CITY COUNCIL WORK SESSION
April 29, 2024 6:00 p.m.
Administrative Training Room
Blue Springs City Hall
903 W. Main Street
Blue Springs, Missouri

1. Call meeting to order
2. Confirmation of a Quorum
3. City Council Agenda
4. Economic Development
5. No Tax Increase Bond Issue
6. Downtown Master Plan next steps
7. Adjourn

Miscellaneous Items

City Council Meeting – Monday, May 6, 6:00 PM
Parks Commission Meeting – Tuesday, May 7, 6:00 PM
Public Arts Commission Meeting – Wednesday, May 8, 3:30 PM
Planning Commission Meeting – Monday, May 13, 6:30 PM
City Council Meeting – Monday, May 20, 6:00 PM
Memorial Day Holiday – **City Offices Closed** - Monday, May 27
Public Safety Citizen Advisory Board Meeting – Tuesday, May 28, 6:00 PM
Planning Commission Meeting – Monday, May 28, 6:30 PM
City Council Meeting – Monday, June 3, 6:00 PM

This Agenda was posted at City Hall and on the City's website on April 25, 2024.

Erin Ford, City Clerk

TO: Mayor, City Council,
Department Directors, and Press

FROM: Christine Cates
City Administrator

DATE: April 25, 2024

SUBJECT: Agenda Explanations

Item 3 – Council Agenda
Mayor Lievsay will lead a discussion about potential changes to the Council meeting agenda format. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 4 – Economic Development
Discussion of future Economic Development structure, roles, functions, organization, and goals in the City. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

Item 5 – No Tax Increase Bond Issue
Discussion of an election for a bond issue maintaining the City's current debt service levy of $.15 per $100 in assessed valuation for new capital projects. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 6 – Downtown Master Plan Next Steps
Discussion of next steps for implementation strategies of the Downtown Master Plan. Refer to Council Information Form from City Development Senior Director Mike Mallon for additional information.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 24, 2024

SUBMITTED BY: Christine Cates **DEPARTMENT: Administration**

☐ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☒ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Mayor Lievsay will lead a discussion about potential changes to the Council meeting agenda format.

BACKGROUND/JUSTIFICATION

The current Rules of Procedure adopted by City Council for Agenda order is included below;

Order of Business and Preparation of Agenda

A description of items for a City Council agenda shall be forwarded to the City Clerk no later than three weeks prior to the Council meeting. General business items such as contracts and Planning applications shall be added by staff. The remainder of agenda items must be approved by the Mayor or at the request of two (2) Councilmembers.
The order of business on the agenda is as follows:

- Confirmation of a Quorum
- Consent Agenda
  - Approval of previous meeting Minutes
  - Resolutions of a general nature that would not require debate
- Public Hearings and associated proposed ordinances
- Proposed ordinances for development
- Proposed ordinances amending the Municipal Code
- General proposed ordinance
- Presentations
- Items for Information – Board/Commission annual reports and recommendations; items to be available for inspection at the City Clerk's Office.
- Mayoral Comments
- Visitor's Section
- Adjournment

Prior to approval of a consent agenda, any Councilmember may request that any item included on the consent agenda be removed from the consent agenda or amended. The Mayor may change the order of agenda items at their discretion.

The Items for Information on the Council agenda may be included on an agenda for a future Council meeting at the request of the Mayor or two Councilmembers for review or consideration. The agenda may be amended by majority vote of the City Council at the beginning of the meeting. Emergency matters may be added to the agenda, with a description of the nature of

the emergency noted in the journal of the meeting. The agenda of a special meeting may not be amended except by unanimous consent of the Council present.

Agendas shall be posted on the Notice Board in the lobby of City Hall, and on the City's website. The agenda shall note at the bottom the date it was posted. The agenda posted on the website shall be published and sent to email addresses requesting to be notified of the Council agendas.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
N/A	N/A

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. N/A

REVIEWED BY:

Requesting Director: ***Mayor Lievsay***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 23, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☐ Ordinance	☐ Resolution	☒ Presentation	☐ Public Hearing
☐ Contract	☒ Discussion	☒ Economic Dev.	☐ Other

ISSUE/REQUEST

Discussion of future Economic Development structure, roles, functions, organization, and goals in the City.

