BLUE SPRINGS
MISSOURI

MINUTES OF ECONOMIC DEVELOPMENT COUNCIL

1. MEETING INFORMATION

A meeting of the Economic Development Council of the City of Blue Springs, Missouri, was held on Wednesday, December 17, 2025 at 8:15 a.m. in Training Room –210, located at City Hall, 903 W Main St, Blue Springs, Missouri with the Chairman Becky Nace presiding.

2. BOARD ATTENDANCE

Becky Nace, Chairperson
Kirk Sampson
Dennie Bryan-Absent
Terri Gilgour
Lyle Shaver
Roy Boyd
Joey Connaughty-Absent
Lara Vermillion
Adam Hathorn
Kirk Lair

3. STAFF ATTENDANCE

Nic Hutchison, Director of City Development
Christine Cates, City Administrator
George Schmitz, Assistant to the City Administrator
Chris Lievsay, Mayor
Galen Ericson, City Council, District 1
Traci Breshears, Recording Secretary

4. CALL MEETING TO ORDER AND CONFIRMATION OF QUORUM

Chairperson, Becky Nace, called the meeting to order at 8:15 am. Recording Secretary, Traci Breshears called roll to confirm quorum.

5. APPROVAL OF MINUTES

Member Lair moved to approve the minutes of the August 20, 2025, meeting of the Economic Development Council. The motion was seconded by Member Gilgour and carried unanimously. Member Lair moved to approve the minutes of the October 15, 2025, meeting of the Economic Development Council. The motion was seconded by Member Boyd and carried unanimously.

6. STAFF UPDATE

Christine Cates, City Administrator, discussed staff updates with the Council.

7. ECONOMIC DEVELOPMENT WORKPLAN DISCUSSION

Mayor Lievsay discussed the Economic Development Workplan with Council. Chairperson Nace discussed the chair meeting with the Mayor and that she thinks bringing in Economic Development professionals to present in our meetings. Mayor Lievsay discussed asking the EDC to help in selling Blue Springs. Member Boyd stated that he would like for the board to stay updated, particularly in between meetings, on developments coming to the City to help get the word out. Knowing incentives can be helpful to know so the Members can help with selling the City. Mayor Lievsay discussed incentives with the Council. Administrator Cates and Chair Nace both discussed bonds and abatements.

8. CITY'S COMPREHENSIVE PLAN DISCUSSION

Nic Hutchison, Director of City of Development, discussed the Comprehensive Plan RFP and how updating the Comp Plan will help guide future development. Mr. Hutchison

discussed that the City has updated many of the long-range plans and goals such as the Strategic Plan, the Downtown Master Plan and the Parks Open Space Master Plan and that the City wants to remain strategically aligned moving forward.

9. DOWNTOWN DEVELOPMENT UPDATES

George Schmitz, Assistant to the City Administrator, discussed the Downtown Revitalization updates. Mr. Schmitz discussed the updates that are currently planned for Central Park at 10th and Walnut. Chairperson Nace discussed that the City should look into CMAC funds to help fund the trail portion of the project. Mr. Schmitz then discussed the Lumberyard Development. Flaherty & Collins has been chosen as the developer for the site, to which Mr. Schmitz showed the Council the rendering that was submitted for the development. Member Shaver asked for a timeline for the site. Ms. Cates stated that they are currently working on the architectural drawings for the site, but we do not have a specific timeline yet. Mr. Schmitz then discussed the RFP for the former First Baptist Church site. Mr. Hutchison stated that the RFP will be out until March. Mr. Schmitz discussed the updates for the streetscapes, including sidewalks, parking and streetlights. Mr. Schmitz let the Council know that the City has recently purchased the parking lot in front of the Public Safety Building, between 11th and 12th street. Mr. Schmitz also discussed the need to update the MCRC incentives booklet.

10. ADP MIXED-USE DEVELOPMENT

Mr. Hutchison discussed the Adams Dairy Parkway mixed-use project. Member Sampson asked what the price point for the apartments.

11. NORTH 7 HWY COMMUTER LOT

Mr. Hutchison discussed that Luxe II will be the development for the site. The developer stated that Lux I is at capacity and that they have a waitlist, so they already have people to move into the new building once they are finished.

12. FORMER JACK IN THE BOX

Mr. Hutchison stated that Bojangles is moving into the former Jack In the Box, and that we have had meetings with them and plan for them to move in after the 1st of the year. Member Vermillion asked if the management will stay the same as before. Member Boyd stated that he was pretty sure that it is different management and that they are planning to be open in June of 2026.

13. ADJOURN

At 9:14 a.m. there was no further business to come before the Economic Development Council, Member Lair moved the meeting be adjourned. The motion was seconded by Member Gilgour and carried unanimously.

[BOARD CHAIR]

~~[Becky Nace]~~

Roy Boyd

ATTEST;

~~[Traci Breshears]~~

George Schmitz