CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF ECONOMIC DEVELOPMENT COUNCIL MEETING
WEDNESDAY, April 17, 2024

A meeting of the Blue Springs Economic Development Council was held at 8:15 a.m. on Wednesday, April 17, 2024, 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—Absent
Ann Benson	Kirk Sampson
Terri Gilgour—Absent	Robin Terry-Revels—Absent
Adam Hathhorn	Lara Vermillion

STAFF & OTHER ATTENDEES

Senior City Development Director Mike Mallon, City Administrator Christine Cates, Mayor Chris Lievsay, Recording Secretary Traci Breshears

CALL MEETING ORDER

Vice Chair Shaver called the meeting to order at 8:16 a.m.

APPROVE FEBRUARY 21, 2024 MINUTES

Member Vermillion moved to approve the minutes of the February 21, 2024 meeting of the Economic Development Council. The motion was seconded by Member Sampson and carried unanimously.

PROJECT AND DEVELOPMENT UPDATES

Director Mallon gave an update to Council on KCADC projects and discussed the city's ability to handle these projects.

EDC COUNCIL 2024 PRIORITY AND PLANS SURVEY RESULTS

Director Mallon then gave an update on projects that have gone/going through Planning Commission and City Council. The Colonial Gardens Community Improvement District was discussed with council as to what the tax entails and what the long term goals of Colonial Gardens are.

Vice Chair Shafer asked if we had done CIDs with single businesses before as it is not a usual thing. City Administrator Cates stated that they have a CID with the North Price Chopper as well but that they are uncommon.

Director Mallon went over the Development and Redevelopment Summary showing that both residential and commercial building is up from the previous year.

Member Vermillion asked about regulations on AirBNB and VRBO properties. Director Mallon stated that no regulations are in place as the city has currently not had any negative effects from the few that are in the area, but with the World Cup coming to the area in 2026, the city is planning to discuss it.

Director Mallon discussed the contract with Retail Strategies and that they are actively recruiting grocery, retail and restaurants for the city. A new contract was signed with Retail Strategies to extend the contract for another year. The company will be representing the city at ICSC in

Las Vegas in May and will be presenting their findings to City Council in June.

Director Mallon then discussed the city-owned property on Adams Dairy Parkway. A Request for Proposals was sent out in October, but a new one will be sent out in May looking for a retail/mixed-use/residential proposal.

Director Mallon covered the Activity Report from Retail Strategies showing that properties being highlighted are: Sunset Plaza on the SW Corner of 40 Hwy and 7 Hwy; Adams Dairy Parkway; and Copperleaf.

Vice Chair Shaver suggested promoting downtown as well stating that the concentration should be on residential development and that the growth of the downtown community will grow the retail.

Director Mallon stated that with a lot of excitement around the Downtown Master Plan that this would be a good time to work on the downtown area.

NEXT MEETING

The next meeting of the Council will be Wednesday, June 19, 2024.

ADJOURNMENT

At 9:21 a.m. there was no further business to come before the Economic Development Council, Member Vermillion moved the meeting be adjourned. The motion was seconded by Member Sampson and carried unanimously.

BLUE SPRINGS ECONOMIC DEVELOPMENT COUNCIL

Lyle Shaver, Vice Chair