BACKGROUND/JUSTIFICATION

The City has utilized a number of different compositions for Economic Development functions over the last 10 years; from having an entirely outside Economic Development Council, to having Economic Development be an internal City division within the Administration Department, to a combined Community and Economic Development Department, and most recently, an Economic Development Department.

Since Economic Development was brought back internally to the City in 2016, a number of positions have been directly involved in the function including a Deputy City Administrator (2017), Economic Development Manager (2017-2018 and 2020-2021), Director of Community and Economic Development (2018-2019), Economic Development Coordinator (2017-2019), an Economic Development Director (2022-2024), and Senior Director of City Development (2024).

With the recent vacancy in the Economic Development Director role, staff believes it is a timely opportunity to reexamine the functions, goals, and desired outcomes for Economic Development in the City, as well look to other models of economic development organizations in other cities to help determine the most suitable and sustainable structure for the City in both the short term and long term to help maximize the efforts and realize the greatest returns on investment.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
NA	N/A

STAFF RECOMMENDATION

Staff will participate in the discussion with City Council to provide guidance as to the desired work of Economic Development.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. N/A

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

Future of Economic Development in Blue Springs

City Council Work Session
April 29, 2024

Blue Springs, Missouri
Economic Development

Discussion Topics

1. Ideal Functions of Economic Development
2. Examples of Economic Development Success over the Years
3. Past structures
4. Potential future structures
5. Characteristics of Economic Development in Blue Springs
6. Steps forward

Blue Springs, Missouri
Economic Development

Ideal Functions of Economic Development

1. Strategic Planning
2. Marketing and Promotion
3. Business Attraction
4. Incentives and Real Estate Development
5. Business Retention and Expansion
6. Entrepreneurial and Small Business Development
7. Neighborhood Economic Development
8. Workforce

Blue Springs, Missouri
Economic Development

Examples of Economic Development Success over the Years

- Adams Dairy Landing - 2006
- Faurecia - 2018
- Blue Springs Logistics - 2020
- 40 and 7 TIF/CID - 2004
- VanDoIt - 2021
- Downtown MCRC – 1992 - Current
- Kohl's – 1998, 2017
- Meyer Labs - 2003
- Durvet – 2003, 2019
- Amazon - 2020
- White Oak Marketplace - 2016

Examples of Economic Development Success over the Years

- What factors led to the success?
- What could have been done better?
- What roles did entities play?
  - City staff?
  - External agencies?

Past structures

- Outside Economic Development Council
  - What worked? What did not?
- Internal – Under City Administrator
  - What worked? What did not?
- Internal – Combined Economic and Community Development Department
  - What worked? What did not?

Past structures

- Internal as part of City (Cont.)
  - Under City Administrator
  - Combined Economic and Community Development Department
  - Assistant/Deputy City Administrator, Economic Development Director, Economic Development Manager, Economic Development Coordinator
  - What worked? What did not?

Past structures

- Role of the Economic Development Council – Internal Board
  - Under the City Code
    - The primary focus of the EDC shall be to assist the City Council and designated City staff in the attraction and retention of businesses complementary of the City's long-term vision for economic development, growth, prosperity, and implementation of programs and policies designed to strengthen business partnerships and entrepreneurial collaboration leading to job growth and a healthy local economy.
      - Advise and make recommendations to the Mayor and City Council regarding the sale, acquisition, and development of property.
      - Advise and make recommendations to the Mayor and City Council regarding strategies, objectives and policies to attract and retain business.
      - Advise and make recommendations to the Mayor and City Council regarding general policy guidelines for the City's economic development program except where such recommendations are assigned by State law to another entity
  - What is working? What is not working?

Potential future structures - Economic Development Organization (EDO)

- Public EDO
  - Department/Division of Government
  - Taxpayer Funded
  - Clearly Outlined Roles
- Private EDO
  - Nonprofit Tax Status
  - Public and Private Funding
  - Mission-based Role
- Public-private EDO
  - Nonprofit Tax Status*
  - Public and PrivateFunding
  - Implementation based Role

Blue Springs, Missouri
Economic Development

Public EDO

- Pros
  - Access to public funding sources
  - Control of financial incentives
  - Direct access to public resources (planning, code enforcement, zoning,
  - engineering, etc.)
  - Formal and informal influence
- Cons
  - Susceptible to politics & elections
  - Bound by political jurisdictions
  - Public scrutiny
  - No profit motive
  - Confidentiality
- Things to Consider

