



Agenda

**REGULAR MEETING
GOVERNING BODY
CITY OF LENEXA, KANSAS
17101 W. 87th STREET PARKWAY**

**FEBRUARY 21, 2023
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER Pledge of Allegiance

ROLL CALL

APPROVE MINUTES February 7, 2023 City Council meeting draft minutes
(located in the Appendix)

**MODIFICATION OF
AGENDA**

REAPPOINTMENTS

Planning Commission - John Handley, Ben Harber, Jason Leib

Arts Council - Anne Lawrence-Cherry, Dale Trott, Jennifer Wampler

Parks & Recreation Advisory Board - Gary Ewing, Mike Rzeszut, Diane Schmidt

Building Code Board of Appeals - Ron King

RECOGNITION Scout Blair, visitor to every park in Lenexa

CONSENT AGENDA

Item Numbers 1 through 3

All matters listed within the Consent Agenda have been distributed to each member of the Governing Body for review, are considered to be routine, and will be enacted by one motion with no separate discussion. If a member of the Governing Body or audience desires separate discussion on an item, that item may be removed from the Consent Agenda and placed on the regular agenda.

1. Bid award to Capital Electric for the 2022 Community Development Block Grant (CDBG) Street Lighting Project

Capital Electric bid \$344,367 to install a new street lighting system on 77th Street from Quivira Road north to the city limits, in the Cedar Valley/Holmberg Estates subdivisions, and on Barton Street north of 79th Street.

2. Change order to the contract with Pyramid Contractors, Inc. for the 87th Street Parkway & I-435 Interchange Improvements Project

This change order to the contract with Pyramid Contractors, Inc. for the 87th Street Parkway & I-435 Interchange Improvements Project is for revised construction sequencing, delays, and final quantities for \$226,395.22.

3. Resolution authorizing the termination of a lease, base lease and payment in lieu of taxes agreement as a result of an industrial revenue bond redemption (Williams Equity Investments LLC - Skyline Displays Heartland, Inc.)

In 2016, the City issued \$6.1 million in industrial revenue bonds (IRBs) on behalf of Williams Equity Investments, LLC ("Company") for construction of its facility at 9511 Legler in the Kansas Commerce Center, and entered into a tax abatement and PILOT with the Company. The tax abatement terminated on December 31, 2022 and the Company desires to redeem the IRBs.

END OF CONSENT AGENDA

PUBLIC HEARINGS

4. Consideration of approving Project Plan 1J in the City Center Tax Increment Financing District (City Center Area A Restaurant Row Buildings A1 & A4 Project)

- a. Public hearing to consider approving TIF Project Plan 1J

- b. Ordinance approving TIF Project Plan 1J

- c. Resolution approving the Disposition and Development Agreement with AC2CCL, LLC

- d. Resolution determining the intent of the City to issue approximately \$3.5 million in industrial revenue bonds (IRBs) to help acquire, construct, and equip two restaurant/retail buildings

Tax Increment Financing (TIF) Project Plan 1J contemplates construction of a 9,000 square foot restaurant/retail building and a 8,800 square foot restaurant, surface parking, footings for a future parking deck, sidewalks, landscaping and associated infrastructure, located in the southwest

corner of 87th Street Parkway & Renner Boulevard in the City Center TIF District. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 1J. If passed by a 2/3 vote, the Governing Body will consider adoption of a Disposition and Development Agreement with AC2CCL, LLC. setting forth the terms and conditions for reimbursement of TIF eligible costs with TIF revenues generated from the TIF District. Finally, the Governing Body will consider adoption of a resolution determining City's intent to issue up to \$3.5 million in industrial revenue bonds for construction of the project.

5. Consideration of establishing the City Center Restaurant Row Community Improvement District (CID)
 - a. Public hearing to consider establishing the City Center Restaurant Row Community Improvement District (CID)
 - b. Ordinance establishing the CID
 - c. Resolution approving the Development Agreement with AC2CCL, LLC

The proposed CID includes the City Center Restaurant Row development area located at the southwest corner of 87th Street Parkway & Renner Boulevard. The CID revenues generated from the CID area will be used by AC2CCL, LLC for approved CID costs. The CID Development Agreement sets the terms and conditions for performance and reimbursement.

NEW BUSINESS None

COUNCILMEMBER REPORTS

STAFF REPORTS

6. Community Development Annual Report

END OF RECORDED SESSION

BUSINESS FROM FLOOR

Comments will be accepted from the audience on items not listed on the agenda. Please limit remarks to a maximum of five (5) minutes per person/issue.

ADJOURN

APPENDIX

7. February 7, 2023 City Council meeting draft minutes
8. Reappointment Memo
9. Item 4 -- Project Plan IJ

Dist. Governing Body; Management Team; Agenda & Minutes Distribution List

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