

**CITY OF LEE'S SUMMIT, MISSOURI**  
**MINUTES OF THE MEETING OF THE**  
**TAX INCREMENT FINANCING COMMISSION**

February 27, 2019

The meeting of the Tax Increment Financing Commission of the City of Lee's Summit, Missouri (the "TIF Commission") was held on February 27, 2019 commencing at approximately 6:00 p.m., in the City Council Chambers at Lee's Summit City Hall, 220 SE Green Street, Lee's Summit, Jackson County, Missouri, pursuant to notice duly given.

TIF Commission attendance was as follows:

James Freeman	Present
Lenny Cachio	Present
Eric Doane	Present
Clint Haynes	Present
Tim Shrout	<b>Absent</b>
Allison Walker	<b>Absent</b>
Dennis Smith	Present
Jackie Clark	Present
Joe Hudson	<b>Absent</b>
Randy Rhoads	<b>Absent</b>
Jim Staley	Present

City staff present at the meeting included David Bushek (Chief Counsel of Econ. Dev. & Planning), Mark Dunning (Assist. City Manager), Bette Wordelman (Finance Director), Ryan Elam (Director of Development Services), Steve Arbo (City Manager) and Julie Pryor (Executive Assistant).

Chairman Freeman called the meeting to order. Attendance of the members was verified. A simple majority of the TIF Commission was present, a quorum was recognized and the meeting commenced.

**Approval of November 19, 2018 Tax Increment Financing Commission meeting minutes**

Chairman Freeman asked the commission if they had any changes to the minutes from the November 19, 2018 TIF meeting. Hearing none, Commissioner Staley made a motion to approve the minutes, seconded by Commissioner Doane. A vote was held and the motion carried unanimously.

**Public Hearing for Second Amendment to New Longview Tax Increment Financing Plan**

Chair Freeman opened the public hearing and the witnesses sworn in.

Mr. Bushek provided background information on the original 2015 New Longview TIF plan as well as updates on the projects already completed. He explained the Second Amendment revises the boundaries of Redevelopment Project areas C, F, H and J, as these properties were replatted and the redevelopment project areas no longer match the original platted lots based on the Developer's 2015

configuration. The configuration is different, as development has occurred. Portions of the project areas will develop sooner than other portions and these areas need to be changed. The reason there are numerous project areas is to activate the 23-year clock separately for each project area. When a project area is activated the 23-year clock starts just for that project area. If a project area is activated, but not developed, it creates dead years early in the life of that project which are not generating TIF revenue.

Mr. Bushek reviewed the project areas affected by this amendment and explained each project area matches the platted lot and the tax parcel. This amendment provides new legal descriptions for these areas and, if approved, allows the City Council to activate the project areas mentioned above.

The Resolution for this amendment is brief and states the Commission recommends the City Council approve the 2<sup>nd</sup> Amendment to the New Longview Tax Increment Financing Plan.

David Bushek entered exhibits 1 -7 as evidence for the record.

He also provided additional updates on the project stating the City Council already approved the Longview CID, which funds the open plaza area, and a \$2.5 million amendment to the TIF contract unifying the lake and the pergola as one project for TIF reimbursement. It does not increase the original TIF reimbursement, but does increase the reimbursement for the lake and pergola. The developer is currently proceeding with the lake and pergola project and preparing engineering plans to start work.

Mr. Bushek ended his presentation by stating the mansion rehab, barn stabilization, and north arch projects are completed. A new restaurant in the project B area is under development with plans to activate it this year. These items are not under consideration tonight, only the amendment on the project areas previously mentioned.

Chair Freeman asked the Commission if they had questions.

Member Cacchio inquired if this amendment would change the development and add residential plans to the project. Mr. Bushek replied no, the development essentially stays the same, just in a different configuration of the lots mentioned earlier.

Member Doane asked for more information about the lake and pergola project. Why did the cost increase from \$1 million to \$2.5 million? Was the original plan only to fix the pergola and where did the money come from for the difference?

Mr. Bushek responded the original plan did include the lake, but the lake rehabilitation costs were much more expensive than originally planned once the developer started the engineering work. Mr. Ryan Elam, stated during the development process a spillway failure had been detected requiring significant work to repair the dam and meet safety standards. Additional dredging of the lake also added to the cost.

For reference, Mr. Bushek provided a document detailing the original budget of the 2003 TIF plan and the new TIF plan budget and explained most of the increased cost came from the contingency.

Hearing no additional questions or testimony, Chairman Freeman closed the public hearing and asked for discussion of the proposed resolution. No discussion ensued.

**Recommendation and Consideration of Resolution for Second Amendment to the New Longview TIF Plan**

Member Cachio made a motion for adoption of the Resolution of the Tax Increment Financing Commission of Lee's Summit, Missouri, recommending the City Council approve the Second Amendment to New Longview Tax Increment Financing Plan, seconded by Member Doane. A vote was held and the Resolution was unanimously approved.

**Public Hearing for 2<sup>nd</sup> and Douglas Tax Increment Financing Plan**

Chair Freeman opened the public hearing and the witnesses sworn in.

Applicant Curt Petersen, with Polsinelli, requested the public hearing for the 2<sup>nd</sup> and Douglas TIF Plan be continued to a different date as there are four TIF Commissioners absent from this meeting.

Hearing no opposition from City Staff, Chair Freeman asked the commissioners if there were any objections to a continuance.

Mr. Busked explained a continuance date needed to be set before adjourning this meeting, otherwise the City would have to re-start the 45-day notice process over again, delaying the public hearing another two months. Steve Arbo pointed out both commissioners from Jackson County were absent and state statute allows certain taxing jurisdiction be present for full participation in the TIF process.

After discussion, Member Smith made a motion to continue the Public Hearing for 2<sup>nd</sup> and Douglas to Monday, March 25, 2019 seconded by Member Haynes. A vote was held and the motion carried unanimously.

**Roundtable**

No discussion.

There being no further business the TIF Commission meeting was adjourned at approximately 6:25 p.m.

Respectfully submitted,



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Lenny Cacchio, Secretary