



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
JUNE 1, 2015
6:00 PM**

I. Call to Order

A. Roll Call

II. Discussion Items

A. Discussion of Love's CID

Posted on City Hall Bulletin Board this 28th day of May 2015

Kim Hubbard, City Clerk

The Board of Aldermen meeting is an open meeting but is not a meeting of the public. There is a place on the agenda for comments of citizens under PUBLIC PARTICIPATION. Our rule is that comments by any individual or group shall not exceed (4) minutes. The Board of Aldermen request that concerns be initially addressed at the appropriate action level before coming to the Board of Alderman

City of
Harrisonville^{est. 1836}
STAFF REPORT

TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: May 27, 2015
SUBJECT: Discussion of Love's CID

Type of Item: *Presentation*

The following is a summary of what has occurred or will be necessary for the completion of the project. The following is very general. A more detailed chart is included at the end of this report that, in general, summarizes the status of each item.

Attachments:

- Memo from Jim Clarke - Information on Community Improvement Districts (CID)
- Summary - List of Tasks and Steps
- Preliminary Plat of Love's Addition
- Love's Preliminary Plat Resolution
- South Harrisonville Conceptual Plan
- Enhanced Enterprise Zone Board - Recommendation
- Economic Development Committee - Harrisonville Chamber - Recommendation
- Rotary Club - Letter of Support

Overview:

Love's Travel Stop and Country Store is in the process of developing the area located north of the South Commercial and Brookhart Intersection. Their site would be approximately 12.1 acres. A total of 7 lots would be developed. The Love's site, Lot 1, would include a McDonalds and a Subway (tenants within the primary structure). Furthermore, a Tire Shop (affiliated with Michelin) would also be located north of the primary structure. The area to be developed (as shown on the preliminary plat) is 24.21 acres. Love's requested that the infrastructure and site improvements be constructed concurrently. Therefore, a development agreement was approved with the preliminary plat.

By bringing the infrastructure up to the interchange, the City will provide opportunities for additional commercial development (see South Harrisonville Conceptual Plan). The City has already had conversations with hotels and a restaurant (other than the tenants). The area to the south and west is planned for light industrial and/or office. This development is also the first step to connecting South Commercial Street with 267th Street.

Infrastructure:

The following is a summary of the infrastructure that would accompany this project. More precise figures for utility extensions will be available next week.

Water. Approximately 2,700 feet of water main would be constructed with this project. The Missouri Department of Natural resources will approve the plans for all public water lines. Fire flows must meet the requirements of the 2012 International Fire Code for Commercial buildings. Additional fire hydrants will be placed along Brookhart Drive and on the site as needed. The ultimate plan for the area is to loop the proposed water line to the existing water line at 267th Street at Brickplant to enhance water service and fire flows.

Sanitary Sewer. Approximately 1,600 feet of sanitary sewer main would be constructed with this project. The Missouri Department of Natural resources will have to approve the plans for all public sanitary sewer lines.

Electric. The electric line will have to be relocated due to the relocation of the roadway. Additional easements will be necessary to the transformers. Street lights will be incorporated along the roadway. The City, as is the case with all new development, will construct the additional electric distribution system infrastructure. The developer will be responsible for the cost of the transformer on the site. Additional easements will be necessary along Brookhart and running up to the transformer. These will be dedicated with the final plat.

Stormwater & Floodplain. A state DNR Land Disturbance Permit will be required prior to construction. A storm water management plan must be developed with the construction plans.

Roadways. The most notable infrastructure improvement would be the relocation of the Brookhart & Commercial Street intersection to the southwest. The South Harrisonville Conceptual Plan (see attached) further describes how the area would ultimately develop. The Commercial Street connection to 267th Street would *not* be constructed with this project, but is planned for the future. This roadway connection is critical to the development of the west side of Harrisonville. It is necessary in attracting industry and jobs and enhancing our chances of expanding our industrial base. Love's provided a traffic study that was submitted and approved

(by the City, MoDOT and the Federal Highway Administration) with the Love's Travel Stop project. Some modifications to the geometrics around the interchange (at the off-ramps) will be constructed. It is important to note that the improvements to the geometrics to the interchange will benefit not only Love's, but our existing industries and any future employers that may locate in Harrisonville.

The City and developer must follow MoDOT's process for the changes to the roadway. The City passed an ordinance and signed off on a *Road Relinquishment Agreement*. After that the Jefferson City MoDOT office reviewed and approved the agreement. After the approval of the Road Relinquishment Agreement, MoDOT provides a *Change in Route Status Report*.

