



BLUE SPRINGS ECONOMIC DEVELOPMENT COUNCIL MEETING
April 17, 2019 – 8:00 A.M.
Training Room - 210
City Hall
903 W Main
Blue Springs, Missouri

1. Call Meeting to Order
2. Approval of Minutes
 - a. March 7, 2019 Minutes
3. Project and Development Update
4. Other Business
 - a. CHAT Study Discussion
5. Visitors
6. Adjourn
7. Tour

NEXT MEETING: Wednesday, June 19 – 8:00 A.M., Training Room – 210, City Hall

**If special accommodations are required for citizen participation at this meeting
please call (816)228-0111**

Agenda posted at:
City Hall – 903 W. Main
City's website
<http://www.bluespringsgov.com/AgendaCenter>
April 12, 2019
Teresa Evans, Coordinator
Economic Development

A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

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**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF ECONOMIC DEVELOPMENT COUNCIL MEETING
March 7, 2019**

A meeting of the Blue Springs Economic Development Council was held on Thursday, March 7, 2019, in the Journagan Family Community Room, Howard L. Brown Public Safety Building, 1100 SW Smith, Blue Springs, Missouri, with Chairman Ron Baker presiding. This meeting was a rescheduled date from the February 20, 2019 meeting which was cancelled due to inclement weather.

COUNCIL MEMBERS PRESENT

Ron Baker	Cindy Miller
Justin Beal - absent	Becky Nace
Kim Deveney	Tom Rohr
Jeff Grote	Kirk Sampson - absent
Kathy Hunter	Lara Vermillion - absent
James McCullough	Joey Zarrillo
Dave Meyer - absent	Councilman Kent Edmonson
Brett Miller - absent	

Also present were Mayor Pro Tem & City Councilmember - Susan Culpepper, Community & Economic Development Director – Tom Cole and Economic Development Coordinator - Teresa Evans.

CALL MEETING TO ORDER

Chairman Ron Baker called the Economic Development Council meeting to order at 8:03 a.m.

INTRODUCTION OF NEW COUNCILMEMBERS

Roundtable introductions were provided to welcome new Councilmembers Becky Nace and Joey Zarrillo. Lara Vermillion will be the new representative for the Chamber of Commerce.

APPROVAL OF MINUTES

Councilmember Hunter moved to approve the minutes of December 20, 2018. Economic Development Council meeting. Motion seconded by Councilmember Grote and carried with the following votes:

Councilmember Baker – Aye	Councilmember B. Miller - Absent
Councilmember Beal - Absent	Councilmember C. Miller – Aye
Councilmember Deveney – Aye	Councilmember Nace - Aye
Councilmember Grote - Aye	Councilmember Rohr – Aye
Councilmember Hunter - Aye	Councilmember Vermillion – Absent
Councilmember McCullough - Aye	Councilmember Zarrillo - Aye
Councilmember Meyer - Absent	Councilmember Sampson – Absent

PROJECT AND DEVELOPMENT UPDATE

Tom Cole, Director of Community & Economic Development and Teresa Evans, Economic Development Coordinator provided an update on project and activity updates. Councilmembers posed some clarifying questions related to the projects which were addressed by city staff present.

ECONOMIC INCENTIVE POLICY

Mr. Cole reviewed presented the economic development incentive policy for discussion. Councilmembers posed some clarifying questions related to the

policies which were addressed by city staff present. Councilmember C. Miller moved to carry the policies forward to City Council for review and consideration of approval. Motion seconded by Councilmember Grote and carried by the following votes:

Councilmember Baker – Aye	Councilmember B. Miller - Absent
Councilmember Beal - Absent	Councilmember C. Miller – Aye
Councilmember Deveney – Aye	Councilmember Nace - Aye
Councilmember Grote - Aye	Councilmember Rohr – Aye
Councilmember Hunter - Aye	Councilmember Vermillion – Absent
Councilmember McCullough - Aye	Councilmember Zarrillo - Aye
Councilmember Meyer - Absent	Councilmember Sampson - Absent

CHAT STUDY

The Community Housing Assessment Team study completed by Marty Shukert, RDG Planning & Design from focus groups that met in the Fall 2018 was shared with initial highlights provided by Mr. Cole. Plans are to continue to review segments of the extensive study in future meetings.

OTHER BUSINESS

No other business.

VISITORS

No visitors

ADJOURNMENT

At 8:45 a.m. there was no further business to come before the Economic Development Council; Councilmember Hunter moved the meeting be adjourned. Motion seconded by Councilmember Zarrillo and carried unanimously.

