



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Workshop

02/21/2019
 PAGE 1 OF 2

ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in a Workshop on February 21, 2019 at 6:03 P.M. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

ITEM II: ROLL CALL

- City Clerk Theresa Osenbaugh called roll
- *Present: Bamman, Bass, Headley, Stratton, Totton, West*
- *Absent:*

-QUORUM PRESENT-

ITEM III: DISCUSSION

- Economic Development Incentives Discussion
 - Mr. Joe Lauber, Lauber Municipal Law, provided a presentation to the Board of Aldermen regarding Economic Development Financing Tools
 - Review was provided for the following local option tools: Tax Increment Financing (TIF), Community Improvement District (CID), Transportation Development District (TDD), Neighborhood Improvement District (NID), Chapter 100, and Chapter 353
 - TIF:
 - Alderman Headley referenced the state statute regarding 11 members on a TIF Commission and questioned what happens if not all representatives attend; 6 members must be present for a quorum and votes are based on a simple majority of approval
 - Alderman Bamman asked if a perception of favoritism is created depending on the type of TIF that is allowed; this is why a policy for granting incentives is developed and the policy is utilized for each developer that requests incentives
 - Alderman West asked if commission members are compensated in any way; all members are volunteers with no compensation
 - TDD:
 - Alderman West asked if this was used for the Kansas City Streetcar; TDD was used for this project
 - Chapter 100:
 - Finance Director Bowden noted a time limit on Chapter 100; Constitutional limit is between 20-25 years and most are 20-year deals
 - Alderman Bamman asked if there is ever language utilized that require an entity to stay for a certain time after the TIF period expires; this is not a

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Chris Bamman
 Alderman Shea Bass
 Alderman Jeff Coleman
 Alderman Bob Headley
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ryan Hunt
 Assistant City Administrator Ken Murphy
 City Clerk Theresa Osenbaugh
 Finance Director Cathy Bowden
 Interim City Attorney Joe Lauber



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 PAGE 2 OF 2

regular occurrence with a TIF project; it would be more likely to see this in a Chapter 100 project; developers are not necessarily managing the project and after they develop the area a property management company takes over; every TIF contract has a provisions that shows how the transition will occur

- Alderman Hunt spoke of Senate Bill 870 and implications for Chapter 100
- Alderman Headley asked how reimbursement occurs; capital investment won't equate to a dollar for dollar assessed valuation increase; other taxing entities only make a statement at a public hearing but don't have a vote like a TIF project

ITEM IV: ADJOURNMENT

- The meeting adjourned at 7:56 p.m.

Minutes submitted by:

 Theresa Osenbaugh
City Clerk

 Date

Minutes approved by:

 Mike Todd
Mayor

 Date

Non-Official Copy

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