Vacations and Dedications:

A variety of different easements and rights-of-way will need to be vacated/dedicated. These may be done either before completion of the final plat or with the final plat.

The logistics surrounding the relocation of the existing roadway and relocation of an existing intersection will be challenging. The City cannot vacate the ROW prior to opening/completion of the relocated roadway. However, we don't want to delay the project by waiting for Board of Aldermen action. Therefore, we anticipate the Board of Aldermen conducting the necessary hearings and approving the vacation ordinance, while having the effective date of the vacation ordinance concurrent with the Mayor's signature or the opening of the new rerouted portion of the roadway. This should minimize any delays while fulfilling City and State requirements.

Zoning:

The portion of the site that is preliminary platted is zoned "C-2" Service Business District. A Love's Travel Center is a permitted use in this zoning district.

Gravel Pile - Excess Property:

The developer, adjacent property owners and the City are working towards removing MoDOT's gravel pile and acquiring the excess property for commercial development. This would be beneficial from the standpoint of marketability of the property and enhancing the performance of the TDD and CID. This part of the project is adjacent to, but not within, the boundaries of the preliminary plat. Therefore, this process will not delay the Love's project.

Limitations Imposed on CID and TDD:

1. Terms of the CID and TDD are currently the same. The terms in no way create a liability for the City.
2. A one cent CID sales tax and a one cent TDD sales tax is proposed to fund ONLY the public improvements (streets, water, sewer, electric) which is limited to the lesser of actual costs or \$3,250,000.
3. The developer pays for all improvements, no financing provided by the City, and no interest paid to the developer. The City is in no way liable if the TDD/CID do not generate funds as projected.
4. The TDD and CID will be dissolved when the developer has been reimbursed per item 1 above.

Economic Impact:

1. Taxable value of land and improvements of the Loves lot alone at completion is \$5.5 Million+-. This equates to \$12,241 of additional property tax to the city and \$99,321 of additional property tax to all other taxing jurisdictions. Total Property Tax Receipt for 2014 on subject property was \$846.86. As development occurs on the other six lots additional property taxes will be generated. There is not tax abatement or incremental tax reallocation associated with the project, all taxes are paid on all of value to each of the taxing jurisdictions.
2. City sales taxes anticipated at just the Loves site is projected to be \$93,750 annually (General Revenue \$50,000; Parks & Recreation \$25,000; Emergency Services \$12,500; Law Enforcement \$6,250). Loves indicates that 85% of their business is interstate traffic. Based on this information \$80,000 of new sales tax is estimated from just the Love's lot. Additional sales taxes would be generated as the other 6 lots are built on.
3. The site will purchase water, sewer and electric utilities from the City.
4. Loves will employ 35-40 full time and McDonalds approximately 40 employees, totaling 75-80 employees.
5. The project creates 7 new commercial lots, extends commercial/industrial infrastructure to 40+ acres of additional developable land at an interstate interchange, and completes roadway improvements that makes extending Commercial Street west to the industrial park less expensive while also enhancing new and existing business expansion by providing complimentary and supportive businesses in close proximity to the industrial park.

A. Discussion Item (ID # 1885)

Discussion of Love's CID

Attachments:

BOA - Staff Report - Love's CID - 6-1-15 (1) (PDF)

Loves CID Attachments June 1 2015 worksession (PDF)

M E M O R A N D U M

TO Mayor Hasek & Board of Aldermen

FROM Jim Clarke – Economic Development Manager

DATE May 27, 2015

SUBJECT Love's Travel Stop and Country Store – Proposed Project and Community Improvement District (CID)

Type of Item: Informational

Topic:

Love's Travel Plaza – New Infrastructure; New Revenue; New Brands (Restaurant & Lodging); Progress toward City's Industrial Employment Base and New Employers

Overview:

Location: Approximately 12.1 acres on NW corner of Interstate 49 and Commercial Street (with Brookhart Dr. along SW portion of site)

Zoning: Current Zoning is appropriate – C-2 Service Business

City Limits: Currently within City Limits

Revenue: Currently No Sales Tax Revenue Generation (City or County) on this property
Currently minimal Property Tax Revenue Generation

Infrastructure: Current infrastructure lacks to support future development (this includes water, sewer, electric - marginal, roads are inadequate)

Adjacent Pad Sites: Several Adjacent Pad Sites (approximately 6) are identified in the Board of Aldermen Approved Preliminary Plat

NOTE: these adjacent Pad Sites were planned and are intended to afford additional Tax Generating Operators to locate in proximity to activity generated by Love's. Goal is to attract New Brands to the Market.

