



ECONOMIC DEVELOPMENT COUNCIL SPECIAL MEETING

July 21, 2021 – 8:00 A.M.

**Training Room - 210
Blue Springs City Hall
903 W Main St.
Blue Springs, Missouri**

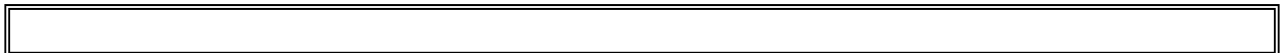
1. Call Meeting to Order
2. Approval of April 21, 2021 Meeting Minutes
3. Visitor Introductions
4. New Member Introduction
5. Blue Springs School District Presentation for No Tax Increase Bond
6. Economic Development Marketing
7. Project and Development Update
8. Adjourn

NEXT MEETING: August 18th, 2021 – 8:00 A.M.

**If special accommodations are required for citizen participation at this meeting
please call (816)228-0111**

Posted Friday, July 16, 2021 at City Hall, 903 W Main Street, Blue Springs, MO and on the City's website. A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

Brandon Keller
Economic Development Manager





**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF ECONOMIC DEVELOPMENT COUNCIL SPECIAL MEETING
Wednesday, April 21, 2021**

A State of Emergency for Jackson County, Missouri was declared on March 12, 2020 and subsequent amendments by Jackson County Executive Order requiring residents to stay at home and limiting public gatherings to reduce the spread of the COVID-19 virus. As provided in Sections 610.020(1) and 610.020(4) RSMo., the Economic Development Council participated in this meeting via tele-conference to ensure safe social distancing measures were taken. The public was able to attend as well via tele-conference.

A meeting of the Blue Springs Economic Development Council was held at 8:00 a.m. on Wednesday, April 21, 2021, via tele-conference. The following members, guest and staff were in attendance with Chair Becky Nace presiding.

COUNCILMEMBERS IN ATTENDANCE	Becky Nace, Chair Justin Beal Jeff Grote Taylor Warwick Joey Zarrillo, Vice Chair Robin Terry-Revels	Erika Lucas Kirk Sampson Lara Vermillion Michael Scott Lyle Shaver
COUNCILMEMBERS ABSENT	Dave Meyer James McCullough Brett Miller Taylor Warwick	
STAFF & OTHER ATTENDEES	City Council Liaison Jerry Kaylor District 3 City Councilmember Susan Culpepper Director of Community Development Mike Mallon Economic Development Manager Brandon Keller City Administrator Eric Johnson	
CONFIRMATION OF QUORUM	Chair Becky Nace confirmed a quorum of the Council was present.	
CALL MEETING TO ORDER	Economic Development Manager Brandon Keller called the Economic Development Council meeting to order at 8:02 a.m.	
APPROVAL OF MINUTES	Councilmember Shaver moved to approve the minutes of the November 18, 2020 Economic Development Council meeting. Motion seconded by Councilmember Zarrillo and carried with the following votes:	

Beal – Aye	Shaver – Aye
Terry Revels – Aye	Lucas - Aye
Grote - Aye	Sampson – Aye
McCullough - ABSENT	Vermillion – Aye
Warwick – Absent	Meyer – ABSENT
Vice Chair Zarrillo – Aye	Scott – Aye
Chair Nace - Aye	Miller – ABSENT

MEMBER UPDATE

Brandon Keller introduced Robin Terr-Revels as the interim replacement for Drew Grossman. She thanked everyone and is excited to join the team and help make a difference.

LUMBERYARD PRESENTATION

Brandon Keller presented the proposed redevelopment power point presentation. Questions from the Council included: When will construction start, will it be a suburban style and have parking issues, what will the rental rates be. Brandon Keller and Eric Johnson answer them as there is no construction start date but the City wants to move quickly. The apartment will have an urban style with attached single garages and parking lots for the tenants. The rental rate question was assisted by Justin Beal that the going rate is usually around \$2.00/SF for this type of new apartment. Comments included issues with incentives need to be tied to the completion, incentive discussions with the taxing jurisdictions and the worry of multi-family effect on the school district.

BUSINESS ATTRACTION TOOLS

Brandon Keller explained the Whataburger project and how incentives were used. Brandon asked the Council if they would like to see this sort of tool used more often. Becky Nace and Lyle Shaver emphasized the need to have business keep up with their appearance and that incentives should only be tied to the exterior appearance. Joey commented to keep MoDOT accountable for maintenance on their curbs and roads and asked how the Council could help that. Becky recommended the City have it be a legislative priority to present to the State.

OTHER BUSINESS

Brandon reminded the Council to attend the Public Official Liability Training.

Eric Johnson congratulated Jeff Grote on the successful Central Jackson County Fire Protection District ballot measure. And confirmed the discussions with MoDOT and informed the Council that the City is discussing a future ballot measure for a UseTax that would 100% be used for road improvements. Eric informed the Council that City Sales Tax Revenue was up 19% for 2021.

ADJOURNMENT

At 8:59 a.m. there was no further business to come before the Economic Development Council, Councilmember Shaver moved the meeting be adjourned. Motion seconded by Vice Chair Zarrillo.

ADJOURNMENT

At 8:59 a.m. there was no further business to come before the Economic Development Council, Councilmember Scott moved the meeting be adjourned. Motion seconded by Vice Chair Zarrillo.

Becky Nace, Chair

ATTEST:

Brandon Keller, Manager – Economic Development

DRAFT