

Excelsior Springs Redevelopment Corporation

Meeting Summary

July 15, 2021 11:00 a.m.

Item 1: Call to Order

At 11:02 a.m. Paul Campo started the meeting by introducing himself to the board, which does not have a chairperson at this point.

Item 2: Roll Call

All board members are present.

Item 3: Consideration of proposal to add the Elms Historic District to the 353 Tax Abatement District.

Paul Campo explained that staff is proposing an addition of the Elms Historic District to the existing 353 Redevelopment Area. Process requires that the ESRC makes a recommendation to council that the board wishes to add the Elms Historic District to the 353 Redevelopment District. The amendment to the development plan would state that properties within the Elms Historic district would be eligible to make application to be have a tax abatement. They would have to meet the requirements contained in the guidelines.

Laura shared why the Elms Historic District should be considered as it is located near the biggest tourist attraction and most of our tourists see that neighborhood as they travel to and from the Elms Hotel. The homes in that neighborhood are a century old and very costly to keep in good repair. A finding of blight was made in this neighborhood as buildings had peeling paint, damaged trim, damaged soffits and fascia, damaged steps and walkways, etc.

Mr. Sanson asked whether these applications are considered by the Historic Preservation Commission. Laura answered that projects in historic districts had to be approved by the HPC whether or not they are applying for 353 tax abatement. The Certificate of Appropriateness application process is separate from the 353 application process.

Mr. Powell asked if this would be equally applied to multifamily and commercial. Laura clarified that multifamily rentals fall under commercial property. There is a tier system for the amount of investment made on a commercial property.

Mr. Sanson stated that he as a developer has personally used the 353 tax abatement program and it has worked well for them. He likes that the abatement can be passed on to a buyer.

Paul explained how the different counties handle values, and how we believe Clay County is arriving at their property values. He explained that City Council repealed the 10-year sunset for the overall program. It is now at 25 years.

The board was told that In the future when there is a project, it will be brought before them for recommendation of approval to city council. The taxing entities will be notified with a tax impact analysis. A public hearing would happen at the time of city council meeting where the taxing entities are allowed to comment.

Ms. Kincaid asked whether a project by the Elms Hotel would be a financial hardship to the school board and other taxing entities. Paul explained that each case is considered by the board and if the taxing entities are concerned, the board may take that into consideration. Ultimately, it would be the board's decision whether to approve any project.

Laura stated she will prepare a report of existing tax cases and amount of abatements to this point and provide it to the board members.

A brief discussion was held regarding anyone's desire to be chairperson.

Dr. Powell nominated Bill Griffey to be chairperson. Mike Edwards seconded that nomination.

Bill Griffey accepted the position of chairperson.

Mike Edwards made the motion to recommend approval of expansion of the 353 Tax Abatement Redevelopment Area to include the Elms Historic District.

Dr. Powell second motion to recommend approval.

Vote: Motion passed 5-0-0

Yes: Board Members Edwards, Griffey, Kincaid, Powell, and Sanson.

No: None

Abstain: None

The board stated that meetings held during the day and during the midweek is a good meeting time for this group. It was decided that meetings would be held every Second Thursday at 11:00 a.m. If there are no 353 cases to present, or nothing else that required discussion, board members would be notified that the meeting could be canceled.

Item 4: Comments from visitors

None.

Item 5: Comments from staff

None.

Item 6: Comments from board members

None

Item 7: Adjourn

11:35 a.m.

Meeting Summary prepared by Laura Mize, Neighborhood Specialist, Community Development

EXCELSIOR SPRINGS REDEVELOPMENT CORPORATION

Meeting Summary

September 9, 2021

Item 1. Call to Order

Chairman Griffey called the meeting to order at 11:00

Item 2. Roll Call

PRESENT: Mike Edwards, Bill Griffey III, Kelli Kincaid, Dr. Kent Powell, Gary Sanson

ABSENT: None

PUBLIC PRESENT: None

STAFF PRESENT: Laura Mize, Neighborhood Specialist; Melinda Mehaffy, Economic Development Director; Paul Campo, City Attorney; Sonya Morgan Mayor Pro-tem, City Council Liaison

Item 3. Approval of Meeting Summary – August 12, 2021.

