

**AGENDA
CHAMBER ECONOMIC DEVELOPMENT COMMITTEE
CHAMBER OFFICES
APRIL 6, 2015
9:30 AM**

I. Call to Order

- 1. Members Present**

II. Agenda

- 1. Project Weekly Update**
- 2. Review Downtown Entryway and Parking Pavilion Project**
- 3. Review Foreclosed Property List**
- 4. Update on 291 Project**
- 5. Review First Quarter Sales Tax Collections**

III. General Discussion

IV. Adjournment

This meeting will be open to the public.

Keith Moody, Chair



STAFF REPORT

TO: Chamber Economic Development Committee
FROM: Rick Deluca, Director
DATE: March 27, 2015
SUBJECT: Project Weekly Update

Type of Item: *Presentation*

Attached is bi-weekly update of active projects the Community Development Department is currently working.

1. Discussion Item (ID # 1801)

Project Weekly Update

Attachments:

Project update 4-2015 (PDF)

Memo - Chamber E.D. Committee Mtg - 4-6-15 (PDF)

Community Development Department

Development Projects

Harrisonville Senior Living Campus. Staff has been working with a developer on the redevelopment of a 13 acre site (former CMC site). It is proposed to turn the old hospital into a nursing home and the surrounding area would be developed for retirement housing. The applications for rezoning and special use permit were approved by the Board of Aldermen in September.

Harrisonville Heights 2. The developer will be submitting a new application to the Missouri Housing Development Commission for financing of an affordable housing development for seniors. If the developer receives approval, the project will proceed in 2014/2015. The project would be located off of Jesi Avenue and south of Elm Street. BOA supported this project on August 4, 2014. Preliminary work on design and fee information is being requested. *(Pending MHDC Decision)*

Burriss Ridge Duplex Project. The developer will be submitting a new application to the Missouri Housing Development Commission for financing of an affordable housing development for seniors. If the developer receives approval, the project will proceed in 2014/2015. The project would be located off of State Route 7 at Burriss Drive. The Board supported this project (June/July 2014). *(Pending MHDC Decision)*

Love's Travel Stop: This would be located at South Commercial and Brookhart. Design of the site and preliminary plat is underway. It is anticipated that the structures will be 10,000 – 12,000 square feet. Staff has also been in contact with prospective adjacent businesses and adjacent property owners. Construction plans are under review. Working on TDD/CID material.

Sapp Brothers Travel Stop. The site they are currently looking at is just outside of City limits and utilities are limited. The county turned them down for a request to establish a CID in October. At this time it appears that they will be developing in the county.

Casey's on W. Mechanic. Site plan submitted. Comments sent.

BUSINESS ATTRACTION, RETENTION, EXPANSION

Although this is general information, please keep these projects confidential.

Aptuit. Staff is working on.

Project Air. This is an industry that would be a very large utility user. They need between 12.5 and 23 megawatts of electricity an hour and 3.5 million gallons of water a month. Harrisonville is not in the position to supply this amount of water. Therefore, if selected, the site submitted would have to be detached from the City water service area and given to Water District #9. District #9 is in a better position to meet their needs. Staff submitted a site for this project. The company is currently constructing a plant in another state. They are currently looking for sites in southern Alabama, the Los Angeles area and Kansas City area. This project is anticipated to be undertaken in the Kansas City region in 2015 or 2016. (WEDA Project)

Project Aluminum. Staff submitted a site for this project. (WEDA Project)

Project Appliance. This company is looking for an existing building. Staff submitted a site. (WEDA Project)

Project Border Auto. This is an international company looking for a location in Mexico, Canada or the United States. Staff submitted a site. (WEDA Project)

*Project B****.* This is an international advanced manufacturing company. Staff submitted a site for this project. This project is dependent upon a contract. (Missouri Partnership Project)

*Project C*****s.* They want to establish a manufacturing facility on 20 acres. Staff submitted a site for this project. Company is currently reviewing sites. (Missouri Partnership Project)