Private EDO

- Pros
  - Agile, freedom to make decisions
  - Scopes beyond traditional government services
  - Revenues can be public, private, and fee-for-service
  - Risk taking and innovation

- Cons
  - Susceptible to politics & elections
  - Scope creep to generate revenue
  - Lack of public powers (taxing, public land management, zoning, etc.)
  - Board engagement & involvement

- Things to Consider

Blue Springs, Missouri
Economic Development

Public-Private EDO

- Pros
  - Limited politicization
  - Freedom in hiring, firing, and compensation
  - Calculated risk tolerance
  - Public funding with less red tape
  - Sustainable funding opportunities
- Cons
  - Limited accountability
  - Susceptible to lack of transparency
  - Public trust
  - Blurred decision making
- Things to Consider

Blue Springs, Missouri
Economic Development

Characteristics/Attributes of Economic Development in Blue Springs

- Proactive
- Professional/Ethical
- Responsive
- “Sell the City”
- Capable/Knowledgeable
- Relationships/Consensus building
- Aware of trends in Industry/Connected
- Island vs. herd mentality

Blue Springs, Missouri
Economic Development

Hybrid Public/Private Economic Development Organization in Blue Springs

- Combined efforts of multiple entities:
  - City Council, City Staff, Blue Springs Chamber of Commerce, Economic Development Council
    - Strategic Planning - City Council, EDC, City Staff
    - Marketing and Promotion – City Staff
    - Business Attraction – City Staff, Retail Strategies
    - Incentives and Real Estate Development – City Staff

Blue Springs, Missouri
Economic Development

Hybrid Public/Private Economic Development Organization in Blue Springs

- Business Retention and Expansion – Chamber and City Staff
- Entrepreneurial and Small Business Development – Chamber
- Neighborhood Economic Development – City Staff and Chamber
- Workforce – City Staff and Chamber

Blue Springs, Missouri
Economic Development

QUESTIONS?

Blue Springs, Missouri
Economic Development

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 24, 2024

SUBMITTED BY: Christine Cates **DEPARTMENT: Administration**

☐ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☒ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Discussion of an election for a bond issue maintaining the City's current debt service levy of $.15 per $100 in assessed valuation for new capital projects.

BACKGROUND/JUSTIFICATION

The property tax levy for debt service is $.15 per $100 of assessed valuation. The debt service levy is used for debt service payments on the City's General Obligation bonds. Annually, the debt service levy generates approximately $ 1.7 million. This is an increase of $600,000 or 54% over the amount generated in 2008 of approximately $1.1 million.

In 2008, the voters approved a No Tax Increase Bond issue that authorized the issuance of $28 million in bonds. The bonds were issued in 2009(A&B) and 2012 for a total of $22.69 million. The funds from these bonds were used to complete Woods Chapel Improvements and the diverging diamond interchange, the Moreland School Road extension to Liggett Road, and the Colbern Road and 7 Highway.

The debt service property tax levy will start to decrease within the next two years if another bond issue is not approved by the voters. The City's financial advisor, Baker Tilly has prepared estimates for a new 20-year bond issue and the proceeds are estimated to be:

1. A bond issue using the $.15 property tax levy for debt and the 3% marijuana sales tax would generate an estimated $27.5 - $29 million in proceeds for projects.
2. A bond issue based only on the property tax levy would generate $18.7 - $21.5 million in proceeds for projects.

There are several projects on the unfunded list in the Capital Improvements Program (CIP) that may be considered, including:

Project #	Description	Estimated Cost
ST-01	Adams Dairy Parkway VII (Roanoke to Pink Hill Rd)	$ 5,100,000
ST-07	Vesper Street Improvements	$ 6,300,000
ST-09	Woods Chapel Road (Walnut Street to US 40 Highway)	$ 8,400,000
ST-33	South Outer Road Reconstruction	$ 3,000,000
ST-49	ADP Duncan Road Right Turn Lane	$ 1,725,000
ST-50	Traffic Signal Fiber Line	$ 360,000
ST-55	SW 12th Street Improvements	$ 4,885,000
ST-58	ADP Street Lighting 2 Moreland School Road to Wyatt Road)	$ 2,100,000

ST-59	Signalized Intersection Upgrades	$ 400,000

In addition, the Council may recommend other projects for funding that are not currently in the CIP, including other street projects, the purchase of property or Downtown projects.

