Legislation Details (With Text)

File #:	2022-5142	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	8/30/2022	**In control:**	City Council - Regular Session
On agenda:	9/6/2022	**Final action:**	
Title:	Public Hearing Regarding the Ice House for the Downtown Market Plaza Redevelopment Area		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ice House Structural Assessment, 2. Presentation Slides		

Date	Ver.	Action By	Action	Result

Public Hearing Regarding the Ice House for the Downtown Market Plaza Redevelopment Area

Issue/Request:
Public hearing for the Council to receive evidence and testimony regarding the Ice House within the Downtown Market Plaza Redevelopment Area.

Key Issues:
Retain or demolish the Ice House within the Downtown Market Plaza Redevelopment Area.

Background:
On April 20, 2021, the City Council passed Ordinance No. 9123 which approved a Development Structure Agreement for the Downtown Market Plaza Project (the "Downtown Project") between the City, Lane4 Property Group, Inc. (the "Developer") and Biederman Redevelopment Ventures ("BRV"). That Agreement was executed on May 21, 2021.

On April 20, 2021, the City Council also passed Ordinance No. 9124 which approved Amendment #12 to the Fiscal Year 2022 City Budget. This ordinance appropriated $3,530,000 to the Green Street Improvements Fund for the Downtown Project, from funds previously accumulated by the City from the sale of surplus property and the release of a property acquisition option.

On May 3, 2021, the City Council approved Ordinance No. 9142, which approved a Cooperative Agreement between the City and the Downtown Lee's Summit Community Improvement District for the Downtown Project. That Cooperative Agreement established the contractual relationship between the City and the CID for the CID's formal participation in the Downtown Project. Under this Cooperative Agreement, the CID has committed $120,000 for the design and engineering of the Farmer's Market Pavilion, and has also committed $4 million for construction of the Farmer's Market Pavilion.

On January 4, 2022, the City Council passed Ordinance No. 9316 which approved an Amended and Restated

Development Structure Agreement for the Downtown Project. That amended Agreement included approval of a contract between the City and GLMV Architects ("GLMV") for the architectural work associated with the Downtown Project. The Amended & Restated Agreement was executed by the parties on January, 2022.

After the Amended & Restated Development Structure Agreement was executed, GLMV held meetings involving interested citizens and businesses to gather input on the design, layout and functionality of the public improvements within the Downtown Project, focusing significantly on the Farmer's Market Pavilion. BRV also held a series of meetings with interested citizens and elected officials to gather input on the programming for the public improvements that are planned for the Downtown Project.

On March 8, 2022, the City Council approved Ordinance No. 9350 which authorized an application to be filed with the Missouri Development Finance Board ("MDFB") to seek participation in MDFB's Tax Credits for Contributions program. City staff is planning to file that application after the City Council approves the Chapter 353 Redevelopment Plan, which is the subject of this public hearing.

On March 8, 2022, the City Council also approved Ordinance No. 9351, which authorized City staff to file documents with the Missouri Secretary of State to form the Downtown Market Plaza Redevelopment Corporation (the "Redevelopment Corporation"). The Redevelopment Corporation is the implementing entity that will carry out the Chapter 353 Redevelopment Plan, and will be responsible for the implementation steps for the Downtown Project according to the City Council's legislative directives for the project. The Redevelopment Corporation was formed on August 30, 2022.

City staff discussed the Ice House issue and the structural assessment of the Ice House with the Historic Preservation Commission (HPC) on April 18, 2022 and August 22, 2022. Staff anticipates that members of the HPC will provide testimony during the public hearing.

Demolition of structures owned by the City will commence after the Council approves the Redevelopment Plan.

Impact/Analysis:
Retaining the Ice House is expected to cost an additional amount in the range of approximately $2.7 million to $3.5 million to rehabilitate the structure to the point where it can be re-purposed for redevelopment. Demolishing the Ice House would be incorporated into the overall cost of demolition of the structures on the property.

Timeline:
Demolition is expected to commence promptly after approval of the Redevelopment Plan, subject to compliance with the procurement and competitive bidding procedures. If the Ice House is retained, additional time will be needed for historic designations of the property as outlined in the attached presentation.

Paul Michell, GLMV Architecture
David Bushek, Chief Counsel of Economic Development & Planning
Mark Dunning, Assistant City Manager