Sales Taxes: All Sales Taxing Jurisdictions would receive 100% of their imposed Sales Taxes – Cass County (General Revenue, Road and Bridge, Justice Center Building, Law Enforcement); **City of Harrisonville (General Revenue 1%, Parks and Recreation .5%, Emergency Services .25%, Law Enforcement .125%)**

Property Taxes: All Property Taxing Jurisdictions would receive 100% of their imposed Property Taxes (**on New Construction**)

Community Improvement District (CID):

As a Tool

- CID is a Separate Political Subdivision – IF formed as a Political Subdivision, rather than as a Non-Profit
- CID - IF formed as a Political Subdivision (rather than as a Non-Profit) – CAN Impose a Tax, or Taxes, within the District boundaries only
- Any Tax Imposed by a CID Political Subdivision – is imposed ONLY within the Defined and Approved CID District Boundaries (NOT City-wide) (just as a City Tax is imposed and effective ONLY Within the City’s “boundaries” (Limits))
- CID is NOT a Tax Abatement, Tax Exemption or Tax Credit tool
- Taxes are not forgone, waived, forgiven, abated, credited or exempted with use of CID
- CID does NOT have access to use of any other Taxing Jurisdictions imposed taxes
- CID can and does “tax itself” (and customers) within the CID District boundaries only
- CID can place additional Sales Tax of up to 1% within its District boundaries only
- CID can impose a Property Tax, assessments, fees, etc. within its District boundaries only
- CID can use its taxing authority, to fund public infrastructure, within its District boundaries

Love’s Proposed Use of CID as a Public Infrastructure funding tool

- Love’s will Petition the City to form a Community Improvement District (CID) as a Political Subdivision

- Love's will Petition the City to allow the District to impose a 1% Sales Tax, on taxable products, sold within the CID District's defined and approved boundaries only. This 1% Sales Tax is not applicable to fuel sales.
- Love's will use the 1% Sales Tax generated to fund (be reimbursed for) the necessary Public Infrastructure improvements, they will be installing for their project, but with capacity to also accommodate future development and Public Infrastructure users – to include water, sewer, electric and significant road enhancements, including road realignments and Interstate 49 ramps improvements.

NOTE: It is critical to note, Interstate access improvements are difficult to come by, requiring approval from the Federal Highway Administration and MoDOT input. Such improvements can also be costly. Interstate access improvements are required by Federal Highway Administration to benefit and improve the Interstate "system". Any community able to achieve Interstate access improvements, should seek to achieve this. Especially, if another party is willing and able to fund these improvements. Hence, the City will benefit in the future, by another party funding Interstate 49 access improvements.

TASK	RESPONSIBLE PARTY	STATUS	NOTES
Preliminary Development Planning – Concept Plan	City	Complete	Expanding & refining to the west.
ALTA Survey	Love's	Complete	
Topographic Survey	Love's	Complete	
Geotech Report	Love's	Complete	
Title Work	Love's	Complete	
Environmental – Phase 1	Love's	Complete	
Water Demand Analysis	City	Complete	
Preliminary Water Plan	City	Complete	
Preliminary Fire Flow Analysis	City	Complete	
Conceptual Site Plan	Love's	Complete	
Rezoning – Loves	Love's & City	Complete	
Rezoning – Brickplant LLC	Brickplant LLC & City	Complete	
Sign Variance	Love's & City	Complete	
Traffic Study	Love's & TranSystems	Complete	
Preliminary Plat	Love's & City	Complete	
Development Agreement	Love's & City	Complete	
Business Attraction	Love's & City	Ongoing	
Establish New Roberd's Lot – Former Gravel Pile location	Roberd's Group & City	In process	Completion after roadway relocation
MoDOT Approvals	Love's & City	In process	Completion after roadway relocation
Federal Highway Admin Approvals	Love's	In process	Completion after roadway relocation
MoDOT Road Relinquishment Agreement	City & MoDOT	Complete	
Drainage Easement Vacation	City	Pending	July 6 BOA agenda
CID	Loves & City	Pending	
TDD	Loves	Pending	
Site Development Plan	Loves & City	Complete	Approved with stipulations
Construction Plans (Water & Sanitary Sewer)	Loves & City	Complete	Approved with stipulations
Construction Plans (Electric)	Loves & City	Complete	Approved with stipulations
Construction Plans (Roadway – City)	Loves & City	Pending	Approved with stipulations
Construction Plans (Roadway – MoDOT)	Loves & City	Complete	Approved with stipulations
Construction Plans (Storm Water & Erosion Control)	Loves & City	Complete	Approved with stipulations