*Project C*****e.* This is a smaller project. Staff submitted a site. (Missouri Partnership Project)

Project Euro Car. This is an international company looking for a location in the United States. Staff submitted a site. (WEDA Project)

Project French Genie. Staff submitted a site for this international company. We originally considered this prospect a longshot. The company originally preferred the rust belt region of the US. However, they are now looking at the entire US. Our site was sent to the company for consideration. (WEDA Project) *UPDATE: The Company is currently building a new facility in Europe. They are expected to continue their US search in 2015.*

*Project G****e.* Harrisonville and the Kansas City region made it through the first cut on the project (workforce) and we expect to be able to submit a site for this project. (Missouri Partnership Project)

Project Kit Plane. This is an international company. They are scouting out sites close to airports in the United States. They are planning on moving forward with this project in late 2015. Staff submitted a site for this project. (WEDA Project)

Project Machine Growth. This is an advanced manufacturing company. Staff submitted a site. (WEDA Project)

*Project M*x.* Staff submitted for this project. (Missouri Partnership Project)

Project New Diesel. This is an advanced manufacturing company. Staff submitted a site. (WEDA Project)

*Project S*****l.* Staff submitted for this project. (Missouri Partnership Project)

*Project T***** Bird.* This is an international company. This would be a large project (700+ high paying jobs). Harrisonville is one of two sites being considered for Missouri. A total of 20 states are under consideration. (Missouri Partnership Project)

Project Trailer. Staff submitted a site for this project. (WEDA Project)

MEMORANDUM

Chamber of Commerce
Economic Development Committee
April 6, 2015

- Harrisonville Prosperity - Losing Ground
- Project Leads and Opportunities – Requires Community’s Commitment/s
- Inadequate Infrastructure and Competitive Positioning
- Enhanced Enterprise Zone Board – Key Infrastructure Recommendations
- Chamber Economic Development Committee Support – Board of Aldermen Recommendations



STAFF REPORT

TO: Chamber Economic Development Committee
FROM: Keith Moody, City Administrator
DATE: March 27, 2015
SUBJECT: Review Downtown Entryway and Parking Pavilion Project

Type of Item: *Presentation*

The attached documents provide information on the project the City is applying for CDBG grant funding for.

2. Discussion Item (ID # 1800)

Review Downtown Entryway and Parking Pavilion Project

Attachments:

2015 CDBG General Infrastructure proposal form- Parking Lot 3-19-15 (PDF)

CDBG General Infrastructure Project Proposal- Narratives 3-24-15 (DOCX)

Blight Area Boundary-Vacant Properties Map 3-20-15 (PDF)

Preliminary Engineering Report Parking Lot 3-19-15 (PDF)

CDBG GENERAL INFRASTRUCTURE PROJECT PROPOSAL

General Infrastructure Proposal Form

Applicants seeking CDBG funding for potential projects in the General Infrastructure funding category must first submit the attached proposal form, plus all required attachments.

This category allows applicants to submit infrastructure projects that do not fit under other existing categories. The projects must be CDBG-eligible publicly owned infrastructure activities and meet a CDBG national objective. This category allows the applicant to recognize and solve an infrastructure need particular to the community.

Consideration will be given to applicants who can substantiate a need or a series of needs and have a well thought-out solution with an emphasis on economic impact, sustainability and local impact (serving a large population with every dollar). The leveraging of other creative funding sources to achieve a broader solution to a need or series of needs may assist an applicant in achieving higher priority. Applicants must demonstrate local capacity to manage and complete the project.

Proposals are due April 1, 2015, and will not be accepted prior to March 15, 2015.

Maximum is \$500,000. After initial evaluation, proposals meeting the above priorities and demonstrating the highest opportunity for economic benefit to the local community and the state will be invited to submit a full application.