Commissioner Kincaid made a motion to approve the June 9, 2021 meeting summary. Commissioner Edwards seconded the motion. Motion carried.

Vote: Motion passed 4-0-1

Yes: Commissioners Edwards, Griffey, Kincaid, Sanson

No: None

Abstain: Dr. Powell

Item 4. Consideration of 353 project at 216 Spring Street.

Mrs. Mize presented general information regarding the project at 216 Spring Street, which is a property owned by Susan Blaser and her daughter, Brittni. The building was formerly a funeral home and had been vacant for 40 years. Ms. Blaser and her daughter have plans to open an event space at the property. Mrs. Mize noted that the 353 application completed by Ms. Blaser was located in the packet for the commissioners to see, along with photos from our historic survey. On the application, the list of planned improvements is included, along with an amount of \$354,000.00 in expected costs. Mrs. Mize noted that the Redevelopment Agreement between Ms. Blaser and the City was included in the packet, along with a Tax Impact Analysis for each of the Clay County taxing entities.

Mrs. Mehaffy asked if there is an option to add to the project, as the property owner encountered a problem with the water line that had to be redone. Mr. Campo noted that redevelopment agreements may be amended when there is a change. He also noted that the amount of budgeted spending or additional project cost is not going to change anything because they will not have realized the amount of what they put into the improvements in the abatement amount. Because the amount of taxes is such that only a fraction of the amount of the costs will actually be abated, whether an item is added will not make a difference in the amount of actual abatement.

Mr. Sanson noted that on page 5, item 14c of the redevelopment agreement, this is noted. In the event that the spending is met, this section addresses how that would be handled.

Mr. Edwards asked what taxes would be for a building in this area. It was speculated that it would be less than a few thousand dollars a year

Mrs. Mehaffy wished to clarify that something would be able to be included after approval. Mr. Campo indicated that a redevelopment agreement could be amended at the end of a project if needed.

Mrs. Morgan asked if there was a percentage of work that had to be done to the exterior. Mrs. Mize noted that this was a commercial property, and this particular project qualifies for Level C of the Commercial Guidelines. Level C does not differentiate between interior and exterior amounts of improvement, simply the removal of blight.

Mr. Campo asked if we had an itemized bid sheet for this project. Mrs. Mize said she did not recall seeing one, but would attempt to obtain one before the next meeting.

Mrs. Mehaffy noted that this is a historic tax credit project so the property owner probably has those bids. Angie Graebler is the architect on this project.

Mrs. Morgan said that she believes this project would qualify for both state and federal historic tax credits. Mr. Sanson said that if they remove walls, they would not be able to qualify for federal historic tax credits.

Mrs. Mize asked if the tax credits were a factor that needed to be considered for approval of the project? Mrs. Mehaffy said it would be beneficial to know because the project estimates and bids would already be put together for those applications.

Mr. Sanson asked if we should continue consideration of this project until next meeting when we have estimates and bids that support this agreement.

Mr. Campo said that the relevant part is what is plugged into the development agreement. For consistency purposes that number needs to be as accurate as possible.

It was determined that at this point we have an incomplete application. Consideration of the project for approval would be continued to next meeting, when we could obtain bids and estimates.

Commissioner Edwards made a motion to continue consideration of this project for approval until next meeting.

Commissioner Kincaid seconded that motion.

Vote: Motion approved 5-0-0

Yes: Commissioners Edwards, Griffey, Kincaid, Powell, Sanson

No: None

Abstain: None

Dr. Powell asked how close they are to completion. Mrs. Mehaffy answered that they encountered some hindrances and hoped to be further along. She did not know an opening date.

At this point the commission moved into the study session.

Item 5. STUDY SESSION

Mrs. Mize began by introducing two spreadsheets that show all 353 projects approved to this point. The program began in 2017, and the first projects were approved in 2018. One spreadsheet shows the amount of abatement each year for each project, and the expected totals. The other spreadsheet shows the value of the properties and identifying data for each one.

