BLUE SPRINGS
MISSOURI

ECONOMIC DEVELOPMENT COUNCIL MEETING

Wednesday, December 17, 2025 8:15 AM
Training Room – 210
Blue Springs City Hall
903 W. Main St
Blue Springs, Missouri

Agenda

1. Call Meeting to Order
2. Confirmation of a Quorum
3. Approval of August 20, 2025 Minutes
4. Approval of October 15, 2025 Minutes
5. Staff Update
6. Economic Development Workplan Discussion led by the Mayor
7. City's Comprehensive Plan Discussion
8. Downtown Development Updates
    a. Streetscapes Enhancements Project Update
    b. Lumberyard – Flaherty & Collins
    c. Church RFP
    d. 1104 – 1110 Main Street – Parking lot
    e. Central Park
    f. Main Street Redevelopment Corporation – updated incentives booklet

9. ADP Mixed-Use Development – Griffin Riley
10. North 7 Highway Commuter Lot – Lux II
11. Former Jack in the Box - Bojangles
12. Adjournment

This agenda was posted at City Hall and on the City's website on December 15, 2025 A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF ECONOMIC DEVELOPMENT COUNCIL MEETING
WEDNESDAY, August 20, 2025

A meeting of the Blue Springs Economic Development Council was held at 8:15 a.m. on Wednesday, August 20, 2025, in the Administration Training Room of Blue Springs City Hall, 903 W. Main Street with Vice-Chair Roy Boyd, presiding.

CONFIRMATION OF QUORUM	Becky Nace, Chairperson-1 Lyle Shaver-2 Terri Gilgour-2 Adam Hathhorn-1 Joey Connaughty-1	Kirk Lair-2 Kirk Sampson-2 Lara Vermillion-2 Zachary Harrell-1 Roy Boyd, Vice Chair-2
STAFF & OTHER ATTENDEES	Senior City Development Director Mike Mallon Assistant City Development Director Nic Hutchison Galen Ericson District 1 Councilmember Christine Cates, City Administrator	
CALL MEETING ORDER	Vice Chair Roy Boyd called the meeting to order at 8:15a.m.	
APPROVE February 19, 2025 MINUTES	Member Lair moved to approve the minutes of the April 16, 2025 meeting of the Economic Development Council. The motion was seconded by Member Vermillion and carried unanimously.	
4.City Council Strategic Plan Update	Senior Director, Mike Mallon, presented updates of the Strategic Plan which was approved at the most recent City Council Meeting.	
5. Updates on Economic Development position	Mr. Mallon discussed the difficulties with longevity and stability in this role. Mr. Mallon discussed that the City is looking for the role to be more of a Program Administrator. Member Connaughty stated that she feels using this route to hire will help to overcome past experiences that can hinder the position. Member Sampson asked who will be involved in the hiring process. Mr. Mallon stated that the most important part of the position, is about retaining the businesses we have. Mr. Mallon stated that that will indeed be a large part of what the position will consist of.	
6. MCRC extension	Mr. Mallon discussed the tax incentives and building fee discounts for the downtown area that the MCRC covers. The MCRC Committee has discussed extending the boundary to cover some residential. The policy and building fee reduction was extended for 3 more years to help with the downtown development. The 3 year extension will be brought to City Council on September 2nd for approval.	

7. Downtown Streetscape Updates

A presentation was given at City Council in June, and are working on decisions with light poles, sidewalk sizes, design, parking, street trees and signage. City Development has been working with Cochran for design elements on each block. Staff has been having bi-weekly meetings with consultants to keep the momentum going. The goal is to have streetscape designs approved by the end of the year.

8. Review of New RFP—Commuter Lot on 7 Hwy

Mr. Mallon discussed that the City released a request for proposal on Monday for the former commuter lot next to the North Price Chopper.

9. Updates on Grifin Riley Project at Adams Dairy Parkway

Mr. Mallon discussed where is the process the City is with Grifin-Riley on the Adams Dairy Parkway project. Staff has been meeting with them and a purchase and sale agreement to take to City Council. Grifin Riley is working on finalizing designs and starting incentive discussions with the City.