Land Disturbance Permit	City	Submitted	Approved with stipulations
Land Disturbance Permit	DNR	Submitted	
Notice to Proceed with construction (infrastructure)	City	Pending	
DNR Approvals – Sanitary Sewer	Love's & DNR	Submitted	
DNR Approvals – Water	Love's & DNR	Submitted	
Transfer of Parcels	Love's, MoDOT, City, Roberd's Group, Brickplant Group	80% + complete	
Construction of Infrastructure – Off-Site	Love's		
Construction of Infrastructure – On Site	Love's		
ROW Vacations	MoDOT, City & Love's	Complete	
ROW Dedications	MoDOT, City & Love's		With final plat
Easement Dedications	Love's & City		With final plat & Instrument
Final Plat	Love's, Brickplant, City		
Building Permit	Love's & City		Plans submittal expected around September
Occupancy Permit	Love's & City		
Business License	Love's & City		

RECEIVED

JAN 09 2014

CITY OF HARRISONVILLE



100' 0 100' 200'
SCALE IN FEET SCALE: 1" = 100'

Preliminary Plat of Love's Addition

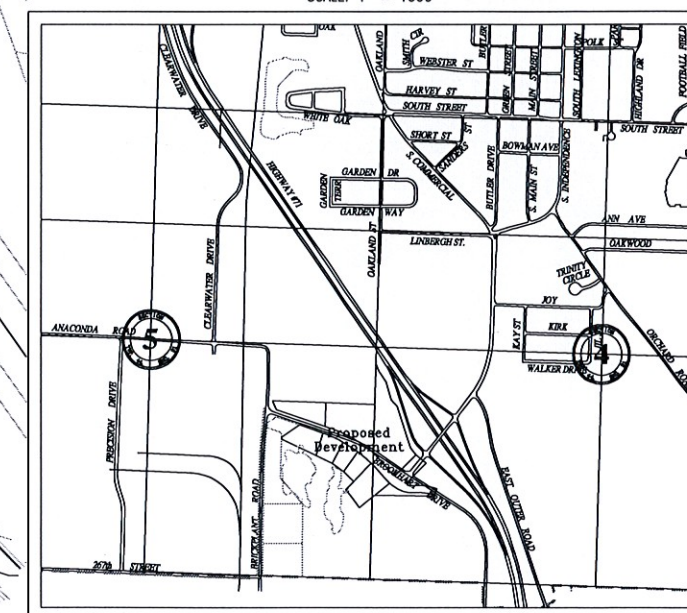
a Proposed Subdivision of Land in The City of Harrisonville,
Sections 4 & 5, Township 44, Range 31, Cass County, Missouri

Description:

PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, IN TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE NORTH 1°22'14" EAST ALONG THE EAST LINE THEREOF, 1992.86 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; CONTINUING THENCE NORTH 1°22'14" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 417.90 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 49 AS NOW LOCATED; THENCE SOUTH 19°58'41" EAST ALONG SAID RIGHT-OF-WAY LINE, 43.31 FEET; THENCE SOUTH 35°21'16" EAST ALONG SAID RIGHT-OF-WAY LINE, 148.00 FEET; THENCE SOUTH 16°14'28" EAST ALONG SAID RIGHT-OF-WAY LINE, 213.75 FEET; THENCE SOUTH 43°53'09" EAST, 101.14 FEET; THENCE SOUTH 17°39'16" EAST, 493.36 FEET; THENCE SOUTH 38°22'57" EAST, 101.71 FEET; THENCE SOUTH 50°25'17" EAST, 150.15 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3575.00 FEET, A CHORD BEARING OF SOUTH 44°30'58" WEST, AND AN ARC LENGTH OF 304.06 FEET; THENCE ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 15°08'53" EAST, AND AN ARC LENGTH OF 43.35 FEET; THENCE ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CHORD BEARING OF SOUTH 86°23'03" EAST, AND AN ARC LENGTH OF 82.91 FEET; THENCE ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET, CHORD BEARING OF SOUTH 81°51'46" EAST, AND AN ARC LENGTH OF 257.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BROOKHART ROAD, AS NOW LOCATED; THENCE SOUTH 30°51'28" WEST, 81.19 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BROOKHART ROAD, AS NOW LOCATED; THENCE SOUTH 51°40'41" EAST ALONG SAID RIGHT-OF-WAY LINE, 18.40 FEET; THENCE NORTH 89°20'26" WEST, 697.25 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 52°00'00" WEST, 226.36 FEET; THENCE NORTH 38°40'00" WEST, 256.61 FEET; THENCE NORTH 44°00'00" EAST, 127.02 FEET; THENCE NORTH 46°00'00" WEST, 158.18 FEET; THENCE NORTH 56°00'00" WEST, 172.22 FEET; THENCE NORTH 65°20'00" WEST, 662.32 FEET TO A POINT ON THE EAST LINE OF LOT 3 IN BRICKYARD INDUSTRIAL PARK, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; THENCE NORTH 1°21'44" EAST ALONG THE EAST LINE OF SAID LOT 3, 20.03 FEET TO A SOUTHERLY CORNER OF LOT 4 IN SAID BRICKYARD INDUSTRIAL PARK; THENCE NORTH 57°14'47" EAST ALONG THE EASTERLY LINE OF SAID LOT 4, 257.46 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BROOKHART ROAD, AS NOW LOCATED; THENCE NORTH 18°35'11" EAST, 80.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BROOKHART ROAD; THENCE NORTH 71°24'49" WEST ALONG SAID RIGHT-OF-WAY LINE, 316.67 FEET; THENCE NORTH 25°50'06" WEST, 109.71 FEET; THENCE SOUTH 88°00'54" EAST, 1232.73 FEET TO THE TRUE POINT OF BEGINNING; CONTAINS 24.21 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.

Vicinity Sketch

SCALE: 1" = 1000'



Property Owners

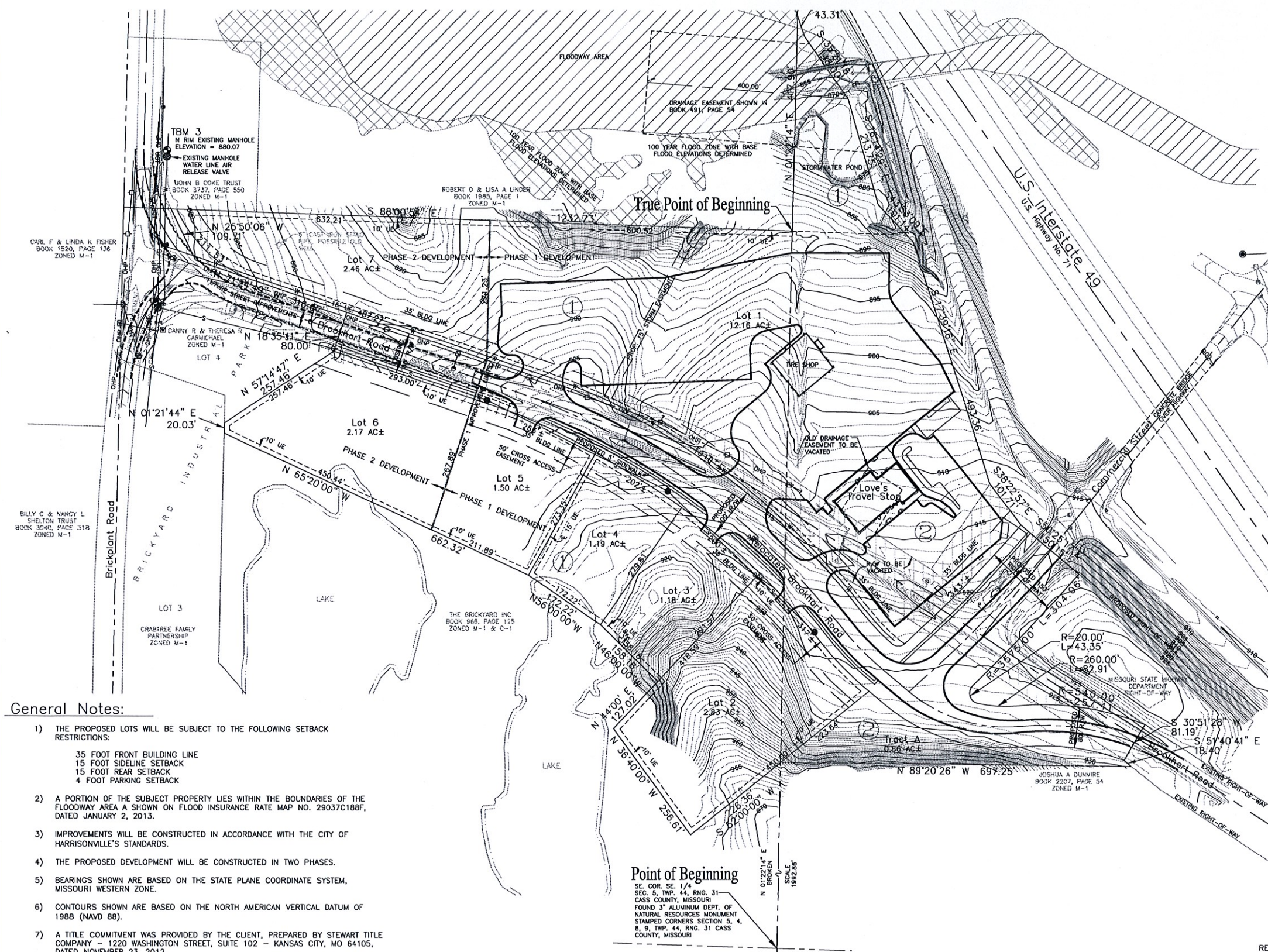
- ① THE BRICKYARD INC
PO BOX A
HARRISONVILLE, MO 64701
- ② CJ ROBERTS MANUFACTURING INC
2611 ANACONDA ROAD
HARRISONVILLE, MO 64701

