Committee Members
Mayor Joel Marquardt
Michael Rhoades
Michael Poppa
Erin Thompson

Guests
Keith Moody
Jennifer Jones Lacy
Jason Glasrud, CBC

I. CBC Update
II. Approval of Minutes
III. Site work at The Rocks: retaining wall, grading & sanitary sewer relocation
IV. Development ideas
City of Roeland Park
Action Item Summary

Date: 7/12/2017
Submitted By:
Committee/Department:
Title: Approval of Minutes
Item Type: Discussion

Recommendation:

Details:
June 21, 2017

Financial Impact

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Line Item Code/Description:

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:
<table>
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<tr>
<th>Description</th>
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<tr>
<td>June 21, 2017</td>
<td>Backup Material</td>
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Meeting called to order at 8:00 a.m.
Councilor Thompson unable to attend.

I. Approval of Minutes
   1. May 17, 2017 - approved
   2. May 31, 2017 - approved

II. Announcing New Businesses
   1. Committee discussed opportunities to announce and promote new and existing businesses within the City. Staff is looking into updating online business directory and will utilize website and newsletter to raise profiles of new businesses.

III. Sunflower Development Update
   1. Jason Glasrud, CBC, was unable to attend
   2. Committee discussed opinions on limited service hotels and longevity of different brands/flags.

IV. The Rocks
   1. Bids from Pyramid and Kissick came back for retaining wall, staff is currently reviewing. Committee to discuss site work costs/funding of retaining wall, grading and sanitary sewer relocation at next meeting on 7/12.

V. Public Works Relocation
   1. Committee discussed alternate locations for relocation of Public Works facility outside City limits.

VI. Next meeting: Wednesday, July 12, 2017 at 9:00 am.

Meeting adjourned at 9:20 a.m.
City of Roeland Park
Action Item Summary

Date: 5/31/2017
Submitted By:
Committee/Department:
Title: Approval of Minutes
Item Type:

Recommendation:

Details:
- May 17, 2017
- May 31, 2017

Financial Impact

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<tr>
<td>May 17, 2017</td>
<td>Cover Memo</td>
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<td>May 31, 2017</td>
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Committee Members
Mayor Joel Marquardt
Michael Rhoades (via telephone)
Michael Poppa
Erin Thompson

Guests Present
Jose Leon
Keith Moody
Jennifer Jones Lacy
Jason Glasrud, CBC
Jeff Berg, Colliers
Doug Weltner, Colliers
Korb Maxwell, Polsinelli
Chris Hafner, Davidson

I. The Rocks (old pool site) update
   a. Pyramid’s Work on the Rocks for the sanitary extension, the storm sewer relocation and the retaining wall is estimated to cost $1,211,000. We have approval to spend $1,150,000.
   b. SKW reviewing the numbers and looking for second opinions to ensure the numbers are in line with fair market value.

II. Review funding status of the Walmart CID & TIF
    a. See Attachments.
    b. In 2020 the fund grows exponentially because the debt retires in 2018.
    c. In 2020 it will be generating an extra one million per year.
    d. TIF 1A never had a project plan adopted. TIF 1B project plan expires in 2023.
    e. Potential to consolidate 1A and 1B to get one expiration date.
    f. The CID agreement can be amended.
    g. Will try to get property owner in to start talking about how phased redevelopment in area will affect this site.

III. Development Proposal for NE Johnson & Roe (Colliers Polsinelli Davidson)
    a. See Attached proposal
    b. Colliers Polsinelli and Davidson team says restaurants are key
    c. Other partnerships they’ve worked on are:
       i. Corinth
       ii. Mission Farms
       iii. 39th and Rainbow
d. They will present a timeframe of financial viability within next few weeks

e. Committee will present an overview of this to council at June 5, 2017 workshop
I. Sunflower Development Update on hotel potential
   a. Jason Swords with Sunflower spoke about potential hotel at The Rocks site.
   b. Still interested. He has other projects and other sites and has been busy with those.
   c. Has market study from Dec. 2016, which may need to be updated.
   d. He needs to re-engage with flags.
   e. A land lease will be hard to describe and sell to investment groups. It’s easier to tell them that they own the dirt.
   f. Swords will pick back up the conversation with the hotel flags and will circle back to us a week from Friday, which would be by June 9, 2017.

II. Other Items
   a. SKW is having a second engineering firm look at the work that needs to be done at The Rocks and give a price estimate.
City of Roeland Park
Action Item Summary

Date: 6/7/2017
Submitted By: Poppa
Committee/Department: 
Title: Announcing New Businesses
Item Type: Discussion

Recommendation:
Discuss avenues to promote new businesses/applications via website (announcement & updated business directory), newsletter and social media.

Details:

Financial Impact

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Additional Information

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City of Roeland Park
Action Item Summary

Date: 6/21/2017
Submitted By:
Committee/Department:
Title: Sunflower Development Update
Item Type:

Recommendation:

Details:

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City of Roeland Park
Action Item Summary

Date: 7/12/2017
Submitted By: Staff
Committee/Department:
Title: Site work at The Rocks: retaining wall, grading & sanitary sewer relocation
Item Type: Discussion

**Recommendation:**

**Details:**

Based on the up to date engineering estimates to complete the grading, sanitary sewer and inspection work we estimate having $25,000 available to spend on raising the height of the wall toward the final height. To get to final wall height the Committee would need to request an authorization from Council to increase the contract max by $50k and authorize up to $25k be paid for from one of our capital improvement funds.

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City of Roeland Park
Action Item Summary

Date: 7/12/2017
Submitted By: Mayor Marquardt
Committee/Department: Development ideas
Title: Discussion

Recommendation:

Details:
Discuss being more proactive in seeking out compatible food and beverage establishments; possibly combining concepts into one area to create higher resident use.

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