Mr. Campo asked if different counties do assessments differently. Mrs. Mize replied that no applications have come in from Ray County. Clay County does not reassess during the 10 year period.

Mr. Sanson noted that it would be better if the county reassessed throughout the period. As it is, the property owner gets a shocking bill at the end of 10 years.

Mr. Campo stated that this is a fair point and it creates an opportunity for the city to communicate with the property owners a couple of years before abatement burns off, in order to prepare them for the tax bill that will come when the abatement ends.

Mr. Edwards says the other concern is that the 2018 project investment was a certain amount and the abatement was a certain amount. If the county reassessed every two years, the property owner can plan for the tax bill.

Mrs. Mize stated that as a department we can educate people when they make the application. We can also send letters the last two to three years to property owners and notify them that their assessment is going to go up.

Mr. Sanson suggested that it is our responsibility to notify property owners what their possible taxes could be when the abatement is over.

Mrs. Morgan suggested that we work with Clay County to find out what each assessment could be and notify the property owners. Mr. Campo suggested inviting the Clay County Assessor to one of our meetings to share our concerns.

Mrs. Mehaffy said that the previous assessor would evaluate the improvements as new despite the fact that they could be eight years old. She supported the idea of inviting the Assessor to a meeting.

Dr. Powell asked if the new assessor is appointed or elected. Perhaps we should let the dust settle and see who is in office. Mr. Campo researched and found that the assessor is elected. Mrs. Mize will invite her to the next meeting.

Mr. Sanson says we need to be prepared to answer this question for future project applications.

Mrs. Morgan recommended that we contact Liberty and ask this question.

Dr. Powell was surprised to see that the gender identifiers in the redevelopment agreement are not gender neutral. Mrs. Mize stated she would make that correction.

Commissioner Griffey asked if there were any further questions before adjourning.

Item 6. Comments from Staff

Item 7. Comments from Board Members

Item 8. Adjourn

Commissioner Edwards made the motion to adjourn. Commissioner Kincaid seconded the motion.

The next meeting of the Commission is October 14, 2021.

Meeting summary prepared by Laura Mize, Neighborhood Specialist, Community Development.

EXCELSIOR SPRINGS REDEVELOPMENT CORPORATION

Meeting Summary

October 14, 2021

Item 1. Call to Order

Chairman Griffey called the meeting to order at 11:01 a.m.

Item 2. Roll Call

PRESENT: Mike Edwards, Bill Griffey III, Dr. Kent Powell, Gary Sanson

ABSENT: Kelli Kincaid

PUBLIC PRESENT: None

STAFF PRESENT: Laura Mize, Neighborhood Specialist, Melinda Mehaffy, Economic Development Director, Sonya Morgan Mayor Pro-tem, City Council Liaison

Item 3. Approval of Meeting Summary- September 9, 2021

Commissioner Edwards made a motion to approve the September 9, 2021 meeting summary. Dr. Powell seconded the motion. Motion carried.

Vote: Motion passed 4-0-0

Yes: Commissioners Edwards, Griffey, Powell, Sanson

No: None

Abstain: None

Item 4. Consideration of 353 project at 216 Spring Street.

Mrs. Mize presented general information regarding the project at 216 Spring Street. Last month there was a question about the bids, costs, and total amount of investment. Mrs. Mize pointed out the project sheet in the packet that includes bids, elements that will be repaired, and estimated total cost. She also pointed out that the federal tax credit application details were included in the packet, which provide additional answers as to how the building will be repaired.

Dr. Powell made a motion to approve the 216 Spring Street project. Commissioner Sanson seconded the motion. Motion carried.

Vote: Motion passed 4-0-0

Yes: Commissioners Edwards, Griffey, Powell, Sanson

No: None

Abstain: None

Item 5. Consideration of 353 project at 400 St. Louis Ave.

