

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

DATE: May 25, 2016  
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 3:08 p.m. by Chairman Keith Asel.**

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

Staff: Mark Dunning, Assistant City Manager  
Colene Roberts, Citizen Committee Support  
Conrad Lamb, Finance Department  
Jack Feldman, Administration Department  
Mike Weisenborn, Development Center

Guests: Steve Parker

**2. Approval of April 27, 2016 meeting minutes**

Mr. White made a motion to approve the minutes for the April 27, 2016 meeting. Mr. Pfeifer seconded. The motion passed unanimously approving the meeting minutes.

**3. Redevelopment Project Application consideration – Minsky's Pizza, 1251 NE Rice Road, Minsky's Pizza application, Application #2016-001**

Mr. Dunning provided an overview of City Council action on the project. Projects that already have a permit issued are not eligible for LCRA consideration. The City Council reviewed the project and allowed the permit to be issued prior to the LCRA application. The applicant is seeking 100% abatement for 5 years. Steve Parker, owner of Minsky's Pizza in Lee's Summit, gave a brief presentation. He has owned Minsky's since 2003. They currently have 47 employees and are looking for a larger space. They are also considering adding a second location on the south side of Lee's Summit. Their current lease space in Valle Vista is becoming too small and they are having trouble with customers finding sufficient parking. They moved to this location in 2006 from their previous space on the other side of 291 Hwy when they needed more space. Once again, they are ready for a larger space and would prefer to own their own building in the same general area. They must be out of their current leased space by September. They have purchased the old Tanner's (Summit Hickory Pit) building. They have also purchased the small strip center next door and the vacant lot behind. They are meeting with neighbors next month to discuss their plans for the site. They will be investing \$1 million in property improvements to the 7,000 square foot building. Mr. Dunning and Mr. Asel entered

data into the project evaluation tool. With an investment of \$815,000 on real property and 32% assessed value, the tool gives a total 10-year abatement of \$57,290. Mr. Parker is estimating an increase in sales of 20% in 2017. He is also planning to add 8 to 15 new jobs. They are not high paying jobs. A final calculation still yields a suggested abatement of 100% for 5 years. Mr. Pfeifer made a motion to recommend to the City Council, approval of application #2016-001 for an abatement of 100% for 5 years. Ms. Gordon seconded the motion. The motion passed by a unanimous vote. Mr. Dunning stated that the recommendation would likely go before the City Council in late June.

#### **4. Roundtable**

None.

#### **8. Adjournment**

Chairman Asel adjourned the meeting at 3:40 p.m.

*Minutes prepared by Colene Roberts*