

GOVERNING BODY WORKSHOP MINUTES
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday, April 18, 2016 6:00 P.M.

- Joel Marquardt, Mayor
- Becky Fast, Council Member
- Tim Janssen, Council Member
- Ryan Kellerman, Council Member

- Teresa Kelly, Council Member
- Sheri McNeil, Council Member
- Michael Poppa, Council Member
- Michael Rhoades, Council Member
- Erin Thompson, Council Member

- Keith Moody, City Administrator
- Jennifer Jones-Lacy, Asst. Admin.
- Kelley Bohon, City Clerk
- John Morris, Police Chief
- Jose Leon, Public Works Director

Admin

Janssen
Poppa

Finance

Rhoades
Kelly

Safety

McNeil
Thompson

Public Works

Fast
Kellerman

CMBR Fast called the meeting to order and noted that CMBR Kellerman was absent

I. MINUTES

II. DISCUSSION ITEMS:

1. CBC Presentation on Old Pool Site Development Options

Jason Glasrud with CBC Real Estate Group presented concepts for the Old Pool site. He was joined by Jared Hagedorn of Generator Studio Architects, who has been an integral part in helping CBC put a form on the concepts presented. Mr. Glasrud said CBC has been working since December 2015 to determine potential redevelopment scenarios for the site at 4800 Roe. Their work has been governed by the following principles:

- Looking at dynamic and attractive adaptive reuses for the site. A focus on the non-traditional, yet distinctive with an eye towards filling gaps in community goods and services, particularly with regards to fine dining and drinking establishments.
- Looking for what is going to be a local and regional attraction so that its use brings people to Roeland Park and creates a new destination.
- Looking for a sales tax generator for the City.
- Can the redevelopment of the site pay for the relocation of the Public Works facility through the proceeds of a land sale.

Mr. Glasrud has met with the ad hoc development committee and the team has narrowed their focus to three distinct redevelopment concepts. Mr. Glasrud reviewed the dimensions of the site and the topography of the land. He said that in all three scenarios the use of TIF monies would be used to shore up the existing cave wall by building a portal wall to seal the quarry area and to fill the voids within the rock structure with fly ash to stabilize the site. This plan would enable development on the upper service area and allow for development adjacent to the cave wall.

The first plan presented was an extreme sports complex in the lower level 1.92 acres. This could include zip lines, an aerial challenge obstacle course, a rock climbing wall, and a cross fit training speed course. He noted that this type of venue is suitable due to the topography of the land. CBC has reached out to different owners who operate these venues and have found a party that is interested in learning more about the site and they've toured the site twice within the past month. For the upper level of the site he has included 25,000 square feet of restaurant and retail property, and a conference center.

Mr. Glasrud felt Roeland Park is an ideal spot for such a venture as it is easily accessible and there are no other such venues in Johnson County.

The second plan was an amphitheater paired with restaurant and retail. This scenario intends to take maximum advantage of the natural environment. Generator Studios provided the designs of how this would be built into the rock face. The site would also include a skate rink and 22,000 square feet of restaurant/retail.

The third plan is to bring in a national chain hotel coupled with restaurant and retail and the entertainment sports complex on the lower level.

Mr. Glasrud provided economic assumptions that included anticipated costs for sale of ground, construction costs and where TIF dollars would be applied. He said he envisions this site as a likely retail location, but the City has not been considered a destination point in the past, so land prices may not generate as much. The financial plan does include the construction of a new Public Works facility for \$750,000. The challenge will be to find a new suitable space comparable to its current location.

Mayor Marquardt asked if there has been interest in a hotel. Generator Studios has spoken with several chains and there are some that have shown interest. If it is the will of the Governing Body, then they will schedule those discussions. Mayor Marquardt also asked if it was possible to have in the contract that if the site is not successful to remediate anything that might happen to the site as that would help the City re-lease or reuse in the future. Mr. Glasrud felt that was reasonable with a requirement of time parameters.

City Administrator Moody added that the site options provide versatility of what can occur as far as retail, restaurant, hotel and they should help support each other with the recreation area. There is also a time limit on the use of TIF funds. He added that this is ideal for a community improvement district (CID). He said they were asking the Governing Body if these are good ideas and if they feel comfortable moving forward with stabilizing the cave site. \$450,000 would be spent to fill the voids and make it stable. He also asked how they want to move forward with marketing the property.

Mr. Glasrud recommends going ahead with stabilizing the caves now as it allows for more flexibility to maintain the maximum amount of the area on the surface and will make it easier to market.

CMBR Thompson said the committee has been pleased with the work done by CBC and would like to have an agreement from the Council to let them market the property.

CMBR Fast questioned if Roeland Park can support skating and zip lines when surrounding cities are beginning to build those elements. Mr. Glasrud said he would like to know what the strong preference is of the Governing Body, so not having to spend time further developing a scenario if it is not needed.

Jerry Johnson from Shafer, Kline & Warren, has worked to try to determine site costs as that is a major part of the project. As they go forward with layouts, the numbers can be refined. Mr. Glasrud wants to continue working to try to tighten up the numbers on the cost of shoring up the walls of the caves.

CMBR Poppa thanked him for his presentation. Asked CMBR Fast if there could be a consensus on the three questions presented by the development committee.

CMBR Fast asked for and received a consensus to the committee's questions that the uses reflected in the development concepts are supported by the Governing Body; they are supportive of moving forward with stabilizing the old caves portion of the site; and they wish to move forward with CBC in the marketing of the site.

The Governing Body thanked Mr. Glasrud for his presentation.

City Administrator Moody said they will develop with SKW a scope of services and specifications for the stabilization of the cave walls. Also the agreement for marketing services between the City and CBC, both of which will come to Council for approval.

2. 1st Quarter Safety Statistics
3. Discussion of Change in Election Dates
4. Ordinance Formalizing Workshop Procedures
5. 2015 STP/CARS Project & Roe Blvd Intersection Improvement.

Mayor Marquardt recommended, and everyone agreed, to move Items 2 through 5 to New Business on the April 18, 2016 City Council agenda for discussion.

III. **ADJOURN**

CMBR Fast adjourned the meeting at 6:55 p.m.