

Legislation Text

File #: BILL NO. 23-074, **Version:** 1

An Ordinance approving the extension of consulting services between the City of Lee's Summit and Biederman Redevelopment Ventures (BRV) for professional services related to the Downtown Market Plaza Project and authorizing the City Manager to execute an agreement for the same.

(NOTE: First read by Council on April 11, 2023. Passed by unanimous vote.)

Issue/Request:

An Ordinance approving the extension of consulting services between the City of Lee's Summit and Biederman Redevelopment Ventures (BRV) for professional services related to the Downtown Market Plaza Project and authorizing the City Manager to execute an agreement for the same.

Key Issues:

Approval of the extension of consulting services will engage BRV throughout the design phase of the project. The extension will also authorize BRV to prepare critical documents for the long-term operations of the facility including a full management plan, revenue strategy planning, marketing and communications, and initial programming.

In accordance with the Amended and Restated Development Structure Agreement Among the City of Lee's Summit, Missouri, Lane4 Development Group, Inc., and Biederman Redevelopment Ventures approved on January 4, 2022, the City and Manager desire to revise the Manager Services in writing per the attached letter agreement dated April 3, 2023. This work is in preparation for a future Management Agreement.

Proposed City Council Motion:

I move for adoption of An Ordinance approving the extension of consulting services between the City of Lee's Summit and Biederman Redevelopment Ventures (BRV) for professional services related to the Downtown Market Plaza Project and authorizing the City Manager to execute and agreement for the same.

Background:

Biederman Redevelopment Ventures has been a partner on the Downtown Market Plaza Project since 2021.

A Request for Qualifications (RFQ2021-018) was advertised for Professional Development Services (Master Developer) and Professional Management Services (Manager) for the Downtown Market Center project. A total of 13 submittals were received and a selection committee selected six highly qualified companies to interview for these roles. The selection committee was comprised of four City staff members and three Downtown Community Improvement District members. After conducting the six initial interviews, the selection committee selected the top ranking companies to conduct second round interviews and have further dialogue about the proposed project. After second round interviews, the selection committee unanimously recommended LANE4 Property Group, Inc. to serve as the Master Developer and Biederman Redevelopment Ventures Corp. (BRV) to serve as the Manager.

A Development Structure Agreement was approved on 4/20/2021, which created the framework for which the Master Developer and Manager will work with the City, Downtown Community Improvement District and other stakeholders to bring the project forward.

On January 4, 2022, the Amended and Restated Development Structure Agreement was approved.

As contemplated in the Development Structure Agreement, a Development Services Agreement between the City of Lee's Summit and Lane4 Development Group, Inc. was approved on September 13, 2022.

Impact/Analysis:

Adoption of the agreement will authorize the expenditure of \$130,000 from the Green Street Improvement Fund.

Timeline:

Start: April 2023

Finish: January 2024

Ryan A. Elam, P.E., Assistant City Manager

Staff recommends approval.