10. Updates on Flaherty & Collins Project at the Lumberyard

Mr. Mallon discussed the ongoing work and discussions being had around the Lumberyard project. Discussions about the number of units, retail and the potential for development of adjacent properties that the City owns.

Member Connaughty asked about the size of the commuter lot property. Mr. Mallon stated that it is just under 3 acres. Mr. Mallon discussed that the City would like to see mixed-use building with high quality residential, to compliment the Major Lux apartments to the north and to help add retail square footage.

11. Board Strategic Planning & Discussion

Committee members discussed businesses they have heard about closing or coming into town. Member Shaver discussed his concerns for downtown parking with the Lumberyard project. Mr. Mallon discussed the Blue Springs Business and Technology Park's progress.

NEXT MEETING

The next meeting of the Council will be Wednesday, June 18, 2025.

ADJOURNMENT

At 9:15 a.m. there was no further business to come before the Economic Development Council, Member Shaver moved the meeting be adjourned. The motion was seconded by Member Lair and carried unanimously.

Becky Nace, Chairperson

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF ECONOMIC DEVELOPMENT COUNCIL MEETING
WEDNESDAY, April 16, 2025

A meeting of the Blue Springs Economic Development Council was held at 8:15 a.m. on Wednesday, April 16, 2025, in the Administration Training Room of Blue Springs City Hall, 903 W. Main Street with Chairperson, Becky Nace, presiding.

CONFIRMATION OF QUORUM

Becky Nace, Chairperson-2	Kirk Lair-2
Lyle Shaver, Vice Chair-1	Kirk Sampson-1
Ann Benson-1	Lara Vermillion-2
Terri Gilgour-2	Roy Boyd-2
Adam Hathhorn-1	Brian Denny-1

STAFF & OTHER ATTENDEES

Senior City Development Director Mike Mallon
Assistant Director of City Development Nic Hutchison
Recording Secretary Traci Breshears
Galen Ericson District 1 Councilmember
Christine Cates, City Administrator
George Schmitz, Assistant to the City Administrator

CALL MEETING ORDER

Chair Becky Nace called the meeting to order at 8:15a.m.

APPROVE August 20, 2025 MINUTES

As the minutes were not in the packet, Mr. Mallon stated that the minutes would be in the December packet for approval.

4. City Council Strategic Plan Presentation

George Schmitz, Assistant to the City Administrator, presented the Strategic plan to the Council. Member Denny asked about the breakdown of growth. Mike Mallon, Senior Director of City Development, stated building permit data, projected current projects and that we have 3 city owned properties going through a process for multi-family housing, which will help the city to grow in strategic places. Mr. Mallon stated that infill is a big priority within the city. Member Denny asked about how they reached out for the downtown project. Mr. Mallon explained the RFP process that the old woodyard lot went through. Chairperson Becky Nace discussed the increase in crime in surrounding cities. Christine Cates, City Administrator stated that October 28 is the Public Safety Board is holding a public forum and that it would be a good opportunity to see what the Police Department is doing to help with this. Mr. Schmitz stated that the Strategic Plan placed the goal of 2 officers for every 10,000 residents. Chairperson Nace asked about the school district's changes and growth. Member Boyd mentioned that the School District is working on building their CIC School.

Council Member Galen Ericson and Member Roy Boyd discussed the Downtown Entertainment District.

5. Updates on Economic Development Position

Mike Mallon, Senior Director of City Development, discussed the updates to the Economic Development position.

NEXT MEETING The next meeting of the Council will be Wednesday, June 18, 2025.

ADJOURNMENT At 9:18 a.m. there was no further business to come before the Economic Development Council, Member Vermillion moved the meeting be adjourned. The motion was seconded by Member Boyd and carried unanimously.

