

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

Wednesday, October 2, 2024

4:00 PM

Development Services Conference Room and via video conferencing

City Hall

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, October 2, 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, October 1, 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

Chair White called to order the October 2, 2024 Land Clearance Redevelopment Authority meeting at 4:01 p.m.

2. Roll Call

Present: 5 - Chairperson Mark White
Secretary Jason Betts
Vice Chair Drew Reynolds
Board Member Rich Wood
Board Member Molly Pesce

3. Approval of Agenda

The agenda was approved by consensus.

4. Public Comments

There were no public comments.

5. Business

- A.** [2024-6532](#) Approval of the February 28, 2024 Land Clearance Redevelopment Authority Action Letter

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

The motion passed unanimously by voice vote.

- B.** [2024-6533](#) Election of Vice Chair

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A motion was made by Board Member Wood, seconded by Secretary Betts, to nominate Drew Reynolds as the Vice Chair of the Land Clearance Redevelopment Authority.

The motion passed unanimously by voice vote.

- C. [2024-6531](#) Public Hearing: LCRA Application for Certificate of Qualification, K&R Wholesale Building Materials, 1460 SE Broadway; Kevin Higdon, applicant

Mr. Kevin Higdon presented an overview of the incentive request stating that K+R Wholesale Business Materials is proposing to expand and relocate from Kearney, Missouri to Lee's Summit in the US50/291 Highway Urban Renewal Area at 1460 SE Browning St. They plan to build a new warehouse and is seeking 100% property tax abatement for five years.

Mr. Ryan Elam, Assistant City Manager, added the proposed location has been identified as a struggling area and previously declared as blighted. The applicant would relocate seven current employees and add an additional seven employees in the next couple of years. He stated the wages are above the average county wage. He further stated the request is fully in line with the Economic Development Incentive guidelines.

Following the Public Hearing discussion ensued.

- D. [2024-6544](#) Resolution 2024-2 Recommending Application for Qualification for K&R Wholesale Building Materials

A motion was made by Board Member Wood, seconded by Board Member Reynolds, to approve LCRA Resolution No. 2024-2, recommending the City Council approve the K&R Wholesale Building Materials application for a Certificate of Qualification.

The motion passed unanimously by voice vote.

- E. [2024-6547](#) Public Hearing: Project 1 (Oldham Village) LCRA Redevelopment Plan within the 291 South LCRA Redevelopment Area, 1101 SW Oldham Parkway; Oldham Partners, LLC, applicant.

Mr. Matt Pennington, President of Drake Development LLC, presented an overview and history of the property located at the old Adessa Auto Auction site which is part of the Highway 291 South LCRA Redevelopment Plan. He reviewed the multiple property challenges which includes numerous blighted properties and the regional sanitary sewer upgrades, among others. The Oldham Village Redevelopment is a mixed-use development that includes restaurants, retail and multi-family units. He stated the City Council has already approved the project and the developer has purchased or has under their control 95% of the properties. They also have a list of future tenants that includes Chik-fil-A, Q39, and Starbucks. Additionally, the Lee's Summit Parks Department plans to build a field house in the redevelopment area.

The developers incentive request is for 75% real estate tax abatement on the

multi-family units for 25 years and a sales tax exemption on the project construction materials.

Mr. David Bushek, Chief Counsel of Economic Development and Planning, provided a staff overview of the project. He added that the projected sales tax exemption on the construction materials is 2.9% of the total Project Cost and the 75% real estate tax abatement request is 1.8% of the total Project Cost.

Following the public hearing discussion ensued.

- F. [2024-6546](#) A Resolution of the Land Clearance for Redevelopment Authority of Lee's Summit, Missouri, Recommending that the City Council Approve the Project 1 (Oldham Village) LCRA Redevelopment Plan within the 291 South LCRA Redevelopment Area and Take Other Actions to Implement the Project 1 Plan.

A motion was made by Board Member Wood, seconded by Secretary Betts, to approve LCRA Resolution No. 2024-3, recommending the City Council approve the LCRA Redevelopment plan subject to the City Council finding that the project is necessary based on the favorable rate of return analysis.

The motion passed by a 4-1 Aye voice vote.(Chair White - Nay).

6. Roundtable

There was no roundtable discussion.

7. Adjournment

Hearing no further business, Chair White adjourned the meeting at 5:25 p.m.

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