

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

DATE: June 28, 2017
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 3:10 p.m. by Chair Donna Gordon.

Board Members Present: Donna Gordon, Chair
Troy Pfeifer
John Lovell
Shelley Kneuvean

Staff: Mark Dunning, Assistant City Manager
Ryan Elam, Development Center
Christopher Hughey, Development Center
Conrad Lamb, Finance
Bette Wordelman, Finance
Colene Roberts, Citizen Committee Support

Guests: John Coleman
Kevin Tubbesing

2. Approval of March 22, 2017 meeting minutes

Mr. Pfeifer made a motion to approve the minutes for the March 22, 2017 meeting. Ms. Kneuvean seconded. The motion passed unanimously approving the meeting minutes.

3. Presentation and consideration of LCRA Redevelopment Project Application #2017-002, Coleman Equipment, 4101 NE Lakewood Way; Coleman Equipment applicant

Mr. Tubbesing gave an overview of Coleman Equipment operations. They sell outdoor equipment, including the Kubota and Stihl brands. They currently have a location in Independence. Their project will create a new, larger facility in Lee's Summit and close the Independence location.

The property being purchased is 12 acres with good highway visibility. The property is divided by a natural stormwater drainage channel and a sanitary sewer line. There is no easement for the sewer. The property will require a significant amount of grading work. There is an elevation difference of approximately 35 feet across the property. Coleman Equipment does not need the entire site so they are proposing dividing the eastern portion into three or four lots for future development with a cul de sac in the center. Coleman Equipment will use the western edge of the site, on the west side of the sewer line, for displaying equipment. On the east side of the sewer line, they will construct their building. They will add some culverts but otherwise, the stormwater channel will remain. They would like to begin

construction as soon as possible. The grading work will take a couple of months but they could have the facility operational by January 2018. The cul de sac will only be partially constructed and the extra lots on the east side will receive rough grading.

The sale price of the land exceeds market value. The site is zoned PMIX. There is added cost to constructing a building that meets PMIX standards vs. the standards for the Industrial zoning immediately to the north. The grading work is also an extraordinary cost for this project. The City will not have to relocate the sewer line. The cost of relocation could be approximately \$180,000. The applicant is requesting 50% abatement.

The project will relocate eight existing jobs from Independence to Lee's Summit. They forecast increasing the number of employees from 8 to 21 over the first two to three years.

Ms. Kneuvean questioned whether all of the taxing jurisdictions should help offset the cost of correcting a City utility issue. She said that relocating eight jobs from Independence may benefit Lee's Summit but it does not help the region overall. She stated that the school district would not be receiving tax dollars during the abatement period and they would not recoup any of that loss from sales tax revenue. Finally, she suggested that the project, while very beneficial to Lee's Summit, may have a requested abatement amount that is a little too high. Other Board members suggested that the site has been undeveloped for many years and this project could lead to the development of three or more additional businesses in the city. The sales tax revenue will be significant and the new jobs will benefit the community.

Mr. Pfiefer made a motion to recommend approval of the requested abatement amount, \$531,983 over 5 years. Mr. Lovell seconded. The motion passed with three "yes" votes and one "no" vote.

The recommendation will go to the City Council at their July 13, 2017 meeting, immediately following the Coleman Equipment preliminary development plan.

4. Roundtable

Mr. Dunning said that an application was submitted for Pine Tree Plaza but the applicant withdrew, in favor of seeking assistance through a Community Improvement District. There are no other projects coming up. The next meeting is scheduled for July 26, but it may not be necessary. Mr. Dunning will know two weeks in advance of the meeting if any applications are coming forward.

7. Adjournment

Ms. Gordon adjourned the meeting at 4:07 p.m.

Minutes prepared by Colene Roberts