

	City of Lee’s Summit Law Department Memorandum	
	To:	Mayor and City Council
	From:	David Bushek, Chief Counsel of Economic Development & Planning
	Date:	October 18, 2022
	Re:	Downtown Market Plaza – Status Report to City Council

This is a summary of the actions that have occurred since the September 13, 2022 City Council meeting, at which the City Council approved the Chapter 353 Redevelopment Plan and the Development Agreement with Lane4 Property Group.

Standing Bi-Weekly Work Meetings – City staff continues to meet with Lane4 on a bi-weekly basis to work on project issues. These meetings are scheduled to continue throughout the year and into next year.

Stage of Project Design – We are currently at a conceptual level design and need to progress that to a Schematic Design (approx. 30%) then through Design Development (approx. 75%) and ultimately to Construction Documents (100%). Prior to progressing with the design documents, the conceptual design needs to be finalized. To finalize the conceptual design, updated pricing and adjustments to the plan will be necessary. An RFQ is close to being released for pre-construction services to assist with more accurate pricing as the project moves forward. We are currently working on the remainder of the design schedule. As the design progresses there will be several updates made to the City Council and the project will ultimately go through the Zoning and Preliminary Development Plan process.

Redevelopment Corporation – The first meeting of the Board of Directors for the Chapter 353 Downtown Market Plaza Redevelopment Corporation was held on Wednesday, October 12, 2022. The Board passed a slate of resolutions to commence operations of the Corporation. The Board will hold future meetings as needed to implement the functions of the Redevelopment Corporation.

Ice House Evaluation for Salvage Items – On Wednesday, October 12, 2022, City staff and GLMV visited the Ice House and conducted an initial evaluation of the items that can be salvaged for future use in the project. This information will be used in preparation for the demolition specification to be included in the bid documents for remediation and demolition. The final use of the Ice House elements will be determined during the next stages of the design process.

Environmental Remediation & Demolition– City staff is working with SCS engineers to prepare the environmental remediation and demolition scope and bid documents for the demolition of the structures. The work being performed by SCS will be combined with the historic salvage work being

performed by GLMV to complete the bid documents. Staff anticipated being able to advertise for bid in about 4 weeks. Once the project is advertised, it is anticipated to take approximately 8 weeks before a notice to proceed (NTP) is able to be issued. Prior to the NTP, the contract will be brought before the Public Works Committee and the City Council as a whole for approval. Once the NTP is issued, there will be some time for the environmental remediation (i.e. asbestos and lead paint abatement) to occur prior to the buildings being demolished.

Project Budget – Attached is the current budget for the overall Project. Certain funding is subject to future City Council action and appropriation, which we plan to bring forward at a future City Council meeting. This budget will be used in applications made with state agencies for Project funding.

Downtown Lee’s Summit Main Street Update – On Tuesday, October 11, 2022, Lane4, GLMV and City staff attended a meeting of the Downtown Main Street organization and provided an update on the project.

Land Acquisition – City staff is working on a communication to advance land acquisition efforts for the project.

MDFB Tax Credits Application – City staff has discussed the City’s application in more detail with the Missouri Development Finance Board staff. The anticipated schedule for the City’s MDFB application based on discussion with MDFB staff is:

October 28 – Submit summary of project and local funding commitment to make MDFB aware of the project and the City’s request for 2023.

November 11 – Submit complete application.

December 20 – Presentation of project to MDFB Board.

January 17 – MDFB Board decision.

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