The final certification day for the August 6, 2024, election is May 28, 2024, and the final certification day for the November 5,2024 election is August 27, 2024.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
N/A	N/A

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A
Date:	N/A
Action:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. N/A

REVIEWED BY:

Requesting Director: ***Christine Cates***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: April 23, 2024

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☐ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
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ISSUE/REQUEST

Discussion of next steps for implementation strategies of the Downtown Master Plan.

BACKGROUND/JUSTIFICATION

City Council adopted the Downtown Master Plan on March 18, 2024, following months of public meetings and gathering stakeholder input. The new Downtown Master Plan includes many development concepts and scenarios; as well as, public infrastructure and private investment ideas to help cultivate the continued redevelopment efforts in downtown.

Next Steps are outlined in the plan to provide implementation strategies, including a schedule, priorities and key organizations that need to be involved in the implementation of the Downtown Master Plan.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
N/A	N/A

STAFF RECOMMENDATION

Staff will participate in the discussion with City Council to provide guidance as to the desired next steps.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Next Step Section from Downtown Master Plan

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***N/A***	City Administrator: ***Christine Cates***

NEXT STEPS

IMPLEMENTATION STRATEGIES

Much like a comprehensive plan, the Blue Springs Downtown Master Plan will change and evolve over time. Property changes hands, funding sources come to light, economic forces evolve, and priority projects change. All these factors affect the implementation schedule of projects within the Plan.

This chapter summarizes the implementation schedule starting with the organizations involved, recommended policies and funding sources, priority projects, the time frame for completion, and probable costs. The City of Blue Springs can use the implementation schedule to shape planning and policy efforts for the future.

- Schedule and Priorities
- Key Organizations

SCHEDULE & PRIORITIES

The Downtown Master Plan establishes a concept for the future of downtown. The plan includes many projects that will be developed incrementally over time, and requires setting priorities, completing initial steps, and evaluating new conditions along the way. Blue Springs' ownership of the Yard site presents an opportunity to garner momentum for future private investments.

The City with coordinating agencies and other principals in the development process should maintain a five year Downtown capital program, updated annually, much as city and state governments do with their capital improvement plans. The tables in this chapter identify individual projects and provides a conceptual schedule for their implementation. However, market demands and opportunities will inevitably affect this schedule.

Annually, the City should update the schedule, based on priority criteria. These evaluative criteria may involve applying the following questions to specific projects at the time of consideration:

- Does the project respond to specific or high-profile community issues or needs?
- Does the project generate maximum private market response?
- What is the project's potential to transform the image of the area and community?
- Does the project attract both local residents and visitors, increasing business traffic and creating new reasons for people to be downtown?
- Does the project support the growth of existing businesses?
- Does the project capitalize on established, but unmet, market needs?
- Can the project be realistically implemented within a reasonable time frame with potentially available resources?
- Does the project generate substantial community support or consensus?
- Does the project incorporate and leverage outside funding sources, such as state grants or charitable contributions?

	Schedule				Lead	Notes
	Ongoing	*<3 Years*	*3-10 Years*	*10+ Years*		
RAILSIDE AREA					**Private/Public**	
New Main Street Mixed Use			x	x	Private	Market-driven project that is master planned. Project will likely need development incentives.
Reuse of Church		x	x		Non-profit/Public	City to initiate reuse study for church, annex, sanctuary. Assume $125k for study.
Reuse of Church Annex		x	x		Private/Public	City to initiate reuse study that includes an opinion of costs.
Reuse of Church Sanctuary		x		x	Non-profit/Public	City to initiate reuse study that includes an opinion of costs.
Form Arts Collaborative		x			Non-profit	City to require formation prior to commissioning reuse study of Sanctuary.
Upgrade 14th Street			x		Private	City to maintain improvements.
New Railside Trail			x		Public	Assume $70 linear foot.
Reuse/Redevelopment of School of Economics			x	x	Private/Public	Assume $240 SF for farmer's market shelter. Demolition may be $125k-$200K.
New Townhomes (or Multi-family)			x		Private	Market-driven project that is master planned. Flexible scenario to allow multi-family. Project will likely need development incentives.
New Community Gardens			x		Private	City to maintain as park.
New Mini-Park			x		Private/Public	Developer to build 1-acre park. City to possibly maintain. Assume starting cost of $3 SF.
Improved Parking Lot			x		Private	Market-driven project that is master planned.
Brownfield Redevelopment				x	Public	Prepare brownfield study.

