

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

DATE: June 26, 2019  
TIME: 3:00 p.m.  
PLACE: Lee's Summit City Hall, Strother Conference Room  
220 SE Green Street  
Lee's Summit, Missouri

**1. Call to order at 3:09 p.m. by Chair Donna Gordon.**

Board Members Present: Donna Gordon, Chair  
Gary Fruits  
Shelley Kneuvean (arrived at 3:27 p.m.)  
Todd Haynes  
Mark White

Staff: Mark Dunning, Assistant City Manager  
David Bushek, Attorney  
Bette Wordelman, Finance Director  
Jeanne Nixon, Development Center Secretary

**2. Approval of March 27, 2019 meeting minutes**

Mr. Haynes made a motion to approve the minutes for the March 27, 2019 meeting. Mr. White seconded. The motion passed unanimously approving the meeting minutes.

**3. Redevelopment Plan – The Princeton Redevelopment Area (37 acres bounded by SE Oldham Parkway on the north, Ranson Road on the west, single-family subdivision on the south, and vacant property on the east). Lee's Summit Senior community, LLC, applicant.**

David Bushek provided a summary and handed out packets. The applicant is not seeking any real property tax abatement. This is the first stand-alone project seeking sales tax exemption status. This would be a good return on the money when considering the amount of property tax that will be collected (8.1 million dollars vs. the current property tax of \$867).

**4. Resolution Recommending Approval of the Redevelopment Plan for the Princeton Redevelopment Area**

A motion was made by Board Member White, seconded by Board member Fruits, to approve the Redevelopment Plan – The Princeton Redevelopment Area (37 acres bounded by SE Oldham Parkway on the north, Ranson Road on the west, single-family subdivision on the south, and vacant property on the east) Lee's Summit Senior community, LLC, applicant, subject to a Development Agreement that will include a condition of approval to cure all bottlenecks and sewer improvements for the area and that the applicant will not ask for reimbursement. The motion carried unanimously.

## **5. Aristocrat Motors Redevelopment Project, 704 & 708 SE Oldham Court, Aristocrat Motors, applicant**

After presentation of the project, the LCRA discussed the various criteria related to blight remediation/tax stabilization, new tax generation, and job creation. The proposed site is located within an existing urban renewal area and was previously utilized as a tire sales and repair business as well as a portion of the property that was conveyed to the City from MoDOT as part of the Oldham Parkway realignment. The LCRA felt the projected sales tax generation from the sale of automobiles was conservative as no growth in sales was projected and the number of vehicles sold seemed to also be conservative. The projected job creation reflects 8 new jobs above the Jackson County average wage with 3 jobs between 70 – 80% of the Jackson County average wage. After discussed, a motion was made by Chairperson Gordon seconded by Board Member Fruits to recommend approval of 100% abatement on the incremental increase in value for a period of 5 years the Aristocrat Motors with a provision triggering reconsideration if ownership or use changes. The motion passed unanimously.

## **6. Roundtable**

Chairperson Gordon asked if the committee should meet again in July to have a discussion regarding the tool used for sales tax exemption and future projects.

## **7. Adjournment**

Ms. Gordon made a motion to adjourn the meeting at 5:25 p.m. Mr. Haynes seconded the motion. The motion passed unanimously.

*Minutes prepared by Jeanne Nixon*