FOR: LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.

BOWERS SURVEY LLC
ESTABLISHED 1962
1908 W. MECHANIC STREET, SUITE 104
P.O. BOX 71
HARRISONVILLE, MISSOURI 64701
PHONE (816) 380-4821
bowersurvey@embarqmail.com

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
4 & 5	44	31	CASS	MISSOURI	12/23/13	20740-13
DRAWING NO.	20740PP.DWG	DRAWN BY:	GB	CH		

REVISED 1/07/13 PER CITY COMMENTS



General Notes:

- 1) THE PROPOSED LOTS WILL BE SUBJECT TO THE FOLLOWING SETBACK RESTRICTIONS:
35 FOOT FRONT BUILDING LINE
15 FOOT SIDELINE SETBACK
15 FOOT REAR SETBACK
4 FOOT PARKING SETBACK
- 2) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE FLOODWAY AREA A SHOWN ON FLOOD INSURANCE RATE MAP NO. 29037C188F, DATED JANUARY 2, 2013.
- 3) IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HARRISONVILLE'S STANDARDS.
- 4) THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED IN TWO PHASES.
- 5) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, MISSOURI WESTERN ZONE.
- 6) CONTOURS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 7) A TITLE COMMITMENT WAS PROVIDED BY THE CLIENT, PREPARED BY STEWART TITLE COMPANY - 1220 WASHINGTON STREET, SUITE 102 - KANSAS CITY, MO 64105, DATED NOVEMBER 23, 2012.

Point of Beginning

SE COR. SE 1/4
SEC. 5, TWP. 44, RING. 31
CASS COUNTY, MISSOURI
FOUND 3" ALUMINUM DEPT. OF
NATURAL RESOURCES MONUMENT
STAMPED CORNERS SECTION 5, 4,
8, 9, TWP. 44, RING. 31 CASS
COUNTY, MISSOURI

Council Bill 008

Resolution 007-14

A RESOLUTION TO APPROVE PP-1402, THE PRELIMINARY PLAT OF LOVE'S ADDITION, LOCATED AT THE INTERSECTION OF COMMERCIAL STREET AND BROOKHART DRIVE.

WHEREAS, the above preliminary plat is located within the city limits of Harrisonville, Missouri, in a portion of Sections 4 & 5, Township 44, Range 31; and,

WHEREAS, after review by the city staff, the application was submitted to the Planning and Zoning Commission for their recommendation; and,

WHEREAS, the Planning and Zoning Commission reviewed the preliminary plat for the above proposed development on January 16, 2014 and hereby recommends approval to the Board of Aldermen contingent upon the staff recommendations as follows:

- Compliance with the improvements and standards as outlined in Harrisonville's land use regulations.
- Acceptance of the development agreement between the City and the applicant.
- Right-of-way and/or land dedication for the extension of South Commercial Street with, or accompanying, the final plat; and,