CDBG GENERAL INFRASTRUCTURE PROJECT PROPOSAL

Please note: Proposal Form must be completed in full to be evaluated.

1. Applicant Information (City or County): (List others, if multi-jurisdictional application.)

- a) Name: _____
- b) Mailing Address: _____
- c) City, State, & Zip: _____ County: _____
- d) Chief Official: _____ Title: _____
- e) Contact Person: _____ Title: _____
- f) Telephone Number: _____ DUNS #: _____ Fed. Tax ID #: _____

2. Proposal Preparer (if different than contact person stated above):

- a) Name: _____ Title: _____
- b) Name of Agency: _____
- c) Mailing Address: _____
- d) City, State, & Zip: _____
- e) Telephone Number: _____ Email Address: _____

3. Other Information (for reporting purposes):

- a) Population of project service area or jurisdiction (2010): _____
- b) LMI% of jurisdiction or target area and method of determining LMI (census or survey). If survey, has the survey been completed? _____
- c) State Representative District No.: _____ d) State Senator District No: _____

4. Specific Infrastructure Activity Proposed:

5. List all sources and amounts of project funding, including proposed CDBG and any local funds. State if committed:

Funding sources	Committed? Y/N	Amount
CDBG		
Total funding sources		

Attachment: 2015 CDBG General Infrastructure proposal form- Parking Lot 3-19-15 (1800 : Review Downtown Entryway and Parking Pavilion

CDBG GENERAL INFRASTRUCTURE PROJECT PROPOSAL

6. Proposed Project Cost Estimate (must correspond with attached preliminary engineering report):

Activity	Estimated Cost
a. Construction	
b. Engineering	
c. Construction Inspection (if separate from eng. fees)	
d. Property Acquisition (site, easements, appraisals, etc.)	
e. Other Professional Services (specify) _____	
f. Other (specify): _____	
i. TOTAL PROJECT COST	

7. Narrative Questions (use additional sheets):

- a) Describe the need or needs addressed in this proposal.
- b) Describe your proposed project in detail.
- c) Describe the project's intended beneficiaries.
- d) Provide a timeline or milestone schedule for implementation and completion of the proposed project.
- e) Describe all alternative solutions considered to address the need and why the one selected is best.
- f) Does the project qualify for any other state or federal assistance programs?

8. Required Attachments:

Preliminary Engineering Report (2 copies)
 Letters of Support from state senator and representative
 Copies of commitment letters from all other funding sources (if applicable)

9. Certification:

The undersigned official of the applicant certifies that the information contained herein and the attached documents are true, correct, and complete to the best of my knowledge and belief. The applicant further understands that this project proposal is a preliminary request and is not a substitute for a full CDBG application, nor does it assure funding from CDBG.

Name and title of Chief Elected Official: _____

Signature of Chief Elected Official: _____ Date: _____

Submit one original and one copy, plus attachments to:

CDBG Program
 P.O. Box 118
 Jefferson City, Missouri 65102

CDBG General Infrastructure Project Proposal

City of Harrisonville Downtown Entryway and Parking Pavilion

National Objective Being Met: The project qualifies for funding through the CDBG program under the National Objective of addressing area blight. Public infrastructure (sidewalks, curb, alleys, street lighting, storm water and roadways) in the blight area have deteriorated. Buildings in the blight area have been neglected exhibiting physical deterioration and remaining vacant for decades. Currently 12 of the 20 buildings in the blight area are vacant. The project addresses the blight by replacing deteriorated public infrastructure and establishing an attractive public parking pavilion necessary for the commercial buildings to support today's commerce.

Grant Narrative Responses:

1. Describe the need or needs addressed in this proposal.

The project will address blight in the area caused by deteriorating public infrastructure and decades of neglected and vacant buildings. It will address the need for an entryway and public parking for the Historic Harrisonville Downtown. The entry will be along Highway 7 (Mechanic Street), the primary east west arterial street through town. This entryway will draw people into the square with sense of place design and period architecture. This is a new urbanism approach in a truly historic downtown. Similar peripheral parking and sense of place entry designs have proven successful in such new urbanism developments as Zona Rosa in Kansas City.

