

**MCRC BOARD OF DIRECTORS MEETING
MINUTES OF MEETING
February 26, 2019**

A meeting of the Main Center Redevelopment Corporation Board of Directors was held on Tuesday, February 26, 8:00 a.m. at Howard Brown Public Safety Building with Gailen Snyder presiding.

BOARD MEMBERS IN ATTENDANCE	Ken Billups, Jr.	Cindy Miller
	Jen Hauschild	Gailen Snyder
	Vickie Jacks - Absent	

Also present were Megan Miller, Attorney – Gilmore & Bell; Community and Economic Development Director Tom Cole; Economic Development Coordinator Teresa Evans; and Devin Mirfasihi, Attorney – Mirfasihi Law Offices (representing applicant – Blue River Real Estate Investment, LLC)

CALL MEETING TO ORDER	Chairman Gailen Snyder called the meeting to order at 8:00 a.m.
----------------------------------	---

APPROVE PREVIOUS MINUTES	Ken Billups, Jr. moved to approve the Minutes of the August 21, 2018 meeting. Motion seconded by Jen Hauschild and carried unanimously.
-------------------------------------	---

PRESENTATION – Blue River Real Estate Investment, LLC	Community and Economic Development Director, Tom Cole made a presentation on the tax abatement application from Blue River Real Estate Investment, 709 W. Main Street, Blue Springs, Missouri. Mr. Cole discussed the type of interior and exterior improvements included in the new construction project's \$1,540,820 budget and the applications conformity with the adopted Policy.
--	---

APPROVAL OF Blue River Real Estate Investment, LLC	Cindy Miller moved to recommend the approval of the Blue River Real Estate Investment, LLC tax abatement application, providing tax abatement corresponding to the investment threshold at 25% for CJCFD for 25 years, and 100% for 25 years for BSSD and all remaining taxing entities; and authorizing President of MCRC to execute the Abatement Agreement at the appropriate time. The motion was seconded by Jen Haushchild and carried with the following vote:
---	---

Ken Billups, Jr. – AYE	Cindy Miller – AYE
Jen Hauschild – AYE	Gailen Snyder – AYE
Vickie Jacks - Absent	

**PRESENTATION –
MCRC TAX
ABATEMENT
POLICY**

Tom Cole made a presentation on the MCRC Tax Abatement Policy recommended revisions.

Ken Billups, Jr. moved to approve the MCRC Tax Abatement Policy subject to following amendments: Section III addition of Statement regarding Missouri Senate Bill 870; Section VI editing to include the tax impact analysis to be completed at the time of the Downtown Review Board review, corrections to the numbering of items VIII and IX; in item VIII add the 5th day of November to the date for when the next date of review for this policy; and adding content that states the applicant associated with the request for incentives and the subject property must be current on all property taxes due in the City of Blue Springs. Motion seconded by Cindy Miller and carried with the following vote:

Ken Billups, Jr. – AYE
Jen Hauschild – AYE
Vickie Jacks - Absent

Cindy Miller – AYE
Gailen Snyder – AYE

**PRESENTATION -
PROPOSED MCRC
SCHEDULE**

Tom Cole made a presentation on a proposed meeting schedule for the MCRC Board. The meeting schedule recommends the MCRC meetings immediately follow the monthly Downtown Alive Board meetings. In the event, there is a month there are no projects or activities for the MCRC Board to review/consider, the meeting would be cancelled. Cindy Miller moved to approve the proposed MCRC meeting schedule going forward. Motion seconded by Jen Haushchild and carried with the following vote:

Ken Billups, Jr. – AYE
Jen Hauschild – AYE
Vickie Jacks - Absent

Cindy Miller – AYE
Gailen Snyder – AYE

OTHER BUSINESS

No other business noted.

ADJOURNMENT

At 8:30 a.m., there was no further business to come before the Board; Cindy Miller moved the meeting be adjourned. Motion seconded by Ken Billups, Jr. and carried unanimously.

ATTEST:


Gailen Snyder, Chairman