



LAND CLEARANCE FOR REDEVELOPMENT  
AUTHORITY  
**LEE'S SUMMIT**

**March 24, 2021**

**3:00 p.m.**

***Meeting minutes***

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The March 24, 2021 Land Clearance for Redevelopment Authority meeting was held virtually via Zoom teleconferencing.

In attendance were the following:

LCRA: Chairman Gary Fruits, Vice-Chairman Todd Haynes, Secretary Shelley Kneuvean, Mark White and Andrew Elliott

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

Outside Parties: Jeff Haney, Haney & Co. Real Estate Services Inc., Matt Pennington, Drake, LLC, David Olson, Monarch Project LLC, Ralph Bellar, Lewis Rice, LLC, Jeff Tegethoff

1. Call to Order  
*Chairman Fruits called the meeting to order at 3:04 pm.*
2. Approval of December 1, 2020 meeting minutes  
*Commissioner Haynes moved for approval of the December 1, 2020 meeting minutes, seconded by Commissioner White. The December 1, 2020 meeting minutes were approved unanimously.*
3. Public Hearing – Vanguard Villas at Streets of West Pryor Land Clearance for Redevelopment Authority Redevelopment Plan  
*Assistant City Manager Dunning introduced the agenda item and turned the presentation over to David Bushek and Jeff Haney for the applicant presentation.*

*The LCRA Plan provides for mine remediation and stabilization of property, development, redevelopment, and improvement of the Redevelopment Area. The Redevelopment Project is underlain by mine space that was created when limestone was mined from the area between 1959 and 1981. Significant engineering controls are required in order to make the surface of the Redevelopment Project viable for development. As part of the Redevelopment Project, Developer is proposing substantial mine remediation work for the undermined areas below the Redevelopment Project, including dewatering and backfilling of the mines, in order to stabilize the property and make the surface of the Redevelopment Project viable for development. This undermined remediation work will allow for the construction of approximately 83 market rate residential villa units for rent (the "The Vanguard-Villas Project").*

*The Developer is requesting a sales tax exemption certificate from the City to purchase the construction materials for the project on a sales tax-exempt basis and also requesting real property tax abatement in the amount of 50% for 25 years, which is the maximum time period allowed for tax abatement by the Missouri Constitution.*

*Jeff Haney provide the developer's presentation which covered the envisioned redevelopment of 83 villa/townhome units. Mr. Haney explained the preliminary development plan for the redevelopment project has been approved by the Planning Commission and the City Council.*

*The LCRA incentive request is to assist with mine remediation costs as well as offsite infrastructure improvements.*

*After the presentation LCRA Commissioners asked question of the applicant and staff, then Chairman Fruits asked for a motion from the Commissioners.*

4. Resolution No. 2021-1 recommending approval of the Vanguard villas at Streets of West Pryor Land Clearance for Redevelopment Authority Plan

*Commissioner Haynes moved for adoption of Resolution 2021-01 to approve the Vanguard villas at Streets of West Pryor Land Clearance for Redevelopment Authority Plan, seconded by Commissioner Kneuvean.*

*Discussion ensued and a motion to amend was made by Commissioner White to amend the original motion to change the garages to side-facing garages and add street trees, seconded by Commissioner Elliott. A vote was taken and the amended motion failed.*

*(White-yea, Fruits, Haynes, Kneuvean, Elliott – Nay)*

*A vote was taken on the original motion and Resolution 2020-01 passed by a 4 to 1 vote.*

*(Fruits, Haynes, Kneuvean, Elliott – Yea, White – Nay)*

5. Redevelopment Plan – Administrative matters pertaining to Land Clearance for Redevelopment Authority

- a) Directors and Officers Insurance

*Assistant City Manager Mark Dunning explained when the City enacted the LCRA it paid for the Directors and Officers Insurance because the LCRA had no funding. However, because the LCRA is a separate entity and now has a balance comprised from applicant fees and revenue it can pay for its own insurance. The annual cost is around \$1,200 annually.*

*Commissioner Kneuvean made a motion to draft a Resolution authorizing staff to pay the Directors and Officers Insurance annually, seconded by Commissioner White. The motion passed unanimously.*

- b) Annual Conflict of Interest

*Assistant City Manager Mark Dunning reminded commissioners it was time to fill out their Annual Conflict of Interest form and send it to him to have on file.*

6. Roundtable

*There was no roundtable discussion.*

7. Adjournment

*After motion by Commissioner White, seconded by Commissioner Haynes, the LCRA voted unanimously to adjourn the meeting. Chairman Fruits adjourned the meeting at 4:35 pm.*