The blighted area surrounding the project has sustained high vacancy rates for two decades due in part to inadequate public parking. The sidewalks, storm drainage, curbs, alleyway, streets and street lighting in the project area are also deteriorated, which deters redevelopment and occupancy of the private properties in the area. The parking pavilion will incorporate landscaping rock, trees for shade and blooming bushes for color and contrast, adding to the park like setting. An ornate archway will define the entry to the "Harrisonville Historic Downtown".

A monument sign with changeable message area will allow the City to communicate events occurring downtown such as our farmers market, junk in the trunk flea market, Burnt District festival, Christmas on the square celebration, Mayor's Christmas tree lighting, home coming parade, trunk or treat event, vintage fashion show, valentine's day party and community garden.

New sidewalks and ornamental lights will enhance lighting leading to the existing ornamental lights on the square, encouraging pedestrian traffic to and around the square. New curbs will address the deteriorating curbs framing the project and a reconstructed alley to the north and reconstructed street to the south will address deteriorating access for autos.

2. Describe your proposed project in detail.

Included in item 1 above and the Preliminary Engineer's Report attached.

3. Describe the project's intended beneficiaries.

Beneficiaries would be the residents of Harrisonville as well as the land owners of the properties within the blighted area their employees and customers. The residents of rural areas surrounding

Harrisonville along with residents of the small neighboring communities that rely on Harrisonville for many of their social and economic needs will also benefit all have missed out on the benefit of making memories of our hometown square for more than a generation.

4. Provide a timeline or milestone schedule for implementation and completion of the proposed project.

Pre-selection of a grant administrator complete by May 2015

Timeline is from notice of grant award date:

Engineering & Environmental Review completed	3 months
Bidding and Contract execution	4 months
Underground utilities completed	5 months
Site preparation/grading/base completed	6 months
Concrete/asphalt/landscaping completed	6 to 8 months
Lights/archway/monument sign completed	8 to 9 months

5. Describe all alternative solutions considered to address the need and why the one selected is best.

With Mechanic being the primary east west arterial through town and it serving as the southern boundary of the downtown, only one real option exists for an entryway. Prior to 2008 Wall Street served as the primary access to downtown. This required a person to make a right and left zig zag at Commercial Street. In 2008 the City in partnership with MoDOT and a developer straightened out Mechanic at Commercial to create a strait shot from I-49 to the project location. In the early 2000's Ornamental lights, ADA ramps and new sidewalks were completed in the historic downtown. In 2016 a half mile of Mechanic Street will be reconstructed from Independence east. The project area has already been cleared of structures, thus allowing us to preserve the buildings in the Historic Preservation District, while providing needed parking. No other vacant land downtown can accommodate the 70 parking spaces anticipated with this project. This project is the final piece to tying the fifteen years of planning and execution of projects benefiting our downtown together.

6. Does the project qualify for any other state or federal assistance programs?

The City is not aware of any other federal or state assistance programs for which this project would qualify.

The sign and ornate gate below are merely to help convey how these entryway elements discussed in the grant application would function. They are not intended to represent the final design of these elements.



VACANT PROPERTIES AROUND BLOCK 16 – ORIGINAL HARRISONVILLE



- VACANT PROPERTIES**
- 206 E. Mechanic Street
 - 210 S. Independence
 - 302 S. Independence
 - 304 S. Independence
 - 101 W. Wall Street
 - 105 E. Wall Street
 - 107 E. Wall Street
 - 109 E. Wall Street
 - 115 E. Wall Street
 - 117 E. Wall Street
 - 305 S. Lexington - undeveloped