WHEREAS, after a recommendation of approval has been submitted by the Planning and Zoning Commission, the Board of Aldermen reviewed the proposed preliminary plat and has determined the preliminary plat is consistent with the City of Harrisonville Zoning Ordinance, Subdivision Regulation and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

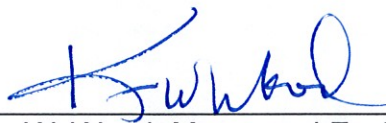
Section 1: That the preliminary plat of Love's Addition (with accompanying development agreement), filed with the City of Harrisonville, is hereby approved and comprises the following described real estate in Cass County, Missouri, to-wit:

PART OF THE SOUTHWEST QUARTER OF SECTION 4 AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, IN TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5, AFORESAID, RUN THENCE NORTH 1°22'14" EAST

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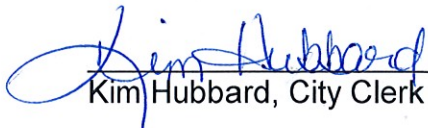
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PASSED AND RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri this 3rd day of February, 2014.



Kevin W. Wood, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:


Kim Hubbard, City Clerk

WITNESS my hand and seal this 3rd day of February, 2014.

South Harrisonville Conceptual

Phase 1

Lot	Area
1	10.3 +/- Acres
2	2.1 +/- Acres
3	2.1 +/- Acres
4	1.3 +/- Acre
5	1.3 +/- Acre
6	2.1 +/- Acres

Phase 2

Lo	Area
1	+/- 2.1 Acres
2	+/- 1.4 Acre
3	+/- 1.6 Acre
4	+/- 1.4 Acre
5	+/- 1.8 Acre



Legend

- Lots Phase 1
- Lots_2ndPhase
- BusinessPark
- Commercial
- Lake
- HARRISONVILLE_SEPT2012
- Future_Road
- I-49
- HVILLE_ROADS
- Brick Plant Realignment



RESOLUTION EEZ 2015 - 01**A RESOLUTION OF THE HARRISONVILLE ENHANCED ENTERPRISE ZONE BOARD RECOMMENDING THAT THE CITY OF HARRISONVILLE BOARD OF ALDERMEN TAKE THE FOLLOWING STEPS TO BECOME MORE COMPETITIVE WITH REGARDS TO ECONOMIC DEVELOPMENT.**

WHEREAS, the Board of Aldermen of the City of Harrisonville established the Harrisonville Enhanced Enterprise Zone Board to provide a means and an opportunity for the City of Harrisonville and its partners to relieve economic distress and attract new jobs to the area; and

WHEREAS, it is in the interest of the City of Harrisonville, and its citizens, that the City attract employers that pay living wages; and

WHEREAS, certain deficiencies in Harrisonville's infrastructure exist and need to be remedied to allow Harrisonville to be more competitive in attracting businesses, thereby providing new jobs and economic relief; and

WHEREAS, the Harrisonville Enhanced Enterprise Zone Board has outlined three (3) recommendations to the Board of Aldermen that would enhance Harrisonville's chances of being successful with regards to attracting quality jobs, providing economic relief and being successful in economic development.

NOW, THEREFORE, BE IT RESOLVED BY THE ENHANCED ENTERPRISE ZONE BOARD OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

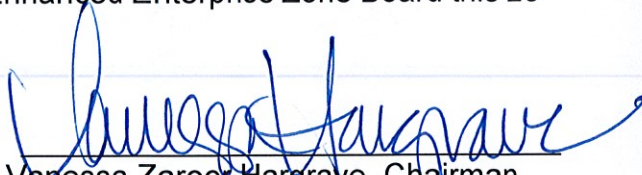
RECOMMENDATION 1. The Enhanced Enterprise Zone Board recommends that the City complete the South Commercial extension between the interchange at I-49 & South Commercial Street and 267th Street. This recommendation would include supporting the CID and TDD applications that will be necessary for the Love's development and result in the reconfiguration/upgrade of the South Commercial and Brookhart intersection. This roadway would provide better and safer access to I-49 for both existing and future businesses.

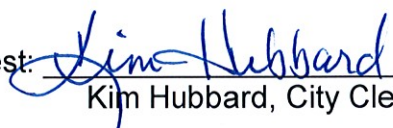
RECOMMENDATION 2. The Enhanced Enterprise Zone Board recommends that the City provide sanitary sewer service to the 4th interchange at I-49 and 275th Street. This would open up hundreds of acres for commercial and industrial development that is currently not developable due to the lack of sanitary sewer infrastructure.

