

Raymore Tax Increment Financing Commission (TIF)  
Minutes of December 14, 2016  
Raymore City Hall-100 Municipal Circle  
Raymore, MO

**1. Call to Order**

Chairman Gnefkow called the meeting to order at 4:00 p.m. and led the Pledge of Allegiance.

**2. Member Roll Call**

City Clerk Jeanie Woerner called roll. Commission members in attendance: Mike Gnefkow, Janelle Biernbaum, Patrick Clark, Stephanie Como, Bob Huston, Ruth Johnson, Tom McVey, Dr. Kari Monsees, and Pam Shipley. Members absent: Todd Holsman and Dale Jacobson. Quorum noted as present to conduct business.

Also in attendance: Economic Development Director Matt Tapp, City Manager Jim Feuerborn, Assistant City Manager Meredith Hauck, City Clerk Jeanie Woerner, and David Bushek, special economic development counsel from Gilmore & Bell, members of the proposed developer group, Ferd Niemann with White Goss law firm, Andrew Brain and Andy Talbert-AB Development Partners, Zack Henderson and Jessica Spalding-Plutus Group residential developer, and Tom McVey-The Clark Enersen Partners Engineer/Architect.

**3. Approval of Minutes for January 27, 2016**

Motion made by Commissioner Biernbaum second by Commissioner Clark to approve the regular session minutes for January 27, 2016. Approved, 9-0 by roll call vote. Chairman Gnefkow noted the November 30 minutes were work session notes and did not need formal approval.

**4. Public Hearing for the Gateway TIF Plan**

Chairman Gnefkow opened the public hearing at 4:02 p.m. and called for a report. Economic Development Director Matt Tapp and David Bushek, Gilmore & Bell special economic development counsel provided an overview and purposes of the City initiated Raymore Gateway Tax Increment Financing Plan, the redevelopment area and project area #1 located at the northeast corner of 58 Highway and Kentucky Road.

Mr. Bushek reviewed materials provided to the Commission and outlined the procedures the TIF Commission must follow as required under the TIF Act. It was further explained that the original structure and procedure under TIF Act was for

City initiated TIFs. The TIF Commission is tasked with consideration of the TIF Plan, the projects and the proposed developer group, followed by providing recommendations to the City Council. He advised the proposed developer group will be requesting to continue the public hearing to a date certain in February, 2017.

James Cadoret Community Development Director of the City of Raymore, reviewed the City prepared blight study of the project area and provided an overview of the definitions and components of blighted areas. He advised the Commission the area does meet the requirements and definitions of blight.

Mr. Tapp advised the Commission that the City's presentation was complete.

Commissioner McVey recused himself due to his employment at The Clark Enersen Partners, which is one of the firms on the proposed developer group. He stepped down from the dais.

Ferd Niemann with White Goss law firm introduced himself as legal counsel for the proposed developer group. He provided an overview of their draft proposed project.

The following members of the proposed developer group introduced themselves and provided an overview of their involvement in the project: Andrew Brain and Andy Talbert-AB Development Commercial, Zack Henderson and Jessica Spalding-Plutus Group residential developer, and Tom McVey-The Clark Enersen Partners Engineer/Architect. Their next action steps in updating their proposal would be to pursue land acquisition, provide preliminary engineering, redefine their budget, and continue working with City staff. The final step would be to return to the TIF Commission requesting to be selected as the redeveloper for the project, present a detailed proposal, and request approval of the TIF Plan and projects with recommendation of approval to the City Council. Members of the proposed developer group answered general questions of Commission members.

Chairman Gnefkow opened the public hearing for public comment, asking those speaking in support of the project to step forward. None heard. He then asked those speaking in opposition of the project to step forward. The following spoke in opposition:

- Leo and Cathy Dean 1608 Vogt Road
- Keith and Bobbie Bond 16911 Kentucky Road

Chairman Gnefkow asked Mr. Niemann what date the group is asking for the public hearing to be continued to. Mr. Niemann stated February 15, 2017. This would give the team time to put together an acquisition plan; and refine the budget, engineering and site plans.

Motion by Commissioner Johnson, second by Commissioner Biernbaum to continue the public hearing to February 15, 2017 at 4:00 p.m. in Council Chambers at Raymore City Hall. Approved, 9-0 by voice vote.

Chairman Gnefkow called for further business and hearing none, he asked for a motion to adjourn. Motion by Commissioner Biernbaum, second by Commissioner Johnson to adjourn the meeting. Approved, 9-0 by voice vote. Adjourned at 5:15 p.m.

Respectfully submitted,

Jeanie Woerner  
City Clerk