ECONOMIC DEVELOPMENT COUNCIL MEETING

Wednesday, February 21, 2024 – 8:15 A.M.

Training Room - 210
Blue Springs City Hall
903 W Main St.
Blue Springs, Missouri

1. Call Meeting to Order
2. Confirmation of Quorum
3. Approval of August 16, 2023 Minutes
4. Approval of December 20, 2023 Minutes
5. Approval of 2023 Annual Report
6. Project and Development Update
7. Blue Springs Economic Development Council 2024 Priorities and Plans Survey Results
8. Adjourn

Posted Friday, February 16, 2024 at Blue Springs City Hall and on the City's website.

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

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF ECONOMIC DEVELOPMENT COUNCIL MEETING
WEDNESDAY, AUGUST 16, 2023

A meeting of the Blue Springs Economic Development Council was held at 8:15 a.m. on Wednesday, August 16, 2023, in the Administration Training Room of Blue Springs City Hall, 903 W. Main Street with Vice Chair Lyle Shaver presiding.

CONFIRMATION OF QUORUM

Lyle Shaver, Vice Chair
Ann Benson
Terri Gilgour - Absent
Brad Boldridge
Adam Hathhorn - Absent
Kirk Lair
Kirk Sampson
Robin Terry-Revels - Absent
Lara Vermillion

STAFF & OTHER ATTENDEES

City Councilmember Susan Culpepper, City Attorney Sara Carnes, Economic Development Director Jason Norbury, Community Development Director Mike Mallon were also in attendance.

CALL MEETING ORDER

Vice Chair Shaver called the meeting to order at 8:17 a.m.

APPROVE JUNE 21, 2023 MINUTES

Member Lair moved to approve the minutes of the June 21, 2023 meeting of the Economic Development Council. Motion seconded by Member Sampson and carried unanimously.

DOWNTOWN ALIVE! LIAISON REPORT

Vice Chair Shaver delivered the report of recent activities of Downtown Blue Springs Alive! The Cats on Main project was very well received, including mentions in several publications. Downtown Blue Springs Alive has also hired Jon Burke as their new Executive Director.

PROJECT UPDATES

Economic Development Director Norbury delivered the report. City Council will vote on retaining a consultant to develop a new Downtown Master Plan on August 21. Also on the agenda is a new policy on surplus city-owned real property, which will be followed by a request to declare several parcels near the golf course on Adams Dairy Parkway as surplus property and call for a Request for Proposal for the property's sale and development.

Director Norbury gave a brief presentation on the initial findings and work of Retail Strategies, whom the City retained for retail recruitment. A copy of the presentation will accompany these minutes as an attachment.

NEXT MEETING

The next meeting of the Council will be Wednesday, October 18, 2023.

ADJOURNMENT

At 9:22 a.m. there was no further business to come before the Economic Development Council, Member Vermillion moved the meeting be adjourned. Motion seconded by Member Lair and carried unanimously.

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Lyle Shaver, Vice Chair

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF ECONOMIC DEVELOPMENT COUNCIL MEETING
WEDNESDAY, DECEMBER 20, 2023

A meeting of the Blue Springs Economic Development Council was held at 8:15 a.m. on Wednesday, December 20, 2023, in the Administration Training Room of Blue Springs City Hall, 903 W. Main Street with Vice Chair Lyle Shaver presiding.

CONFIRMATION OF QUORUM

Lyle Shaver, Vice Chair	Kirk Lair
Ann Benson - Absent	Kirk Sampson
Terri Gilgour - Absent	Robin Terry-Revels
Adam Hathhorn - Absent	Lara Vermillion - Absent

There being no quorum present, the meeting was for information only.

STAFF & OTHER ATTENDEES

City Administrator Christine Cates, Economic Development Director Jason Norbury, and Community Development Director Mike Mallon were also in attendance.

CALL MEETING ORDER

Vice Chair Shaver called the meeting to order at 8:17 a.m.

PROJECT AND DEVELOPMENT UPDATE

Director Norbury gave a report on recent and upcoming development projects in Blue Springs. A copy of the presentation is attached.

