



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Workshop

03/07/2019
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ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in a Workshop on March 7, 2019 at 6:00 P.M. in the Winona Burgess room located at Grain Valley Community Center.
- The meeting was called to order by Mayor Mike Todd

ITEM II: ROLL CALL

- Assistant City Administrator 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 template for Economic Development Incentives Policies and Procedures for the Board of Aldermen to begin defining the incentive guidelines for the City of Grain Valley
 - General Policy and Procedure Guidelines were reviewed:
 - Consensus of the Board of Aldermen was to set the preferred ratio of investment to incentive at 3:1 with the incentive request being 25% or less of the total proposed project cost; Mayor Todd asked if certain projects were able to differ from the threshold based on needs; specific economic development tools can define these instances further; Alderman Headley asked if protections for the City were written into the policy; protections for the City are also defined in additional sections of the document
 - Alderman Bamman asked about a leakage study; the City commissioned a study in the mid-2000's; consensus of the Board of Aldermen was it might be time to conduct an updated study; Mr. Lauber suggested that a leakage study should be revisited at least every 5 years or if new developments occur which might change the landscape of the leakage
 - Consensus of the Board of Aldermen was to highly discourage requests for projects that involve property acquisition by eminent domain

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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
 Deputy City Administrator Ken Murphy
 Assistant City Administrator Theresa Osenbaugh
 Finance Director Cathy Bowden
 Interim City Attorney Joe Lauber



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- Tax Increment Financing (TIF) Incentives were reviewed:
 - Consensus of the Board of Aldermen was to strike conservation as a qualified use for a TIF; blighted area will remain the qualification for consideration
 - Consensus of the Board of Aldermen was to discourage applications which encompass a project area of less than 2.5 to 3 acres
 - Alderman Bamman asked if language was in place to set a desire for business growth which includes professional and technical components; this will be defined; Alderman Headley noted that retail has been a high priority in the past; City Administrator Hunt noted that marketing has been geared towards retail but the response to RFQ's are focused on commercial and industrial
 - Consensus of the Board of Aldermen was to not consider TIF applications for residential projects; general discussion occurred around the applicability of this to mixed use buildings
 - Consensus of the Board of Aldermen was to prohibit applications with City backed bonds; discussion occurred around issuance of bonds and the expectation that economic activity taxes generate at least 1.30 times the project debt service; this number is really market driven and the only risk to the City is a reputation risk
 - It was determined that applications would go through the Administration Department
- Community Improvement District:
 - Discussion occurred around the maximum sales tax rate the City would allow; it was determined that Mr. Lauber and City Administrator Hunt would discuss this further and bring back a recommendation for the Board of Aldermen to approve
 - Mayor Todd brought forth a discussion regarding Creekside Village setting up a Neighborhood Improvement District; this is an option but would need to be voted on by property owners

ITEM IV: ADJOURNMENT

- The meeting adjourned at 8:14 p.m.

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Alderman Bob Headley
Alderman Nancy Totton
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Minutes submitted by:

Theresa Osenbaugh
Assistant City Administrator

Date

Minutes approved by:

Mike Todd
Mayor

Date

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