Mrs. Mize pointed out the information in the packet regarding bids for the roof and windows at this building. The total investment for this project is expected to be \$84,499.02. She also shared photos of the damaged windows that document the amount of blight at this building. Dr. Powell asked whether the soffit would be repaired as well, and as per a previous conversation with Mr. Tipton, that will be repaired. Liaison Morgan added that Mr. Tipton has already obtained their Certificate of Appropriateness for this project.

Commissioner Edwards made a motion to approve the project. Dr. Powell seconded the motion. Motion carried.

Vote: Motion passed 4-0-0

Yes: Commissioners Edwards, Griffey, Powell, Sanson

No: None

Abstain: None

Item 6. Comments from Staff.

Mrs. Mize informed the commission that an application had been received from Jeff Watkins for 106 Saratoga, which he acquired from Downtown Excelsior Partnership. She shared photos of the property with the commissioners which showed there is minimal blight on the property. She asked if they could determine whether there was enough blight to consider the project for 353 Tax Abatement. After reviewing the photos and a brief discussion, the commissioners determined there was enough blight to allow the project to continue the application process for tax abatement. Mayor Pro-tem Morgan noted that a Certificate of Appropriateness would need to be acquired for this property as it is located in the Boarding House historic district. Mrs. Mize said she would move forward with the project paperwork. Mrs. Mehaffy clarified that the owner would need to invest \$15,000 on the exterior or \$12,500 on the interior and exterior each to qualify. The three HVAC units planned for this property would meet that minimum. It was determined that this building has 3 apartment units.

Item 7. Comments from board members.

Commissioners Sanson and Griffey thanked staff for their hard work.

Item 8. Adjourn

Meeting was adjourned at 11:20 a.m.

The next meeting of the Commission is scheduled for November 11, 2021. City offices are closed that day for Veterans Day. Staff will work to reschedule the meeting.

EXCELSIOR SPRINGS REDEVELOPMENT CORPORATION
Meeting Summary

November 18, 2021

Item 1. Call to Order

Chairman Griffey called the meeting to order at 11:08 a.m.

Item 2. Roll Call

PRESENT: Kelli Kincaid, Bill Griffey III, Dr. Kent Powell

ABSENT: Mike Edwards, Gary Sanson

PUBLIC PRESENT: None

STAFF PRESENT: Laura Mize, Neighborhood Specialist; Sonya Morgan, City Council Liaison

Item 3. Approval of Meeting Summary October 14, 2021

Dr. Powell made a motion to approve the October 14, 2021 meeting summary. Commissioner Kincaid said that she could not second the motion since she was not present at that meeting. Council Liaison Morgan was asked if the Chairman could second a motion. She said he could. Chairman Griffey seconded the motion. Motion carried.

Vote: Motion passed 3-0-0

Yes: Commissioners Griffey, Kincaid, Powell

No: None

Abstain: None

Item 4. Consideration of 353 project at 106 Saratoga St.

Mrs. Mize presented the staff report for this property highlighting that it fell under level A-2 of the commercial guidelines. Commissioner Kincaid asked if there was enough blight at this property for it to qualify. Ms. Mize stated that this was discussed at the last meeting and the board determined that it was better to approve the project now for a lesser abatement amount for less blight than it would be to allow it to deteriorate for a number of years only to come before the board again at that time as a more blighted property for a greater amount of abatement.

Mrs. Mize noted that the expenditures met the 50% exterior requirement for Level A-2.

Commissioner Kincaid also noted that there is a bid for \$1500 for roof repairs by a company called A Handyman And A Greenthumb. The phone number matches that of the applicant, therefore it appears the bid was for his own work. Mrs. Mize said she would confirm with the attorney that this is allowed.

Mrs. Mize stated that Commissioner Sanson had called that morning and stated he would be unable to attend, but had reviewed the project information and was comfortable with its approval.

Dr. Powell asked about the quorum. Mrs. Mize stated that she understood that the 3/5 was considered a quorum.

Dr. Powell made a motion to approve the 106 Saratoga project. Ms. Kincaid seconded the motion. Motion carried.

Vote: Motion passed 3-0-0

Yes: Commissioners Griffey, Kincaid, Powell

No: None

Abstain: None

Item 5. Study Session regarding approved 353 projects.