YARD AREA	Schedule				Lead	Notes
	Ongoing	*<3 Years*	*3-10 Years*	*10+ Years*		
New Main Street Mixed Use		x			Private/Public	City to release RFP.
New Multi-family Housing		x			Private/Public	City to release RFP
New Townhouses				x	Private	Flexible scenario to allow multi-family.
Redevelop City Maintenance Building				x	Public/Private	Site could be a parking lot instead of being developed. Assume $70,000 for demolition and site clean-up.
Upgrade 14th Street		x			Private	Privately improved. City to maintain street.

CORE AREA	Schedule				Lead	Notes
	Ongoing	*<3 Years*	*3-10 Years*	*10+ Years*		
Business Recruitment	x				Private and Chamber	Chamber to continue recruitment.
New Main Street Streetscape		x			Public	Commit funding. Assume $100k for schematic design. Assume $1.35M per block.
Redesign Rear Parking Lot			x		Private/Public	City to negotiate ownership and leasing.
Façade Enhancement Program Update	x				Public	Commit funding and update facade program.
Rear Façade Enchancement Program		x	x		Public	Commit funding and update facade program.
New Parking Deck				x	Private/Public	Project will likely need significant development incentives. Assume $30,000 per stall.
New Oak Street Development				x	Private	Market-driven project.
Oak Street Improvements				x	Private/Public	Privately developed and City to maintain street.
New Multi-family Development (Post Office area)				x	Public/Private	City to assemble property.
Main Street Redevelopment Site (Main & 10th)			x		Public/Private	City-owned property. City to release RFP for development.
Main Street Reuse (Main & 11th)			x		Private	Possible TIF if occupied by a new restaurant
Redesign Public Parking Lot				x	Public	Develop after streetscape project.

EAST MAIN AREA	Schedule				Lead	Notes
	Ongoing	*<3 Years*	*3-10 Years*	*10+ Years*		
Masonic Temple Reuse	x			x	Private	Possible public intervention if there is no private market demand. The project may be eligible for historic tax credits. Project will likely need development incentives.
Alley Cooperative Parking	x				Private	Advisory project only. Subject to owner's interest.
800 Block Redevelopment		x			Private	Market-driven project. Project will likely need development incentives.
805-807 Main Street Development				x	Private	Market-driven project. Project will likely need development incentives.
Single-family Redevelopment	x				Private	Market-driven project that should be master planned with 800 Block. Project will likely need development incentives.
Shoppes on Main Parking Lot Improvements	x				Private	Advisory project only. Subject to owner's interest.
Gateway Improvements			x	x	Public	Schematic design during streetscape redesign. Assume $300K