DOWNTOWN MASTER PLAN UPATE

Director Norbury delivered an update on the progress of the Downtown Master Planning process.

BUSINESS COMMUNITY SURVEY RESULTS

Director Norbury presented highlighted results from the 2023 Business Survey report to the Council.

NEXT MEETING

The next meeting of the Council will be Wednesday, February 21, 2024.

ADJOURNMENT

The meeting ended at 8:50 am.

BLUE SPRINGS ECONOMIC DEVELOPMENT COUNCIL

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Lyle Shaver, Vice-Char

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Economic Development Council
2023 Annual Report

January , 2024
Jason Norbury, Economic Development Director
Lyle Shaver, EDC Vice Chairperson

Members and Terms

Lyle Shaver (Downtown Alive!)	Standing	Terri Gilgour	May 2026
Ann Benson	May 2025	Adam Hathhorn	May 2026
Robin Terry-Revels	May 2024	Kirk Lair (CJCFD)	Standing
Lara Vermillion (Chamber)	Standing	Open	
Kirk Sampson (BSSD)	Standing	Open	
Susan Culpepper (Council Liaison)	May 2024	Jason Norbury (Staff Liaison)	Standing

Meeting Date	Agenda Summary
February 15, 2023	Meeting Cancelled
April 19, 2023	Meeting Cancelled
June 21, 2023	• Presentation from Kansas City Area Development Council • Project Update, including Blue Surf Bay update and initial report from retail recruitment consultant
August 16, 2023	• Project and Development Update, including report on issuing RFP for city owned property on Adams Dairy Parkway • Presentation from Retail Strategies report
October 18, 2023	Meeting Cancelled
December 20, 2023	• Information Only Meeting • Downtown Master Plan Update • Project and Development Update • 2023 Business Survey Presentation

Project Activity
February 2023

Blue Springs Economic Development Council

KCADC Project Requests

- Project Clean – Flow Battery Company
  - RFI response submitted October
  - Update 1/2024 – No longer seeking sites in KC Region
- Project requests – no response
  - Project Hercules – Rebar manufacturer; needed 400 acres
  - Project Superior – Distribution; needed 100K sq. ft. by June 2024
  - Project Chestnut – EV Graphite manufacturer; 450K sq. ft. requirement
  - Project Diamond – EV industry; 150 acres required