Mrs. Mize stated that this was inadvertently left on the agenda from last month's meeting. If the commissioners have any questions for the attorney about previous projects or details of the program, Laura can inquire of the attorney at any time.

Item 6. Comments from Staff

Mrs. Mize noted that the projects approved at last month's meeting are going to be heard by Council at the Dec. 6 city council meeting. At that time a public hearing will be held to allow taxing entities to be heard regarding the approved projects. Tax impact analyses have been sent to each taxing entity with details regarding the abatements approved for each project. At this point, we have never heard from a taxing entity. Mrs. Mize noted that she and Ms. Mehaffy plan to have a meeting with school superintendent, Dr. Hux, to explain how this program affects tax income for the school district.

Mrs. Mize also told the commission about a meeting she and Ms. Mehaffy had with the Clay County Assessor. They learned that the properties that are approved for tax abatement are not reassessed until the end of their abatement period. We explained that this affects how soon their abatement is completed. We are going to further investigate whether we would like to request that these properties be re-assessed at the time the project is complete rather than when the abatement is complete.

The question was asked if other counties assess properties at the beginning of the abatement period. Mrs. Mize said she would research this.

Item 7. Comments from Board Members

None.

Item 8. Adjourn

Meeting was adjourned at 11:22 a.m.

The next meeting of the Commission is scheduled for December 9, 2021.

EXCELSIOR SPRINGS REDEVELOPMENT CORPORATION
Meeting Summary

January 13, 2022

Item 1. Call to Order

Chairman Griffey called the meeting to order at 11:00 a.m.

Item 2. Roll Call

PRESENT: Mike Edwards, Bill Griffey III, Kelli Kincaid, Dr. Kent Powell

ABSENT: Gary Sanson

PUBLIC PRESENT: Jason Van Till

STAFF PRESENT: Laura Mize, Neighborhood Specialist, Melinda Mehaffy, Economic Development, Sonya Morgan, Mayor Pro-tem, City Council Liaison

Item 3. Approval of Meeting Summary November 18, 2021

Commissioner Kincaid made a motion to approve the November 18, 2021 meeting summary. Dr. Powell second the motion. Motion carried.

Vote: Motion passed 4-0-0

Yes: Commissioners Edwards, Griffey, Kincaid, Powell

No: None

Abstain: None

Item 4. Consideration of 353 project 415 S Thompson

Mrs. Mize presented general information regarding the project at 415 S Thompson from the staff report. Mr. Van Till was asked if there was anything he would like to add. He declined.

Dr. Powell made a motion to approve the 415 S Thompson project. Commissioner Edwards seconded the motion. Motion carried.

Vote: Motion passed 4-0-0

Yes: Commissioners Edwards, Griffey, Kincaid, Powell

No: None

Abstain: None

Item 5. Staff comments

Mrs. Mize informed the commission that legal counsel for the city was working on making changes to the incentive policy, which would come before them for approval and then would go to city council. The changes would make it possible for an applicant to include utility improvements as an approved expenditure.

The application for tax abatement for the project at 216 Spring St. would be coming back before the commission as they would be adding water line expenditures to their application. Dr. Powell inquired whether the water line was within the building or was outside the building. Mrs. Mize clarified that it was the connection from the building to the city main.

The application for tax abatement at 106 Saratoga will be going to City Council for approval on February 7, 2022.

An ordinance that creates a vacant property registry is going before City Council for approval Tuesday, January 18, 2022.

Item 6. Comments from Board members

None.

Item 7. Adjourn

EXCELSIOR SPRINGS REDEVELOPMENT CORPORATION
Meeting Summary

February 10, 2022

Item 1. Call to Order

Chairman Griffey called the meeting to order at 11:01 a.m.