BLUE SPRINGS ECONOMIC DEVELOPMENT COUNCIL

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Becky Nace, Chairperson



1

Strategic Plan Priority Goal

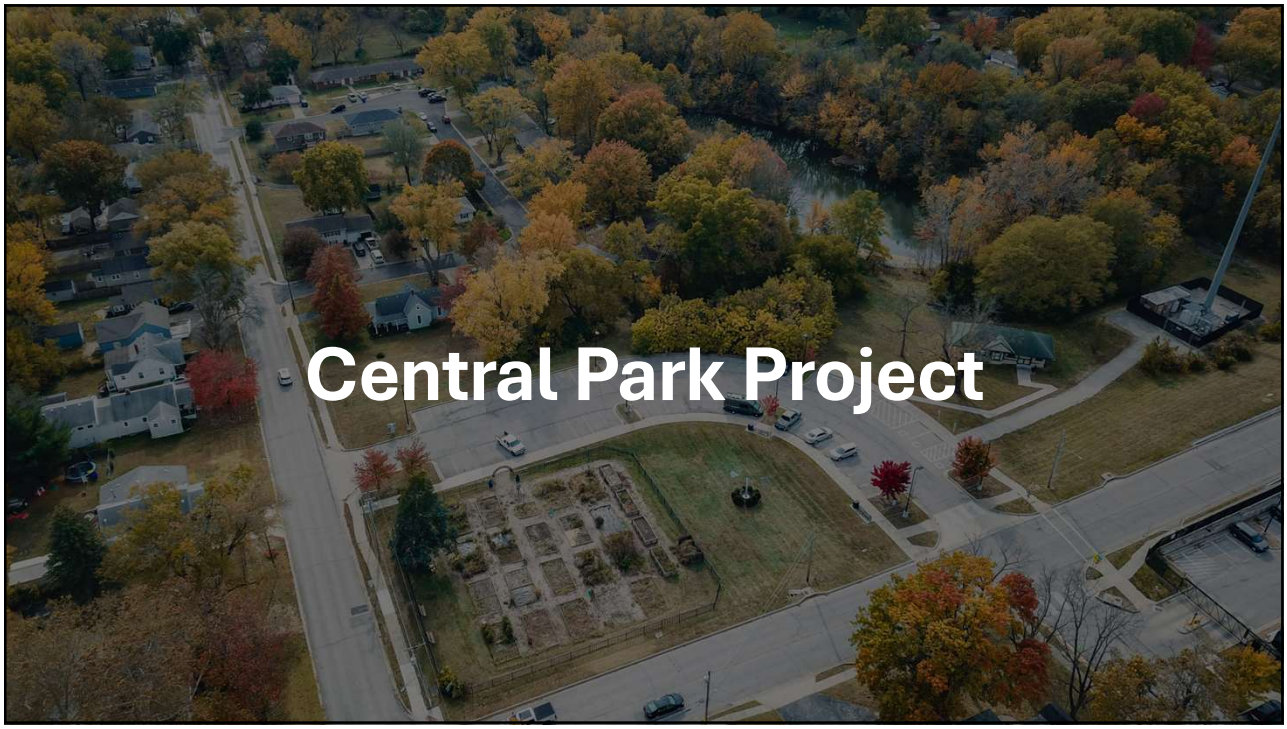
Continue to develop Downtown to be a destination for the entire Blue Springs community with a variety of residential housing opportunities and diverse dining, entertainment, and retail.

2

Downtown Projects

- Central Park Project
- The Lumberyard Development
- Former First Baptist Church
- Downtown Streetscape Enhancements Project

3



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Central Park Project

- Located at 11th and Walnut off Main Street.
- Will transform an existing park area that is currently undeveloped.
- Opportunity to introduce nature into the urban Downtown setting, offering a public, community recreation area for all to enjoy.

5

Central Park Project

- Aspects of the project include:
  - Redesigning sidewalks and parking for better access.
  - Development of loop trail as a local recreation amenity.
  - Creation of a newly activated gathering space designed for events and daily community use.
  - Enhancements for landscaping, pathways, and seating to knit the park into Downtown's pedestrian network.