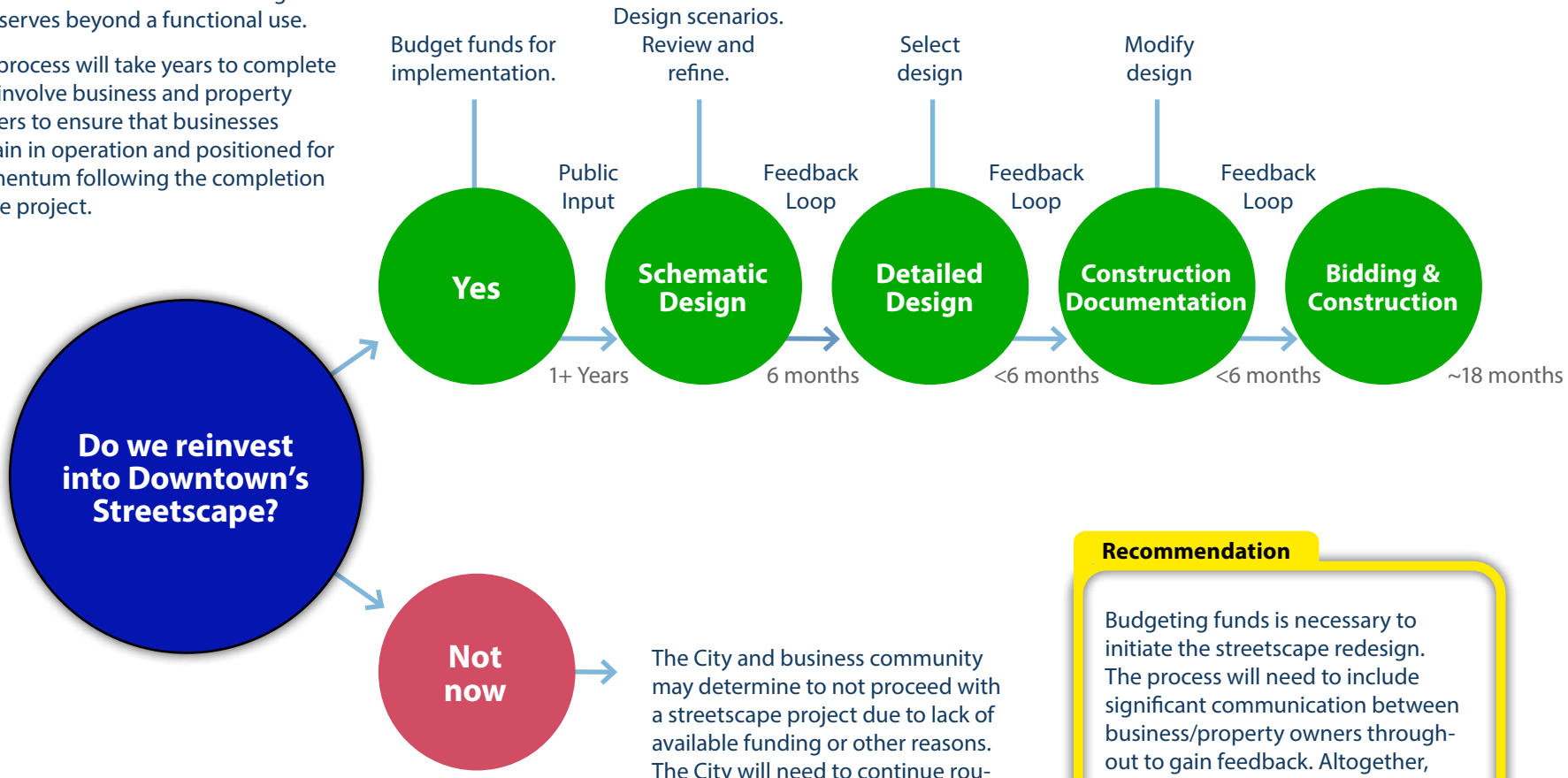
CENTRAL PARK	Schedule				Lead	Notes
	Ongoing	*<3 Years*	*3-10 Years*	*10+ Years*		
Schematic and Detailed Design			x		City	Initiate project when residential growth occurs. Assume $75K for design
Construction				x	City	Assume $4M for construction.

MOBILITY STRATEGIES	Schedule				Lead	Notes
	Ongoing	*<3 Years*	*3-10 Years*	*10+ Years*		
Linkage to High School and Career Innovation Center			x		Public	Assume $70 linear foot for trail and $25 linear foot for new sidewalks.
Linkage to Central Park				x	Public	Assume $40 linear foot for wide walkway.
Complete the Sidewalk Network	x				Public	Assume $25 linear foot for 5' sidewalk.
District Parking and Signage		x			Public	Assume $35K for citywide design of signage and ~$1K per sign installation.
Implement Active Transportation Plan	x				Public	Prepare a citywide Active Transportation Plan. Assume a cost of $125K.
Main Street Reconstruction	x	x	x		Public	Commit funding for schematic design and construction. Assume $100k for schematic design. Assume $1.35M per block for construction.

STREETSCAPE PROCESS

The purpose of rebuilding the streetscape is to resolve ADA conflicts and replace it with a memorable design that serves beyond a functional use.

The process will take years to complete and involve business and property owners to ensure that businesses remain in operation and positioned for momentum following the completion of the project.



The City and business community may determine to not proceed with a streetscape project due to lack of available funding or other reasons. The City will need to continue routine maintenance and address ADA issues by situation.

Recommendation

Budgeting funds is necessary to initiate the streetscape redesign. The process will need to include significant communication between business/property owners throughout to gain feedback. Altogether, the process will take a minimum of 2 years. However, since no funding has been identified, the process will take more time.

