

Mayor Nanette K. Johnston opened the work session at 6:18 p.m. on October 1, 2019, at City Hall located at 8880 Clark Avenue, Parkville. In attendance were aldermen Greg Plumb, Douglas Wylie, Brian Whitley, Philip Wassmer, Tina Welch, Dave Rittman, Robert Lock and Marc Sportsman.

The following staff was also present:

Joe Parente, City Administrator

Kevin Chrisman, Police Chief

Matthew Chapman, Finance/Human Resources Director

Alysen Abel, Public Works Director

Stephen Lachky, Community Development Director

Chris Williams, City Attorney

Melissa McChesney, City Clerk

1. GENERAL AGENDA

A. Potential Chapter 353 Downtown Parkville Redevelopment Policy

Community Development Director Stephen Lachky presented an overview of Chapter 353 and the vision for downtown Parkville. He said that Chapter 353 was used as an economic development tool for businesses and buildings that were in need of maintenance.

Staff and three members of the Board of Aldermen met with downtown merchants and property owners to find out if there was interest in pursuing Chapter 353 for the entire downtown area. Staff drafted a redevelopment application for the Chapter 353 program that included a tiered structure depending on the type of application received.

Before the policy could be adopted, the boundaries would need to be defined, a redevelopment corporation would need to be formed, a blight study for the area would need to be completed and goals and guidelines would need to be determined. A separate board would need to be created to review the applications and make recommendations to the Board of Aldermen. A public hearing, public notice and an ordinance would be required prior to final approval.

The proposed policy included three tiers. Level A-1 included an incentive amount equal to the cost of the improvements or ten years at 100 percent abatement, whichever occurred first. Level B included an incentive amount equal to the cost of the improvements or ten years at 100 percent plus two years at 50 percent abatement, whichever occurred first. Level C included an incentive amount equal to the cost of the improvements or ten years at 100 percent plus five years at 50 percent tax abatement, whichever occurred first.

Discussion focused on the additional tax impacts, taxes that would be paid during the abatement period, if it could be applied to residential or mixed use with a commercial component, distributing a fact sheet about what the program was, the timeline for deciding on the tax abatement, consideration of a sunset so the program could be reviewed after a certain number of years, transfer of the incentives to other property owners or those who paid the property tax bill, blight for properties within the downtown boundaries, who would serve on the redevelopment board, other communities with a similar program, the application process and using 16 Main Street as a pilot project.

City Administrator Joe Parente said that property owners needed to provide payments in lieu of taxes to compensate for a portion of the property tax and the payment could be kept flat.

The consensus was for staff to move forward with final development of a policy for commercial properties and use 16 Main as the pilot project. Parente noted that staff would work with legal counsel to determine the notice requirements and staff would work on finalizing a policy to be adopted by the end of the year.

The work session ended at 7:07 p.m.

WORK SESSION MINUTES OF THE BOARD OF ALDERMEN OF OCTOBER 1, 2019

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Draft until approved by the Board of Aldermen

The work session minutes for October 1, 2019, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the fifteenth day of October 2019.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney