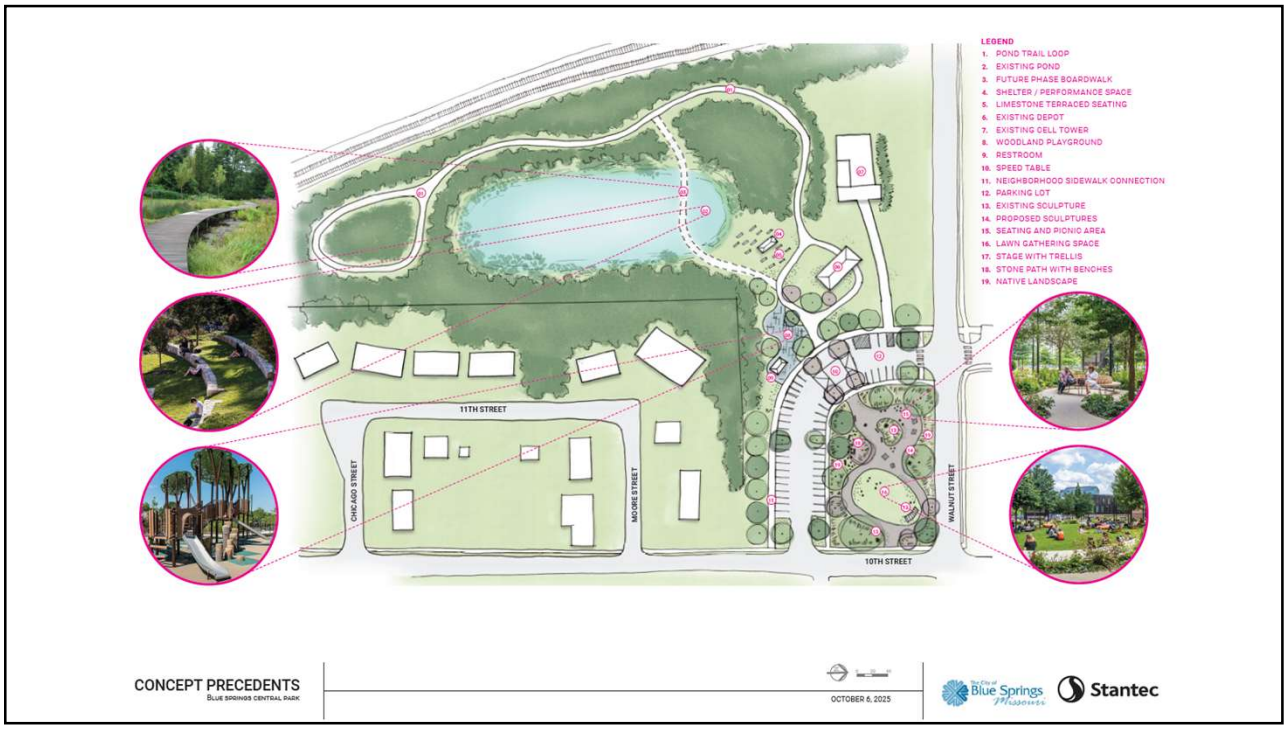
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LEGEND
1. POND TRAIL LOOP
2. EXISTING POND
3. FUTURE PHASE BOARDWALK
4. SHELTER / PERFORMANCE SPACE
5. LIMESTONE TERRACED SEATING
6. EXISTING DEPOT
7. EXISTING CELL TOWER
8. WOODLAND PLAYGROUND
9. RESTROOM
10. SPEED TABLE
11. NEIGHBORHOOD SIDEWALK CONNECTION
12. PARKING LOT
13. EXISTING SCULPTURE
14. PROPOSED SCULPTURES
15. SEATING AND PICNIC AREA
16. LAWN GATHERING SPACE
17. STAGE WITH TRELLIS
18. STONE PATH WITH BENCHES
19. NATIVE LANDSCAPE
11TH STREET
CHICAGO STREET
MOORE STREET
WALNUT STREET
10TH STREET
CONCEPT PRECEDENTS
BLUE SPRINGS CENTRAL PARK
OCTOBER 6, 2025
Blue Springs
Stantec

9


THE LUMBERYARD
Lumberyard Development
BLUE SPRINGS, MISSOURI
FLAHERTY & COLLINS PROPERTIES
HOEFER WELKER

10

Lumberyard Development

- The property was declared surplus in September 2024 with a Request for Proposal (RFP) then posted to solicit redevelopment plans for the property.
- Transformation of the vacant site into an active, mixed-use development.
- First floor commercial space, residential units above.
- New resident base added to the Downtown market with commercial space to further attract new types of dining and retail.