Project Updates – upcoming PC or Council action

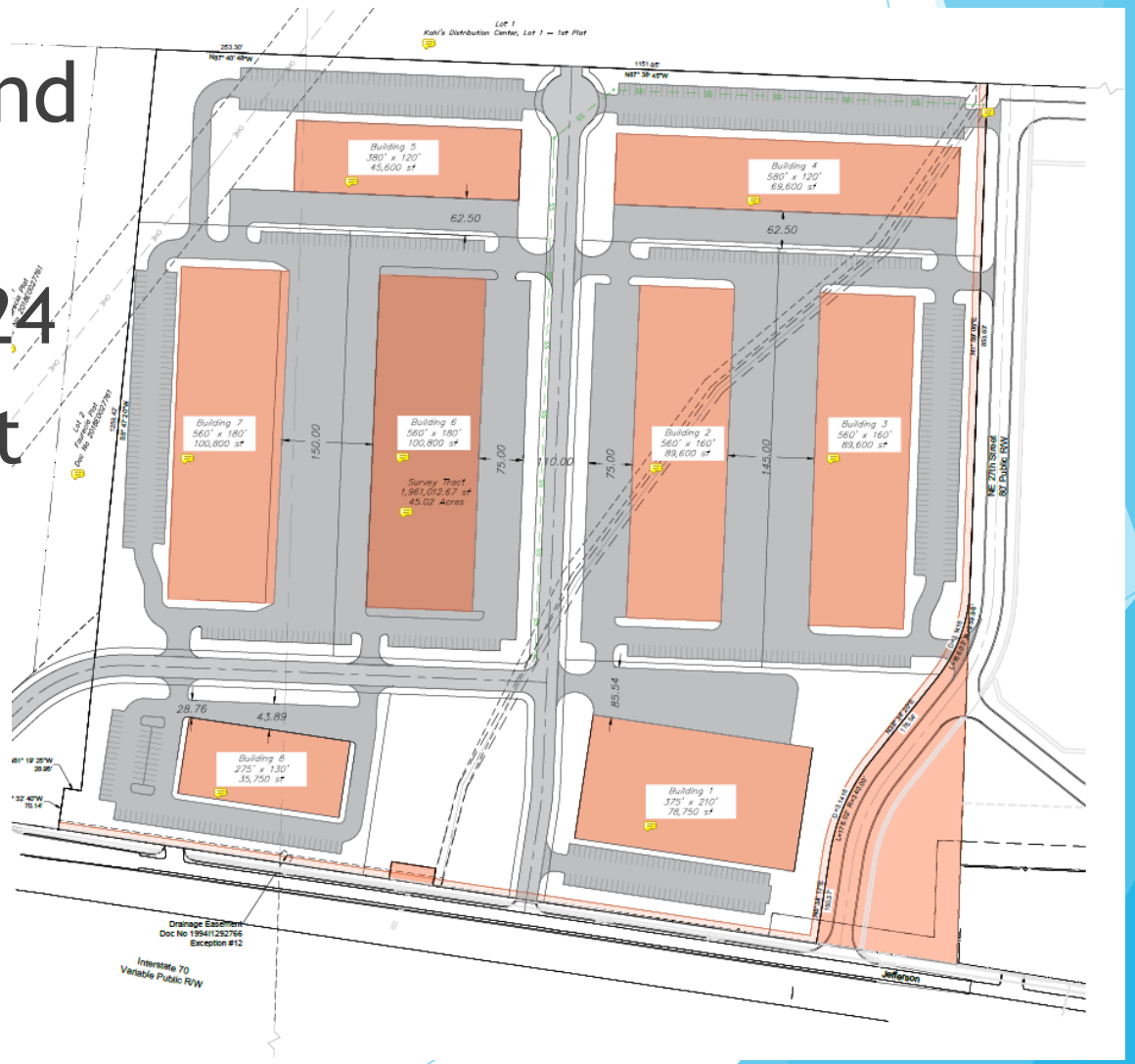
- Hoot Owl Meadows
  - 233 lots in a single-family subdivision
  - Set for public hearing at PC 2/26, CC 3/4
- Redwood Phase II
  - Set for Council public hearing 2/21
- Lucky Time Dog Wash
  - On Council agenda 2/21 for public hearing

Project Updates - upcoming PC or Council action

- Blue Springs Schools
  - Brittany Hill Middle School Plans – CC 2/21
  - Bartow Admin. Center – CC 2/21
  - Career Innovation Center
  - Successful No-Tax Increase Bond Issue

Project Updates - recent Pre-Application Meetings

- Blue Springs Business and Technology Park
  - Pre-application 1/18/24
  - Industrial development on NE Jefferson



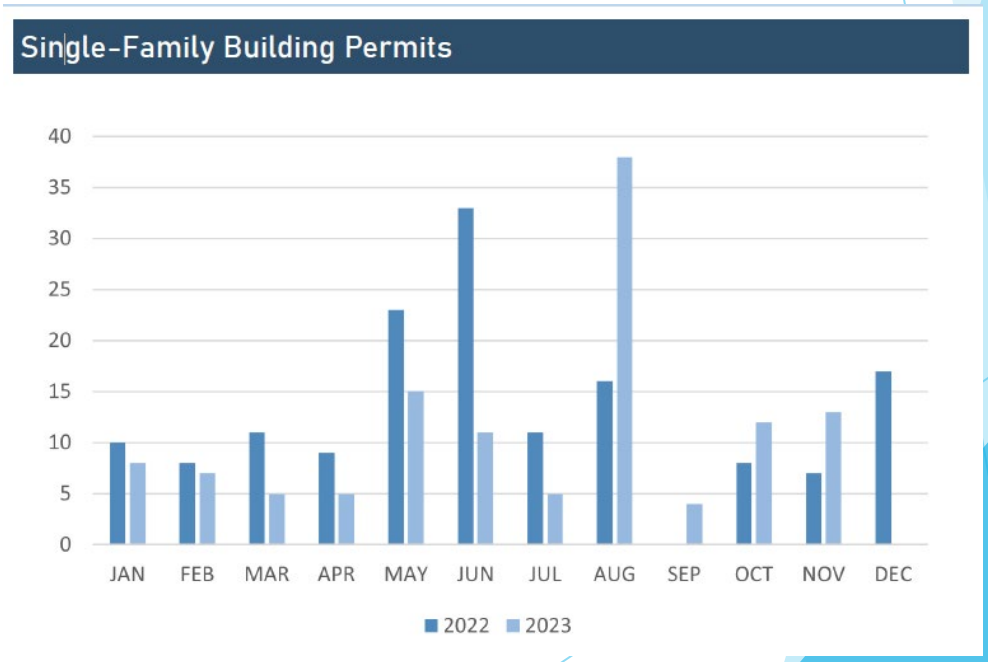
Project Updates – recent Pre-Application Meetings

- Hudson Estates – Pre-application 12/21/23
  - East of 7 Hwy, south of Cordill-Mason Elem.
  - Single-story, 2 bedroom apartments for seniors 55+
  - 60 units in phase one, 40 in phase two
- Dutch Bros. – 1/4/24
  - Proposal for coffee shop at NW corner of RD Mize and 7 Hwy
- 105 9th St. – redeveloping non-compliant boarding house to 4 units of multi-family residential

DEVELOPMENT & REDEVELOPMENT Activity Summary

Residential - New Permits

- **January 2024 - 18 permits/33 units**
- **2023 Year End = 161 permits/534 Units**



DEVELOPMENT & REDEVELOPMENT Activity Summary

Commercial - New Permits

- **January – 8 new permits**
- **2023 Year End - 70 new permits**

Total Building Activity

2023 Year End

- **939,736 Square Feet**
- **$46,085,271 Construction Cost**

EDC Survey Results

1. What do you believe should be the top three priorities for economic development in our community for the upcoming year?

EDC Survey Results

1. What do you believe should be the top three priorities for economic development in our community for the upcoming year?

Answers focused primarily in the following areas:

- Downtown Development, including a focus on implementing the Downtown Master Plan, retail recruitment and multifamily housing development
- Creating or enhancing public spaces

EDC Survey Results

2. What are the main challenges currently facing Blue Springs' economy?

EDC Survey Results

2. What are the main challenges currently facing Blue Springs' economy?

- No clear focus from the answers
- Answers displayed a desire for more capital investment
  - Farmers Market venue
  - Larger civic/conference space
  - Innovation Center
  - New Commercial Spaces

EDC Survey Results

3. What opportunities should the EDC focus on to promote economic growth and prosperity?

EDC Survey Results

3. What opportunities should the EDC focus on to promote economic growth and prosperity?

- Downtown Development
- South Blue Springs
- Creating a common vision
- Taking advantage of people moving from city center to suburbs
- Be proactive

EDC Survey Results

4. How can the EDC and the City better engage with the community and local businesses?

EDC Survey Results

4. How can the EDC and the City better engage with the community and local businesses?

- Positive responses include “already doing that by sharing what we can”, team up with Chamber
- Fix obvious infrastructure issues
- Keep channels open and look for collaborations

EDC Survey Results

5. Are there specific organizations or groups you believe the EDC/City should collaborate with?

EDC Survey Results

5. Are there specific organizations or groups you believe the EDC/City should collaborate with?

- Chamber (multiple responses)
- Downtown Alive! (multiple responses)
- Schools
- Create a “business consortium” outside of current partners

EDC Survey Results

6. In your opinion, how should the EDC focus its time and efforts in 2024? Consider aspects like business retention and attraction, workforce development, economic development projects, economic development policy advice and development, and others.

EDC Survey Results

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- Business attraction/retention
- Workforce development

EDC Survey Results

7. Do you have any innovative ideas or suggestions that the EDC should consider implementing in the next year?

EDC Survey Results

7. Do you have any innovative ideas or suggestions that the EDC should consider implementing in the next year?

- Create a microbusiness center
- Incentives to encourage people to move to BS
- Promotion in metro development community

Downtown Master Plan Update

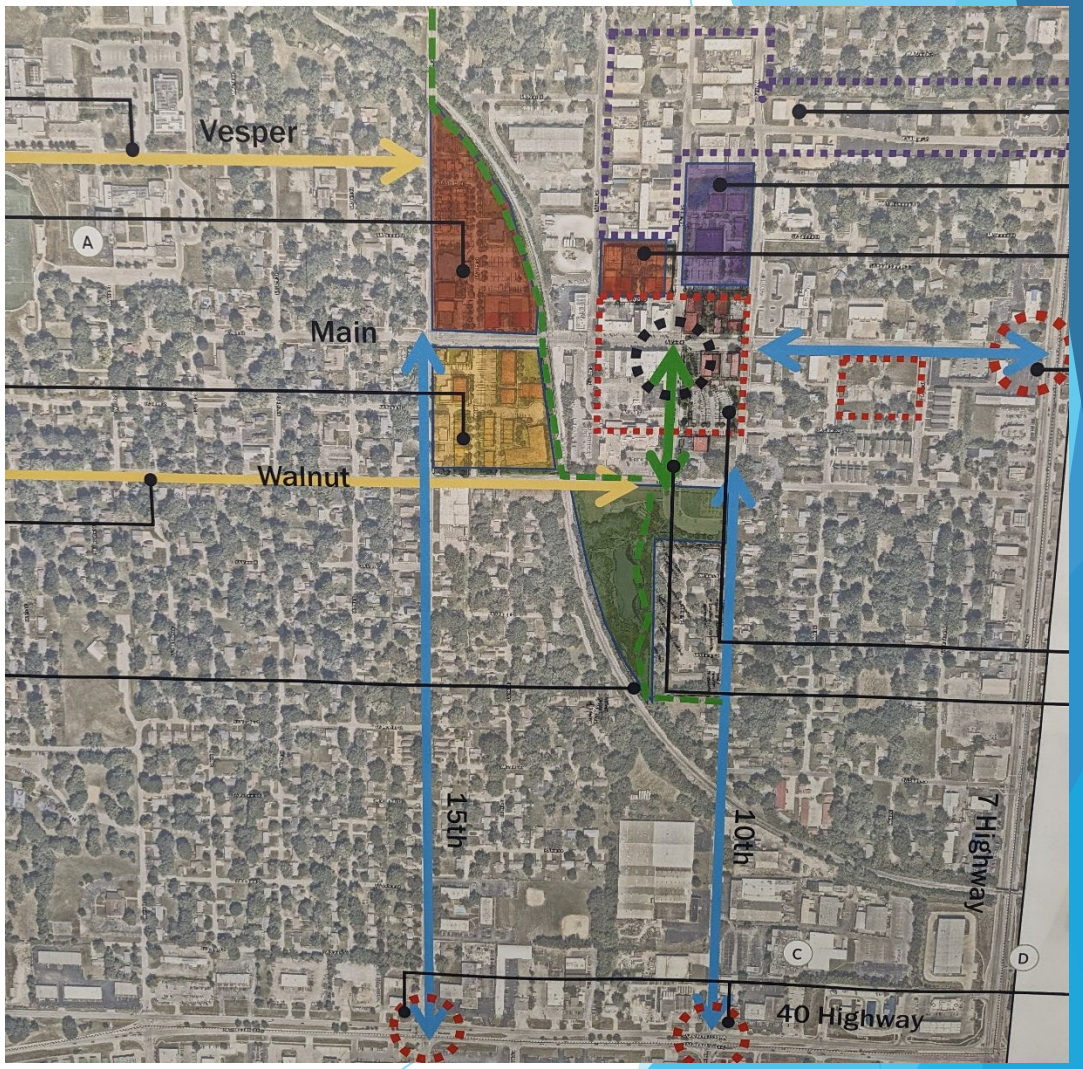
What do you want the **Downtown** to be like in the future?

Landing Page

Learn more

Share your ideas

Discover possibilities



2024 Dates & Highlights

- April 17 - Economic Development Council Meeting