



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
Workshop

**03/21/2019**  
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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 21, 2019 at 6:12 P.M. in the Council Chambers room 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: Bass, Headley, Stratton, Totton, West (arrived at 6:26 PM)*
- *Absent: Bamman*

**-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 define the incentive guidelines for the City of Grain Valley regarding:
    - Chapter 353- Urban Redevelopment Corporations
      - Reviewed overview and statutory requirements
      - Reviewed general abatement procedures
      - Reviewed policy guidelines
        - Board of Aldermen determined that for commercial projects, a capital investment valued at \$1 million or more for a new business or \$500,000 or more for expansion of an existing business would be requested; improvements included within the request for abatement shall be at least 50% exterior improvements so as to be visible to the public
    - Sales Tax Reimbursement
      - Reviewed overview and statutory requirements
      - Reviewed policy guidelines
    - Chapter 100-Industrial Development Incentives
      - Reviewed overview and statutory requirements
      - Reviewed policy guidelines
      - Reviewed abatement guidelines as well as examples of standard, enhanced and science and technology/office abatements
  - Discussion occurred around the types of economic development opportunities Grain Valley is seeing and seeking
  - Mr. Lauber will pull together a draft of the document and would like the Board to take time to consider the types of abatement guidelines that they would like in the

**ELECTED OFFICIALS PRESENT**

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

**ELECTED OFFICIALS ABSENT**

Alderman Chris Bamman

**STAFF OFFICIALS PRESENT**

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



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document; maximum cumulative sales tax rate also needs to be set for the final document

- City Administrator Hunt suggested adopting the guidelines with the abatement section set as reserved to be adopted later; Document will be considered on April 8<sup>th</sup>
- City Administrator Hunt shared that the Elected Officials Operating Guidelines and Citizen Participation in Public Meeting Guidelines will be coming to the Board of Aldermen for review

**ITEM IV: ADJOURNMENT**

- The meeting adjourned at 7:51 p.m.

Minutes submitted by:

\_\_\_\_\_  
 Theresa Osenbaugh  
*City Clerk*

\_\_\_\_\_  
 Date

Minutes approved by:

\_\_\_\_\_  
 Mike Todd  
*Mayor*

\_\_\_\_\_  
 Date

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