BUILDING FACADES	Schedule				Lead	Notes
	Ongoing	*<3 Years*	*3-10 Years*	*10+ Years*		
Façade Enhancement Program (update)	x				Public/Private	Update program to improve incentives for businesses.
Rear Façade Enhancement Program	x		x		Public/Private	Favor applications for front facade enhancements.

NEIGHBORHOOD STRATEGIES	Timeline				Lead	Notes
	Ongoing	*<3 Years*	*3-10 Years*	*10+ Years*		
Continue evaluating needs of the neighborhood	x				Private	Continue existing neighborhood programs that support homeowners. City to possibly take a role in assembling property for future redevelopment.

KEY ORGANIZATIONS FOR IMPLEMENTATION

The previous chapters of this plan focus on the physical components to reach a revitalized downtown. This section considers organizational aspects for Downtown and offers recommendations that can strengthen the support structure for the district. Successful development efforts require successful organizations, appropriate policies, and successful public/private partnerships.

Recommendation

Decommission the Downtown Review Board

City of Blue Springs

The City of Blue Springs is responsible to implement and guide the recommendations of the Plan. All city departments must be involved in day-to-day implementation – Community and Economic Development, Public Works, Parks and Recreation – they all have a role to play. The Mayor and City Council, under guidance from the City Manager, will oversee the overall plan strategies. The Planning and Development Director will undertake the day-to-day implementation, working with other departments as necessary.

Blue Springs Downtown Alive!

As implementation begins to unfold it is important that the Blue Springs Downtown Alive! be involved early and throughout the process.

Established in 2011, Downtown Blue Springs Main Street, Inc. is a 501(c)3 nonprofit organization dedicated to the revitalization of downtown. The mission of Blue Springs Downtown Alive! is to engage in historic preservation, revitalization activities, and education; by encouraging the cooperation of downtown merchants, property owners, residents and partners, creating a positive image of downtown, strengthening the economic base, and providing design education to improve the appearance and vitality of the downtown area.

Our vision is a healthy, vibrant downtown, creating a great city in which to live, work, shop, and play for the benefit of all residents and businesses in Blue Springs.

This organization will likely act as the advisory group to the next phases of updating public spaces, such as the streetscape and park.

Main Center Redevelopment Corporation

Chapter 353 tax abatement is an incentive allowed by Missouri law to encourage the redevelopment of blighted areas through the abatement of real property taxes. The city formed the Main Center Redevelopment Corporation (MCRC) to administer the downtown 353 incentive program.. Under Chapter 353, tax abatement on real property taxes is available for a period up to 25 years. Depending on the level of investment, applicants can qualify for:

- Up to 100% abatement on the assessed value of the improvements on the property (excluding land) for the first 10 years.
- 50-100% abatement on the assessed value of the improvements on the property (excluding land) for the next 15 years.
- 50% reduced building permits.

Downtown Review Board

Currently, the Downtown Review Board (DRB) acts as the Governing Body for the Downtown Development Code (DDC) and Sign Code within the Downtown Zoning District. Only alterations and additions to the principle structure will be reviewed in the T3 (Sub-Urban) Zoning District. Accessory structures in the T3 (Sub-Urban) Zoning District will be reviewed administratively. Temporary signage will be reviewed administratively in the Downtown Zoning District.

All development applications in the City have their project reviewed by city staff, Planning Commission, and City Council. However, projects in downtown includes additional steps for applicants - a review by the DRB and Historic Preservation Commission (HPC). Having additional steps to the approval process lengthens the development process beyond other areas of the community and metro. To improve this process, this plan recommends that the responsibilities of the DRB be completed by City Staff administratively and or the Planning Commission as determined necessary based on the City's Unified Development Code. Effectively, this will result in the decommissioning the Downtown Review Board to provide a more efficient process while retaining the duties of the Board.

Downtown CID

Downtown's Community Improvement District (CID) is a non-profit corporation that can issue bonds, levy taxes, and apply special assessments to finance public improvements, public services, and blight removal. The CID collects 1% of the district's sales tax revenue and decides how the funds are spent. The CID could finance the future upgrades and ongoing maintenace of the streetscape.


BLUE SPRINGS
DOWNTOWN

RDg

PLANNING ● DESIGN