

**CITY OF LEE'S SUMMIT
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY (LCRA)
DRAFT MEETING MINUTES**

DATE: February 26, 2014
TIME: 3:00 p.m.
PLACE: Lee's Summit City Hall, Council Committee Room
220 SE Green Street
Lee's Summit, Missouri

1. Call to order at 3:04 p.m. by Chairman Keith Asel.

Board Members Present: Keith Asel, Chairman
Troy Pfeifer
Mark White

Staff: Mark Dunning, Development Center Director
Colene Roberts, Citizen Committee Support
Kent Monter, Development Engineering Manager
Daren Fristoe, Director of Human Resources
Conrad Lamb, Finance Director

Public: Christine Bushyhead
Brian King

2. Approval of January 22, 2014 meeting minutes

Mr. Pfeifer moved to approve the minutes for the January 22, 2014 meeting. Mr. White seconded. The motion passed, unanimously approving the meeting minutes.

3. Stanley Event Space redevelopment project – discussion/consideration of certification of qualified project expenses

Christine Bushyhead and Brian King presented the project costs of construction of the new event space. There is a new lease for the small retail space on the ground floor. Events bring in additional sales tax revenue from guests staying at Lee's Summit hotels, dining, shopping, etc. There may also be other Lee's Summit vendors for flowers, catering, event planning, photography, etc. A spreadsheet of project costs, showing budgeted and final, was shared. A request was made to increase the abatement from 5 years to 9 years. The abatement is critical to getting through the initial years until the space is profitable. Some costs of the project that were considered extraordinary: geotechnical services (environmental testing), digging out a tank to put in the water meter, compliance with downtown design standards, rooftop terrace, exploratory work due to lack of infrastructure records for downtown, replacement of a stormwater box. The stormwater box was discovered to be in poor condition during the design phase of the project. The City agreed to pay for the box if the contractor would install it. There was some discussion of the timeline of design changes, particularly for stormwater.

Chairman Asel suggested separating the two issues since the certificate must be signed right away and changes to the length of abatement can be made later. Mr.

Pfeifer stated that redevelopment will always have unknowns and some costs are to be expected in those situations. Chairman Asel went through the qualifying expenses and stated that they looked to be close to the original projected costs. The assessment will be needed to make a final determination. The estimated market value change gives 100% abatement for 5.6 years. Three new qualifying jobs were created by the project so that could increase the abatement; an amendment would be needed. Mr. Pfeifer made a motion to sign the abatement certificate. Mr. Asel seconded and the motion passed. Mr. Asel said that the expenses can be revisited with the assessed value.

4. 3rd St. / US 50 Hwy & M-291 Hwy Corridor Proactive Urban Renewal Area

- **Boundary development – March 6, 2014 status update to City Council**

After discussions with CEDC and City Councilmembers, the boundary has been revised. Parcels that have been removed include: residential near O'Brien, apartments, new CVS, and all greenfields to the south. There are two residential parcels that are still included. They are on 3rd Street; one is vacant and the other is in poor condition. Members agreed to set the northern boundary at Colbern Road and remove all properties on the north side of Colbern. The boundary can still be expanded later. A new blight study can cost from \$1,500 to \$6,000. Mr. Dunning will change the map for the City Council presentation. LCRA's annual report will be given that same night.

5. Review / Discuss draft incentive policy

Chairman Asel will add the LEED criteria to the worksheet.

6. Reporting requirements for future projects

7. Roundtable

Chairman Asel said that the Lakewood Business Park Proactive Urban Renewal Area was approved by the City Council.

8. Adjournment

Chairman Asel adjourned the meeting at 4:55 p.m.

Minutes prepared by Colene Roberts