

The City of Lee's Summit
Action Letter - Final
Land Clearance for Redevelopment Authority

Wednesday, February 28, 2024

4:00 PM

Development Services Conference Room and via video conferencing
220 SE Green Street
Lee's Summit, MO 64063

Notice is hereby given that the Land Clearance for Redevelopment Authority for the City of Lee's Summit will meet on Wednesday, February 28, 2024 at 4:00 pm in person and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, Ordinance No. 9172. Persons wishing to comment on any item of business on the agenda via video conference may do so by sending a request prior to 12:00 p.m. on Tuesday, February 27, 2024, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method.

1. Call to Order

Vice Chair Kneuvean call the Land Clearance Redevelopment Authority meeting to order at 4:04 p.m.

2. Roll Call

Present: 4 - Vice Chair Shelley Kneuvean
Secretary Jason Betts
Board Member Drew Reynolds
Board Member Rich Wood

Absent: 1 - Chairperson Mark White

3. Approval of Agenda

A motion was made by Board member Wood, seconded by Board member Reynolds, to approve the February 28, 2024 Land Clearance Redevelopment Authority Agenda.

The motion passed unanimously by voice vote.

4. Public Comments

There were no public comments.

5. Business

- A. [2024-6108](#) Approval of the January 24, 2024 Land Clearance Redevelopment Authority Action Letter

A motion was made by Board member Wood, seconded by Board member Reynolds, to approve the January 24, 2024 Land Clearance Redevelopment Authority action letter.

The motion passed unanimously by voice vote.

B. [2024-6153](#) Public Hearing - Bayberry Crossing Land Clearing for Redevelopment Authority (LCRA) Redevelopment Plan

Curt Petersen, Polsinelli, P.C., was representing the applicant Baceline Group, and provided background on the developer and the project. He stated the developer is based out of Denver, Colorado and they exclusively focus on acquiring and managing Neighborhood Shopping Centers. The property for this LCRA request is the Bayberry Crossing Shopping Center located at the SW corner of M-291 Highway and SE 5th St. in Lee's Summit. The shopping center parcel is about 5.05 acres and the building size of the completed project is about 54,000 square feet. He further stated this area is part of the city's Urban Renewal Area.

The Total Project Costs is \$10,794,000 and the Developer plans to start with the project in 2024 and finish in less than a year. Mr. Petersen provided before and after photos (renderings) of the shopping center and the improvements planned which include updated facade, all new signage, benches, lighting and landscaping/irrigation.

He stated the developer is seeking two public incentives for the improvements:

1. 1% CID Sales Tax for 27 years (which is not part of the LCRA request)
2. Sales tax exemption on construction materials (approximately \$72,000)

Mr. Busheck, Chief Counsel of Economic Development and Planning, provided a staff presentation and stated the sales tax exemption on construction materials would be .7% reimbursement of the project costs. The estimated developer benefit for both the CID and sales tax exemption would be \$1,527,900 and 14.2% of the total costs.

C. [2024-6154](#) A Resolution of the Land Clearance for Redevelopment Authority of Lee's Summit, Missouri, Recommending that the City Council Approve the Bayberry Crossing LCRA Redevelopment Plan and Take Other Actions to Implement the Redevelopment Plan

A motion was made by Board member Reynolds, seconded by Board member Betts, a Resolution of the Land Clearance for Redevelopment Authority of Lee's Summit, Missouri, recommending that the City Council approve the Bayberry Crossing LCRA Redevelopment Plan and Take Other Actions to Implement the Redevelopment Plan

The motion passed unanimously by voice vote.

6. Roundtable

There was no round table discussion.

7. Adjournment

A motion was made by Board member Drew Reynolds, seconded by Board member Rich Wood, to adjourn the February 28, 2024 Land Clearance Redevelopment Authority meeting.

The motion passed unanimously by voice vote. Vice Chair Kneuvean adjourned the Land

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Clearance Redevelopment Authority at 4:30 p.m.

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"