

Legislation Text

File #: BILL NO. 21-254, **Version:** 1

An Ordinance Approving the Amended and Restated Development Structure Agreement Among the City of Lee's Summit, Missouri, Lane4 Development Group, Inc., and Biederman Redevelopment Ventures for the Downtown Market Center Project.

(Note: First read by City Council on December 21, 2021. Passed by unanimous vote.)

Issue/Request:

Ordinance to approve the Amended and Restated Development Structure Agreement to authorize a contract for the Architect Contract for conceptual master planning of the project and authorize other ongoing work.

Key Issues:

Amendment of the primary agreement for the Downtown Market Plaza Project to continue the ongoing work.

Background:

Conceptual Planning for the Project -

The City has engaged in planning and preparation efforts to proceed with the Downtown Lee's Summit Market Center Project (the "Project") which is generally planned to be located in an area bounded by 2nd Street on the north, 3rd Street on the South, Green Street on the west and Johnson Street on the east, and extending across Green Street into the area that currently serves as the Civic Plaza for City Hall (collectively the "Redevelopment Area").

Amended Development Structure Agreement -

The City executed the Development Structure Agreement with Lane4 Property Group, Inc. ("Developer") and Biederman Redevelopment Ventures ("Manager") on May 21, 2021. The City has worked with those parties to conduct extensive stakeholder information gathering and work sessions that have included the Mayor and City Council. City staff has discussed amendments to the Development Structure Agreement with the Developer to accomplish a few key items:

- Authorize the execution of an Architect Contract with GLMV, which is the company that the City and Developer have jointly selected as the most qualified architect company for this work;
- Authorize the expenditure of funds to conduct a structural analysis of the Ice House structure;
- Authorize the expenditure of additional funds within the parameters of the City's current Procurement Policy for additional services that may be needed as the project continues

Impact/Analysis:

If the Amended and Restated Development Structure Agreement is approved, it would authorize the expenditure of up to approximately \$274,000 from the Downtown Market Plaza Fund for the conceptual architectural work for the project.

Timeline:

Start: 1st quarter 2022

Finish: 2nd or 3rd quarter 2022

David Bushek, Chief Counsel Economic Development and Planning

Staff recommends approval of the ordinance.