

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

DATE: March 22, 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 3:07 p.m. by Chair Donna Gordon.

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

Staff: Mark Dunning, Assistant City Manager
Jack Feldman, Administration
Ryan Elam, Development Center
Colene Roberts, Citizen Committee Support

2. Approval of January 25, 2017 meeting minutes

Mr. Pfeifer made a motion to approve the minutes for the January 25, 2017 meeting. Mr. Lovell seconded. The motion passed unanimously approving the meeting minutes.

3. Annual review of approved/completed projects

Mr. Dunning provided a spreadsheet for each past project. The calculation and review model was not created until after the Licata project. Mr. Dunning updates the tax levies each year to create an abatement history for the projects. The estimated abatement on the Licata project has been very close to the actual abatement. Abatement began four years ago. The actual abatement on the Stanley project has been much lower than estimated because the assessed value is lower than estimated. The actual abatement on the Grider project is less than half of the estimate. The assessed value is lower than estimated. The assessed value of JCI's project was also lower than estimated. JCI and Jackson County are currently working to correct an error in which JCI actually paid their full, unabated tax amount for 2016. Job creation will be tracked for the JCI project. A total of 31 new jobs are to be created. The abatement certificate for the HT Solutions project was issued in December of 2016. The abatement was 100% for 10 years with a 25% pilot payment, yielding a total abatement of 75%. 34 new jobs are to be created. Job creation will be tracked over the term of the abatement. The Primary Eye Care project is not developed yet so no certificate has been issued. The certificate will not be issued until the project is completed. The old building has been removed. One new job is to be created. The certificate of abatement for 3rd Street Social was issued in July of 2016. The abatement is 100% for 5 years. The certificate for Minsky's was issued in November of 2016. The abatement is 100% for 5 years. Cowork Lee's Summit was recently approved by the City Council. Job creation and level of investment will be tracked for the project. There were also

some change of use qualifications included. The City Council requested that new businesses licenses be monitored. Fifteen new licenses are expected from Cowork. The development agreement is in the works. Overall, most projects are coming in less than estimated. Applicants could ask to extend their abatements.

There was some discussion of the authority of LCRA. LCRA can acquire property. The only source of revenue, right now, is application fees. LCRA can terminate abatements with cause. LCRA can also require applicants to come back and re-present if there have been substantial changes to the project or if a project's actual abatement ends up much higher than estimated. LCRA maps are on the City's website.

The statute requires a public hearing within 60 days of August 1982 and every 5 years after so, LCRA must present project reports at a City Council meeting later this year.

4. Roundtable

There was some discussion of changing the regular meeting time but no changes were made.

7. Adjournment

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

Minutes prepared by Colene Roberts