



LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY
LEE'S SUMMIT

December 1, 2020

3:00 p.m.

Meeting minutes

The December 1, 2020 Land Clearance for Redevelopment Authority meeting was held virtually via Zoom teleconferencing.

In attendance were the following:

LCRA: Vice-Chairman Mark White, Secretary Gary Fruits, Commissioners Andrew Elliot, Shelley Kneuvean & Todd Haynes

City Staff: Ryan Elam, Development Services Director; David Bushek, Chief Counsel of Economic Development and Planning; and Mark Dunning, Assistant City Manager.

Outside Parties: Curtis Peterson, Polsinelli Law Firm; Trip Ross, Cadence Commercial Real Estate

1. Call to Order
Vice-Chairman White called the meeting to order at 3:04 pm.
2. Approval of October 28 , 2020 meeting minutes
Commissioner Haynes moved approval of the October 28, 2020 meeting minutes, seconded by Commissioner Elliot. The October 28, 2020 meeting minutes were approved unanimously.
3. Election of Officers
The LCRA conducted elections and the following were unanimously approved by the commission and will continue to serve through 2021:
 - *Chairman – Gary Fruits*
 - *Vice-Chairman – Todd Haynes*
 - *Secretary – Shelly Kneuvean*
4. Redevelopment Plan - Cedar Creek Shopping Center redevelopment – request for sales tax exemption on construction materials, 400-440 SW Ward Rd.; Cadence Commercial Real Estate, applicant
Assistant City Manager Dunning introduced the agenda item and turned the presentation over to Curt Peterson and Trip Ross for the applicant presentation. The proposal is to utilize LCRA for a sales tax exemption on construction materials related to the renovation of the Cedar Creek Shopping Center as well as renovation of the former Pizza Hut Building on Oldham Parkway. The estimated savings from the sales tax exemption on construction materials is approximately \$100,000.00 with an estimated \$10,000.00 sales tax savings from City of Lee's Summit

purchases. After the presentation, questions and dialogue about the proposed incentive request the LCRA entertained a motion on Resolution 2020-01 for the project.

5. Resolution Recommending Approval of the Redevelopment Plan for the Cedar Creek Shopping Center Redevelopment Area.
Vice-Chairman Haynes moved adoption of LCRA Resolution 2020-01 to approve the Redevelopment Plan for the Cedar Creek Shopping Center Redevelopment. Commissioner White seconded the motion and Resolution 2020-01 passed unanimously.
6. Roundtable
Mark Dunning asked if the LCRA would like to consider the election of officers to continue for the calendar year 2021 and everyone was in agreement that election of officers did not need to be placed on a January (or subsequent) LCRA agenda for 2021. Mark Dunning also mentioned he would send out 2021 LCRA meeting calendar appointments for the year targeting the 4th Wednesday of each month from January through October and leave November and December open due to holidays. All were in agreement that these meeting appointments would be helpful and appreciated. Season's greetings were shared by all.
7. Adjournment
After motion by Commissioner White, seconded by Commissioner Elliot, the LCRA voted unanimously to adjourn the meeting. Chairman Fruits adjourned the meeting at 3:48 pm.