



**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	Erika Lucas
Justin Beal	Kirk Sampson
Jeff Grote	Lara Vermillion
Taylor Warwick	Michael Scott
Joey Zarrillo, Vice Chair	Lyle Shaver
Robin Terry-Revels	

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
 Terry Revels – Aye
 Grote - Aye
 McCullough - ABSENT
 Warwick – Absent
 Vice Chair Zarrillo – Aye
 Chair Nace - Aye

Shaver – Aye
 Lucas - Aye
 Sampson – Aye
 Vermillion – Aye
 Meyer – ABSENT
 Scott – 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