

1. CALL TO ORDER and ROLL CALL

The Board of Aldermen convened a public hearing at 5:30 p.m. on Tuesday, February 18, 2014, which was called to order by Mayor Jim Brooks. City Clerk Melissa McChesney called the roll as follows:

Ward 1 Alderman Kari Lamer	- present	Ward 3 Alderman Kendall Welch	- present
Ward 1 Alderman Diane Drive	- present	Ward 3 Alderman Chris Fisher	- present
Ward 2 Alderman Jim Werner	- present	Ward 4 Alderman Marc Sportsman	- present
Ward 2 Alderman Jackie Snyder	- present	Ward 4 Alderman Nan Johnston	- absent w/ prior notice

A quorum of the Board of Aldermen was present.

The following staff was also present: Lauren Palmer, City Administrator
Sean Ackerson, Asst. City Administrator/Comm. Dvlpt. Director
Kevin Chrisman, Police Chief
Kirk Rome, P.E., Public Works Director
Steve Chinn, City Attorney

2. PUBLIC HEARING

A. Parkville Market Place Tax Increment Financing Five-Year Review

Mayor Brooks opened the public hearing.

Assistant City Administrator/Community Development Director Sean Ackerson provided an overview and history of the project located at the southwest corner of Bell Road and 45 Highway, as provided in the staff report and exhibits in the agenda packet. He stated the public hearing was required by state statute to review Tax Increment Financing (TIF) plans every five years to determine if the plan was progressing adequately. The Parkville Market Place TIF plan was approved by the Board in February 2008 by Ordinance No. 2396 which established the TIF plan, designated the redevelopment area, and designated TUF Flight Industries, Inc. as the redeveloper. In March 2008 the Board authorized the execution of the redevelopment agreement by Ordinance No. 2406 and reviewed the site area and proposed development. The agreement set out a schedule for improvements to be made following approval of the TIF plan, but due to the economic downturn and delays in the construction of 45 Highway. The agenda packet included a letter submitted by TUF Flight Industries summarizing the progress made to-date and highlighted accomplishments that included the dedication of right-of-way, funds contributed to the stop light signals, site modifications based on the highway improvements. The redeveloper, TUF Flight Industries, Inc. requested an extension to the redevelopment agreement.

Ackerson stated the purpose of the public hearing was to determine if adequate progress was being made toward the redevelopment project. Staff concluded that progress was satisfactory in light of the economic downturn and current economic conditions. He added that no action was required and if the Board decided to take any action it would be discretionary. In addition to determining the progress of the plan, TUF Flight Industries requested an extension of the deadlines through February 2018 which corresponded with the statutory deadline; the project must be completed within ten years of approval of the TIF plan. Ackerson noted that legal counsel advised staff to consider alternatives and staff summarized alternatives including amending the plan and agreement, terminating the plan and agreement, or taking no action. If the plan was terminated the process would start over and if no action was taken TUF Flight Industries could continue to market the property and would remain the designated redeveloper. If within ten years of the approval of the TIF Plan no redevelopment project is approved, the Board would need to take action to terminate the TIF Plan and redevelopment agreement. The agreement

included a 60 day termination notice provision if the Board decided to terminate the agreement within ten years.

Mayor Brooks invited public comments and/or questions regarding the TIF plan review. Patricia Jenson, attorney with White, Goss, Bowers, March, Shulte & Weisenfels, commented that she and the redevelopers, Pat Kelly and Marcia Burton, wanted to develop the site quickly. She added that TUF Flight Industries expended funds to meet some of the requirements of the agreement and marketed the site, but they could not predict the downturn in the economy and no taxing jurisdiction was harmed by approval of the plan. She noted for the record that she knew there was a potential for default and the agreement included a provision for excusable delays. They requested to amend the plan and agreement to provide for development until the 2018 deadline which would help to market the site. She also requested the City help with the progress of the TIF plan.

Mayor Brooks invited other comments from the public. Hearing none, he closed the hearing.

Ackerson added that staff was asking for direction to amend, terminate, or take no action on the TIF plan. It was staff's recommendation that the Board take no action.

No action was taken. The Board acknowledged staff's conclusion regarding the five-year review and progress made to-date and expressed general concurrence. The Board considered the request to extend the deadlines for TIF but opted not to take any action. The Board gave staff direction to calculate the financial impacts of the TIF at the time Platte County makes its formula for transportation sales tax distribution available with the intent to reevaluate the Board's options at that time.

3. ADJOURN

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN FISHER TO ADJOURN THE FEBRUARY 18, 2014 PUBLIC HEARING AT 6:10 P.M. ALL AYE; MOTION PASSED 7-0.

The public hearing minutes for Tuesday, February 18, 2014, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the fourth day of March 2014.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney
2/21/2014

