOBER 23, 1987  
5:30 to 10:30 PM  
\$8 per person

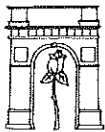
Fee includes: all you can eat tacos, wine, beer, soft drinks and mixers. BYOB.

Name \_\_\_\_\_ No. attending \_\_\_\_\_ Amt. enclosed \_\_\_\_\_

Business name(if applicable) \_\_\_\_\_

Please return no later than Friday, October 16, 1987 with check made payable to:

Rosedale Development Association  
3930 Rainbow Boulevard  
Kansas City, Ks. 66103



**Rosedale Development Association**

3930 Rainbow Boulevard, Kansas City, Kansas 66103  
677-5097

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