

Mayor Nanette K. Johnston opened the work session at 5:30 p.m. on December 6, 2016, at City Hall located at 8880 Clark Avenue, Parkville. In attendance were aldermen Greg Plumb, Douglas Wylie, Jim Werner, Diane Driver, Tina Welch, Dave Rittman, Robert Lock and Marc Sportsman.

The following staff was also present:

Kirk Davis, Interim City Administrator

Kevin Chrisman, Police Chief

Alysen Abel, Public Works Director

Stephen Lachky, Community Development Director

Matthew Chapman, Finance/Human Resources Director

Tim Blakeslee, Assistant to the City Administrator

Melissa McChesney, City Clerk

Steve Chinn, City Attorney

1. GENERAL AGENDA

A. Update from Parkville Economic Development Council on I-435/Route 45 Development

Parkville Economic Development Council Executive Director Mike Kellam provided an update on development in the Brush Creek Drainage and Brink Meyer Road neighborhood improvement districts (NID) located near Interstate 435 and Route 45. He said that the Parkville Economic Development Council (PEDC) received important feedback from developers and developed a relationship with the Kansas City Area Development Council (KCADC). The City issued a Request for Proposals for development of the tracts and received one proposal. Kellam confirmed from the KCADC that the sites were tough, not shovel-ready and the market was multiple years away to be ready for development. He noted that the City received the same confirmation from the Urban Land Institute Kansas City.

Kellam noted that there were not many strategies that he did not delve into and continued to try to spark interest and to market the property. He noted that the PEDC had met with several companies that were interested but changed their mind because the land was not ready for their development.

The Board asked if the site had a national presence and Kellam responded that his initial reaction was that the site was too small and developers were looking for shovel ready available sites. Additional strategies discussed included preparing the sites to make them shovel ready, reaching out to developers who had experience with challenging sites or contracting with a national broker. Kellam cautioned the Board about contracting with a national broker because it could be costly and provide limited results. His second recommendation was that the City could act as the developer to prepare the sites and add roads, grading and extend the utilities to all the lots, which he said would be risky and was not recommended.

The Board discussed the impact of the widening of Route 45, possible development options such as self-storage, issues with the land and topography, the demand for light industrial, and the type of development was dependent on the sector. Platte County Economic Development Council (PCEDC) Executive Director Alicia Stephens said that more homes would help with retail in the future. Stephens also said that it was important to keep working on relationship building and that just because strategies haven't worked yet does not mean they will not work in the future.

The Board also discussed costs associated with making the northwest portion shovel ready and moving the dirt to the southwest corner to address the ravine. Kellam said a preliminary engineering study would be needed to determine how to move forward. The consensus of the Board was to schedule a work session in January to meet with a consultant to discuss costs and options to make the properties shovel ready.

B. Parkville Economic Development Council 3rd Quarter 2016 Report

Parkville Economic Development Council Executive Director Mike Kellam provided an update on the third quarter for the PEDC, noting there were four active projects. He noted that the PEDC took on the administrative services of the Industrial Development Authority. There were seven formal and several information business visits, membership increased by 45 percent, marketing efforts were successful, social media platforms had 23 percent growth, private investment had grown by 60 percent year over year, and a drone video was launched by the PCEDC of the NID development areas. Kellam also noted that the first Economic Summit luncheon was held and had over 90 attendees.

Further discussion focused on incorporating the conceptual drawings from 2005 when the NIDs were established. The Board also discussed the proposal received reading the NID RFP and received an overview as to the reasons why the committee did not recommend accepting the proposal. Kellam noted there were concerns with the project phasing, uncertainty of the financing for each phase and there was not enough clarity in the proposal.

The work session ended at 6:55 p.m.

The work session minutes for December 6, 2016, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the twentieth day of December 2016.

Submitted by:



City Clerk Melissa McChesney