RECOMMENDATION 3. The Enhanced Enterprise Zone Board recommends that the City complete an interconnect (water line) with Water District #9 along 267th Street. This

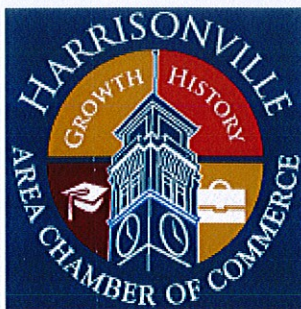
interconnection between the City and Water District #9 would provide better water service and fire flows for both existing and future businesses.

PASSED and RESOLVED by the Harrisonville Enhanced Enterprise Zone Board this 23rd day of March, 2015.


Vanessa Zaroor Hargrave, Chairman

Attest: 
Kim Hubbard, City Clerk

APPROVED by the Chairman of the Harrisonville Enhanced Enterprise Zone Board this 23rd Day of March 2015.



Economic Development Committee Letter of Support

April 6, 2015

Dear Board of Aldermen:

Please accept this Letter of Support, for critical, key and necessary public infrastructure to competitively position Harrisonville to compete for quality, skilled jobs and new capital investment. As the Chamber of Commerce Economic Development Committee, comprised of business owners, property owners, bankers and other interested parties, interested in and concerned with the future of the Harrisonville community, we encourage and support the City in providing necessary public infrastructure to support new investment in the community. We understand that growth, through quality development, will provide benefit to the existing business community, while solidifying our future and providing opportunities to our citizens.

Please accept this Letter of Support for the following key public infrastructure recommendations:

RECOMMENDATION 1. The Chamber of Commerce Economic Development Committee recommends that the City complete the South Commercial extension between the interchange at I-49 & South Commercial Street and 267th Street. This recommendation would include supporting the Community Improvement District (CID) and Transportation Development District (TDD) applications that will be necessary for the Love's development and result in the reconfiguration/upgrade of the South Commercial and Brookhart intersection. This roadway would provide better and safer access to I-49 for both existing and future businesses.

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Respectfully Submitted,

Harrisonville Chamber of Commerce Economic Development Committee

Lauren Smith
Lauren Harris
Eric Schinnerer
John Easter
AK Heddenham



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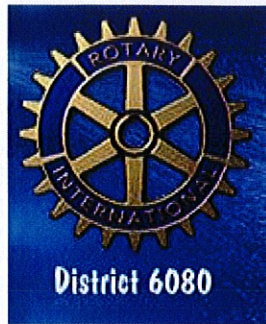
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Harrisonville Chamber of Commerce Economic Development Committee

Don D. Kohle
Kim Stuebel
Mark L. Lamm
Bob J. Carl
Lynnda Roberts

Bing Schmeppfermay
John Foster



Harrisonville Rotary Club Letter of Support

April 22, 2015

Dear Board of Aldermen:

Please accept this Letter of Support, for critical, key and necessary public infrastructure to competitively position Harrisonville to compete for quality, skilled and technologically advanced jobs and new capital investment. As the Harrisonville Rotary Club, comprised of business owners, property owners, bankers and other interested parties, interested in and concerned with the future of the Harrisonville community, we encourage and support the City in providing necessary public infrastructure to support new investment and quality job creation in the community. We understand that growth, through quality development and skilled jobs, will provide benefit to the existing business community, while solidifying our future and providing new opportunities to our citizens.

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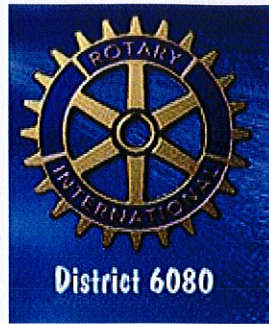
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Respectfully Submitted,

Harrisonville Rotary Club Membership

[Handwritten signatures of Harrisonville Rotary Club members]

[Handwritten signatures of City officials]



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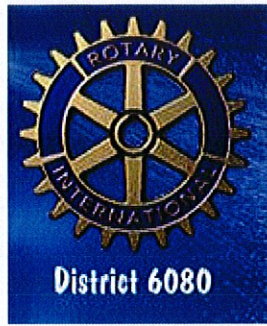
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[Handwritten signatures]
 Judy M. Franklin

[Handwritten signature]



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Pamela E. Kue
Ralph E. Jones
Jack Conner
Paul Bohannon