

The City of Lee's Summit
Action Letter - Final
Community and Economic Development Committee

Wednesday, June 14, 2023

5:00 PM

City Council Chambers
and Via Video Conference
220 SE Green Street
Lee's Summit, MO 64063

Notice is hereby given that the Community and Economic Development Committee for the City of Lee's Summit will meet in Regular Session on Wednesday, June 14, 2023 at 5:00 pm in person and via video conference as provided by Section 2-50 of Ordinance No. 9172. Persons wishing to comment on any item of business on the agenda, including public testimony during a Public Hearing, via video conference may do so by sending a request prior to 5:00 p.m. on Tuesday, June 13, 2023, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The meeting may be viewed on the City's website at WatchLS.net, or Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7.

1. Call to Order

Chair Edson called to order the June 14, 2023 Community and Economic Development Council meeting at 5:01 p.m.

2. Roll Call

Councilmember Felker arrived at 5:11 p.m.

Present: 5 - Chairperson Phyllis Edson
Vice Chair Mia Prier
Councilmember Faith Hodges
Councilmember Andrew Felker
Planning Commissioner Dana Arth

3. Approval of Agenda

Chair Edson stated a change to the order of Business Items on the agenda to be as follows: Items 5A, 5D, 5C and 5B.

A motion was made by Councilmember Prier, seconded by Councilmember Hodges, to approve the amended June 14, 2023 Community and Economic Development Committee Agenda.

The motion carried by the following votes:

Aye: 4 - Chairperson Edson
Vice Chair Prier
Councilmember Hodges
Councilmember Felker

4. Public Comments

There were no public comments.

5. Business

- A. [2023-5706](#) Approval of the May 10, 2023 Community and Economic Development Action Letter

A motion was made by Councilmember Prier, seconded by Councilmember Hodges, to approve the May 10, 2023 Community and Economic Development Action Letter.

The motion carried by the following votes:

Aye: 3 - Chairperson Edson
Vice Chair Prier
Councilmember Hodges

Absent: 1 - Councilmember Felker

- B. [2023-5607](#) Presentation: Economic Development Incentive Policy

Mr. Ryan Elam, Assistant City Manager, presented and reviewed the proposed changes to the City's Economic Development Incentive Policy followed by discussion.

A motion was made by Councilmember Felker, seconded by Councilmember Hodges to recommend for City Council review and approval the revised Economic Development Incentive Policy.

The motion carried by the following votes:

Aye: 4 - Chairperson Edson
Vice Chair Prier
Councilmember Hodges
Councilmember Felker

- C. [2023-5705](#) Presentation: Accessory Dwelling Unit (ADU) Discussion and Ordinance

Aimee Nassif, Administration Manger - Development, reviewed the timeline and previous committee discussions pertaining to ADU's. She exhibited a chart showing the current and proposed changes to the ADU regulations.

Discussion ensued followed by direction to staff to provide the following information and present at a future CEDC meeting for further review:

1. Minimum lot size restrictions for ADU's in downtown
2. Map of average lot sizes/zoning
3. Examples of other cities addressing downtown ADU's
4. Two or three examples of possible site layouts for ADU's
5. Chart on ADU regulations in other metro cities

- D. [BILL NO. 23-138](#) An Ordinance approving a Grant Agreement between the City of Lee's Summit, Missouri and the Missouri Department of Economic Development for Community Revitalization Matching Grant Program funding in order to help build a new youth center for Pro Deo Youth Center.

Amy Koeneman, Administration Manager - Development Services, provided background information on this item.

In October of 2022, the Missouri Department of Economic Development (DED) announced the availability of \$94.15 million in American Rescue Plan Act (ARPA) funding to help revitalize Missouri communities.

Staff was aware Pro Deo Youth Center, a local nonprofit that helps teens, was looking to acquire a larger space to accommodate the rise in middle and high school aged teens needing their services. Pro Deo currently leases space with New Beginnings Church in Lee's Summit, which has limited occupancy.

In late 2022, Pro Deo received a sizeable donation to help them acquire a new space. The City provided them information about the DED matching grant program and Pro Deo expressed a desire to work alongside the City to pursue it, applying the donation they received as the match for the grant application.

Pro Deo located a vacant lot at 902 SE Douglas and calculated an estimated project cost of \$1,370,000 to purchase the land and construct a new building at that site.

In March of 2023, the City received notification it was awarded the requested \$685,000 to help build Pro Deo a new Youth Center. If the City Council approves the funding agreement with DED, the project is expected to be complete in approximately 14 months. The deadline to spend the funding is September 30, 2026.

Ms. Koeneman stated no city funds would be used for this project.

Councilmember Hodges made a motion to recommend City Council approval of an Ordinance approving a Grant Agreement by and between the City of Lee's Summit, Missouri and the Missouri Department of Economic Development for Community Revitalization Matching Grant Program funding in order to help build a new youth center for Pro Deo Youth Center.

The motion carried by the following votes:

Aye: 3 - Chairperson Edson
Vice Chair Prier
Councilmember Hodges

Absent: 1 - Councilmember Felker

6. Roundtable

Chair Edson thanked staff for their presentations and welcomed the new committee members. She stated the next Community and Economic Development Committee meeting would be Wednesday, July 12 at 5:00 p.m.

7. Adjournment

Community and Economic Development Committee

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There being no further business, Chair Edson adjourned the meeting at 7:29 p.m.

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