Minutes
Economic Development Ad-Hoc Committee
CITY of ROELAND PARK
Wednesday, November 15, 2017; 8:00am
Roeland Park City Hall

Committee Members
Mayor Joel Marquardt
Michael Rhoades
Michael Poppa – unable to attend
Erin Thompson

Guests
Jason Glasrud, CBC
Jennifer Jones-Lacy
Jose Leon
Keith Moody

Meeting called to order

I. NE Johnson and Roe – Jason Glasrud
   a. Discuss draft Letter of Intent to Colliers (attached) – Present to Council Monday night
      i. Single story retail solution with potential lot split to accommodate a second developer, potential office prospect
      ii. LOI includes that Roeland Park will make its best effort to do single site planning approval
      iii. Keith reviewed action plan he put together for council
      iv. Buildings close to roadway create an entry way, parking behind buffers home
      v. Want to see this site plan in comparison to Commerce site.

II. The Rocks –
   a. ZipKC –
      i. Still interested in coming here
      ii. are also pursuing other site in Johnson County with Johnson County Parks and Rec.
      iii. Other site they were looking at stalled.
      iv. Change in that their financiers would prefer a purchase to a lease agreement
         1. Only way would consider it is if city has first right of refusal
      v. Still think hotel is key for them to go in but they want to be the last one to go in.
      vi. City of Leawood has ropes course at Iron Woods Park which Leawood operates – Jason is going to go check it out
   b. Hotel
      i. Local developers are developing a number of projects and don’t have a lot of room for other projects but open to looking at Roeland Park – interested in a hotel plus conference center
      ii. Spoke with St. Louis group which passed. They have a current site too close to
this site.

iii. Second St. Louis based operator doing hotels in Overland Park, didn’t say yes or no

iv. Liberty group will take a look at it.

c. Status Update on sanitary sewer & storm water detention plans at
   i. Still waiting for final approval from JCW, presented what we submitted to JCW to Pyramid. That dropped their price.
   ii. Dan McGee continues to work on underground storm water detention system. Told him we need to have best estimate.
   iii. Link to video on the underground storm water detention system being designed: http://www.stormtech.com/usvideo.html

III. Discuss idea to create promotional video of The Rocks via drone camera
   a. Joel knows a guy who does drone videos and would do it for $1,500.
   b. Keith will ask SKW, George Butler, and Larkin if they have those capabilities.

Meeting adjourned