Item 2. Roll Call

PRESENT: Mike Edwards (attended virtually), Bill Griffey (attended virtually), Dr. Kent Powell, Gary Sanson, Sonya Morgan (attended virtually)

ABSENT: Kelli Kincaid

PUBLIC PRESENT: None

STAFF PRESENT: Laura Mize, Neighborhood Specialist

Item 3. Approval of Meeting Summary from January 13, 2022

Commissioner Edwards made the motion to approve the January 13, 2022 meeting summary. Commissioner Sanson seconded the motion. Motion carried.

Vote: Motion passed 4-0-0

Yes: Commissioners Edwards, Griffey, Powell, Sanson

No: None

Abstain: None

Item 4. Consideration of An Ordinance Approving A New Exhibit D To The Amended Development Plan Submitted By The Excelsior Springs Redevelopment Corporation

Dr. Powell made a motion to approve the Ordinance. Commissioner Edwards seconded the motion. Motion carried.

Vote: Motion passed 4-0-0

Yes: Commissioners Edwards, Griffey, Powell, Sanson

No: None

Abstain: None

Item 5. Staff comments

Mrs. Mize informed the commission of the following items:

1. The applications for 106 Saratoga and 415 S. Thompson were heard by Council on February 7, 2022 and were approved.
2. She explained that HVAC can be considered an interior or an exterior expense depending on the work that was done. In the case of 106 Saratoga, new exterior units were installed and we counted it as an exterior expense.
3. The application for 216 Spring Street will be re-calculated to include the additional 5 years for water/sewer line replacement and brought back to the commission for approval next month.
4. The owners of 410 Concourse are submitting a Certificate of Appropriateness to HPC this month, so we will hopefully consider their 353 application in March.

Mrs. Mize explained that the Communities of Excellence Housing Task Force is looking into the idea of forming a Community Land Trust in Excelsior Springs. She explained briefly how a CLT works and said she would email them further information. The commissioners expressed interest in discussing CLTs further.

Item 6. Comments from board members.

Commissioners thanked the staff for their work.

Item 7. Adjourn

The meeting was adjourned at 11:15 a.m.

EXCELSIOR SPRINGS REDEVELOPMENT CORPORATION
Meeting Summary

March 10, 2022

Item 1. Call to Order

Dr. Powell called the meeting to order at 11:01 a.m. in Chairman Griffey's absence.

Item 2. Roll Call

PRESENT: Mike Edwards (attended virtually), Kelli Kincaid (attended virtually), Dr. Kent Powell (attended virtually), Sonya Morgan (attended virtually)

ABSENT: Chairman Griffey, Commissioner Sanson

PUBLIC PRESENT: None

STAFF PRESENT: Laura Mize, Neighborhood Specialist

Item 3. Approval of Meeting Summary from February 10, 2022

Commissioner Edwards made the motion to approve the February 10, 2022 meeting summary. Commissioner Kincaid seconded the motion. Motion carried.

Vote: Motion passed 3-0-0

Yes: Commissioners Edwards, Kincaid, Powell

No: None

Abstain: None

Item 4. Consideration of A 353 Project at 216 Spring Street.

Mrs. Mize explained that this project was already approved in October of 2021, but shortly after approval a decision was made to propose an amendment to the incentive policy to include an additional abatement time for applicants who have to replace water or sewer lines. A water line had to be replaced at this project, so as soon as that incentive policy was approved, the development agreement was amended on this project to include the additional abatement period for replacing the water line. Therefore, the only aspect of this project that was new was the additional abatement period.

Commissioner Kincaid made the motion to approve the project. Commissioner Edwards seconded the motion. Motion carried.

Vote: Motion passed 3-0-0

Yes: Commissioners Edwards, Kincaid, Powell.

No: None

Abstain: None

Item 5. Staff comments

None

Item 6. Comments from board members.

Dr. Powell asked Mrs. Mize if there had been any new inquiries from those interested in applying for a 353 Tax Abatement. Mrs. Mize explained that the owners of 410 Concourse have submitted a pre-application, but are still gathering bids. She explained that whenever a permit is pulled in the 353 district or we see work being done, she will try to contact that property owner to inform them about this option. A letter is sent out to everyone in the district every year, as well.

Item 7. Adjourn

The meeting was adjourned at 11:09 a.m.