Ron Baker, Chairman

ATTEST:

Teresa Evans, Economic Development
Coordinator

Project Activity

February- March 2019

Blue Springs Economic Development Council

Roadmap for Project and Activity Updates

- ▶ Leads/Opportunities
- ▶ Marketing and Outreach
- ▶ Project Updates
- ▶ Development/Redevelopment
- ▶ Technical Assistance
- ▶ 2019 Calendar

Attraction Project Pipeline

Leads/Opportunities

- ▶ Project Vulcan
 - ▶ Automotive Manufacturer - Build to Suit - 125 Acres
 - ▶ Rail and Port Access Preferred
- ▶ Project Jenna
 - ▶ Food Manufacturer - Existing Building 70,000 - 150,000 sf
 - ▶ Wastewater Pre-treatment Needed on Site
- ▶ Project Wax
 - ▶ Manufacturer - Existing Building 53,800 - 108,000 sf
- ▶ Project Parachute
 - ▶ Data Center Operation
 - ▶ 180 - 300 Acres - 1,000,000 sf Build to Suit

Attraction Project Pipeline

Leads/Opportunities

- ▶ Project Fleet
 - ▶ Automotive Logistics - 15 - 20 acre site, Lease only
 - ▶ Site must allow for outside storage of finished vehicles
- ▶ Project Rau
 - ▶ Cold Storage, Build to Suit - 30 acre Site
 - ▶ Rail Preferred
- ▶ Project Webster
 - ▶ Drone related operation - Existing Building
 - ▶ Hangar located in airport Environment - 35,000 - 45,000 sf

Attraction Project Pipeline

Leads/Opportunities

- ▶ Project ZEF
 - ▶ Heavy Manufacturing
 - ▶ Existing Building - 750,000 sf minimum
- ▶ Project Descent
 - ▶ Temperature Controlled Distribution
 - ▶ 30 - 50 acre site for 300,000 sf building up to 100 ft in building height.
 - ▶ Significant amount of trailer storage/parking and cooling system that requires use of ammonia.

Attraction Project Pipeline

- ▶ **Project Big Swing - March 2019**
 - ▶ Customer service center operation
 - ▶ 30,000 - 50,000 sf existing building
- ▶ **Project Spark - January 2019**
 - ▶ Corporate expansion/relocation
 - ▶ 265,000 sf complex with office, training, manufacturing
 - ▶ 780 jobs in the first five years; \$46M payroll
 - ▶ Initial capital investment of \$38.5 M
 - ▶ 15 - 20 acre site

Marketing & Outreach Events

February - June 2019

- ▶ February 5 Community Organization Summit - Summit Center
University of Central Missouri
- ▶ March 12 Workers' Compensation/MCC Missouri Works
Training - Blue Springs Employers HR Consortium
- ▶ April 9 Department of Labor Overtime Pay Ruling - Blue
Springs Chamber and Blue Springs Employers HR
Consortium
- ▶ April 13 How to Start a Business Expo - Mid Continent
Public Library South Branch

Marketing & Outreach Events

February - June 2019

- ▶ May 3 Eastern Jackson County Business Bootcamp -
Steven P. Westermann Fire and EMS Education Center
- ▶ May 19 - 22 International Conference of Shopping Centers
Conference - Las Vegas, NV
- ▶ June 5 - 7 Business Retention and Expansion International
Conference, Jackson, Mississippi

Project Updates

- ▶ KC Bobcat
- ▶ Windshift Brewery
- ▶ Blue Springs Marine
- ▶ Discover Vision (at former QT site)
- ▶ Tidal Wave
- ▶ Blue River Dental

DEVELOPMENT & REDEVELOPMENT Activity Summary

Rooftops - New Permits

- February = 10 (2 duplex units; 9 single family)
- March = 32 (40 duplex units, 12 single family)

2019 Year to Date = 51 Permits/73 Units

Commercial - New Permits

- February = 3
- March = 17
- 2019 Year End = 22

Total Building Activity

2019 Year to Date

- 249,557 Square Feet
- \$19,265,336 Construction Cost

Technical Assistance and Visitation

February - March 2019

Real Estate Inquiries **1**

Business Assists

Workforce Attraction/HR Networking - Informational	8
Demographic Info Requests	3
Business Start Up	1
Other	1

2019 Dates & Highlights

- ▶ April 8 City Hall Re-Opens to the Public
- ▶ April 17 Economic Dev. Council Meeting
- ▶ Early June Board and Commissions Appointments for 2019-20
- ▶ June 19 Economic Dev. Council Meeting
- ▶ August 21 Economic Dev. Council Meeting

QUESTIONS?