11



12



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Former First Baptist Church

- The City purchased the site of the Former First Baptist Church in January of 2025.
- The City will be issuing a Request for Proposals (RFP) for the site by the end of this year.
- RFP will have no specific elements that need to included such as the required removal of existing buildings or the reuse/restoration of existing buildings.
- Proximity to Downtown Core and the Lumberyard Development makes the development of this site an exciting prospect for Downtown Revitalization.

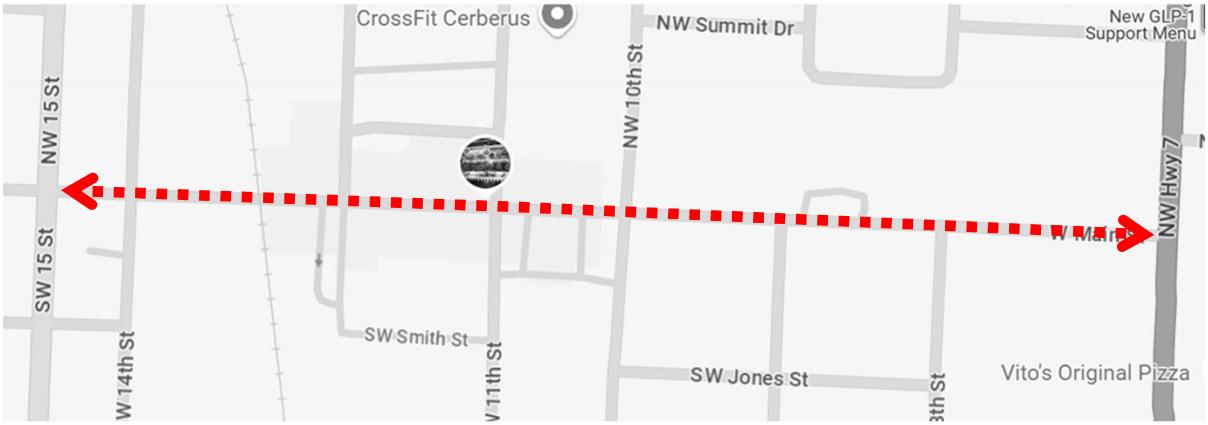
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Downtown Streetscapes Project

15th Street to 7 Hwy



16

Streetscape Goals

- Create a friendly, and safer pedestrian environment that invites people to walk from destination to destination in the district.
- **Downtown Master Plan** – "Pedestrian safety is a key ingredient to a walkable downtown. Pedestrians need to feel safe crossing streets, exiting their cars, and utilizing public spaces."
- Prioritize pedestrians and address the Major ADA Conflicts that were identified in the Downtown Master Plan.

17

Communication

- The City will be in frequent communication with Downtown Business and Property owners to help minimize disruptions as much as possible.
- Outreach has already begun and will be sustained throughout the project.

18

During Construction

- All business and property owners will be hand delivered construction activity/notification letters for phases of the project.
- Contractor will provide access to all buildings during construction except during excavation, forming and curing.
- Pedestrian Bridges and Temporary Walkways will be constructed to accommodate continued foot traffic and pedestrian access.

19

Streetscape Design

- The Manual on Uniform Traffic Control Devices (MUTCD) is a federally-developed guidance document that sets the national standards for all traffic control devices – signage, signals, pavement markings, barriers, etc. – installed on any street, road, highway, or bikeway open to public travel.
- The final parking and sidewalk configurations offered will be compliant with MUTCD standards to account for additional bump outs, street safety measures, parking distance from stop bars/crosswalks, etc.
- These configurations/designs will also address the Major ADA Conflicts that were identified in the Downtown Master Plan.

20

Downtown Master Plan Streetscape Scenarios

MAIN STREET

Streetscape Scenarios

When rebuilding the streetscape from building-face to building-face, the design should involve building/business owners and consider all of the desired amenities expressed by the participants in the planning process, including wider sidewalks, seating areas, lighting, parking configuration, art and more. Having all of the desired amenities will not fit in the available space, so a more detailed design process is necessary to find agreement. Possible scenarios for a future street configuration are explored as part of the Downtown plan.

- **Do Nothing.** Defer improvements.
- **Rebuild Angle Parking.** The parking configuration remains and the scope of sidewalk amenities are limited.
- **Hybrid Angle and Parallel.** One side of the street is retained for angle parking and the other side becomes parallel parking to allow for some wider sidewalks.
- **Parallel Parking.** Both sides of the streets becomes parallel parking to allow for wider sidewalks and sidewalk amenities.
- **Angle Parking with Large Bump-outs.** Both sides of the street have angle parking and large bump-outs for outdoor seating near restaurants.

All options will likely influence the total yield of parking. To balance this change, additional parking needs to be defined in the surrounding area and have logical connections to the district.

2023 - Current Condition



Figure 11a: Retain Parking and install string lights over the street



Figure 11b: Hybrid Parking: Angle and Parallel

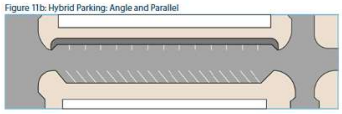


Figure 11c: Parallel Parking & Bump-outs at Intersections

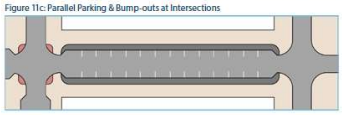
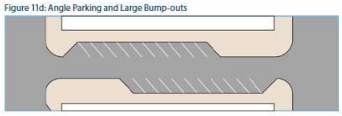


Figure 11d: Angle Parking and Large Bump-outs



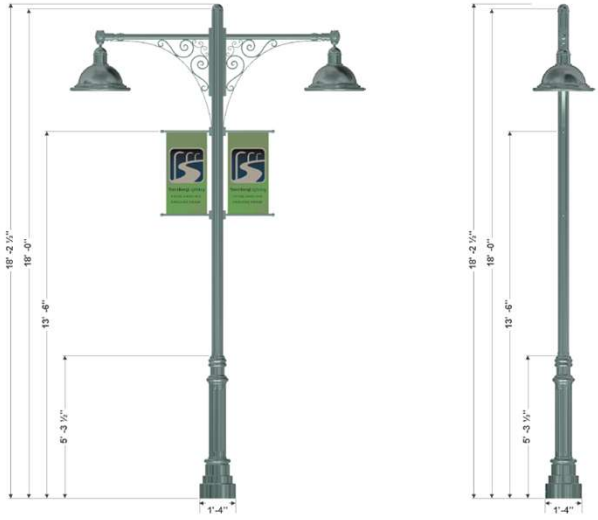
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Parking / Sidewalk Configuration

- Reflecting the public feedback received, Mayor and Council voted to approve the Hybrid configuration of Parking as well as the double lamp Street Light option.
- Hybrid Angle and Parallel – 15’ Sidewalks – One side of the street is retained for angle parking and the other side becomes parallel parking to allow for wider sidewalks.
- Diagonal spots could be placed on either side of Main Street, but in an effort to maximize parking yield, angled parking will be placed on the South side of Main Street.

22

Streetlight Design



23

Parallel / Diagonal Parking Hybrid, 15′ wide sidewalks – Double Lamps



24

Parking on Main Street

- From 15th St to the Railroad Crossing = 22 Parking Spots (10 Diagonal / 11 Parallel)
- From the Railroad Crossing to 12th St = 7 Parking Spots (5 Diagonal / 2 Parallel)
- From 12th St to 11th St = 42 Parking Spots (All Diagonal)
- From 11th St to 10th St = 10 Spots (All Parallel)
- From 10th St to 7 Hwy = 47 Spots (All Parallel)
- **TOTAL = 118 Striped Parking Spots on Main Street from 7 Hwy to 15th St**

25

Parking on Main Street

- When this project began development, it was assumed that any changes to the Streetscape would likely influence the yield of parking on Main Street, potentially losing spaces.
- As of right now, there are **118 Striped Parking Spots on Main Street** from 15th St to 7 Hwy.
- Currently, our preliminary site plan with the improved streetscapes and 15' sidewalks has **118 Striped Parking Spots** on Main Street.
- Configuration and placement will change, but the total number of spots will remain the same.

26

Public Parking Lots on Main Street



27

BRAND NEW PUBLIC PARKING LOT



28