PRELIMINARY ENGINEERING REPORT
FOR THE
INDEPENDENCE AT MECHANIC STREET
PARKING FACILITY

CITY OF HARRISONVILLE, MISSOURI
RESPONSIBLE ENTITY

MARCH, 2015

Prepared By: Ted A. Martin, P.E., CFM
City Engineer/Floodplain Administrator



Attachment: Preliminary Engineering Report Parking Lot 3-19-15 (1800 : Review Downtown Entryway and Parking Pavilion Project)

Independence and Mechanic Parking Lot Preliminary Engineering Report

Existing Site Conditions

The subject property is located in the SW quarter of the NW quarter of Section 4, T44N, R31W, at the intersection Mechanic (Missouri Route 7) and Independence Streets in Harrisonville, Cass County MO. The site is situated at 38°39.206' N; 94°20.912'W with a National Geodetic Vertical Datum (NGVD-1929) elevation of 957.

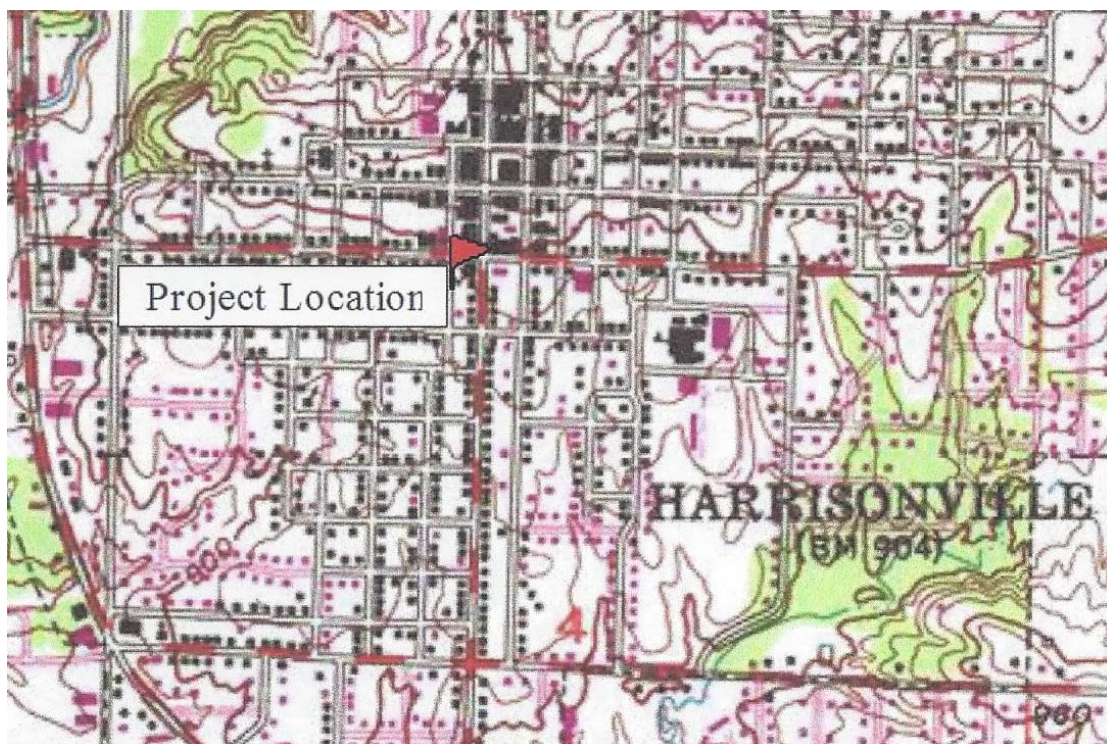


Figure 1 – Location Map (USGS 7.5° Quadrangle)

The subject property is currently vacant but was once occupied by a lumber yard then small grocery, dry goods, garage, poultry and produce merchant shops. The buildings were demolished over 20 years ago and since then the property was blighted with no improvements. The ground cover is gravel and soil with a sidewalks on the west, east, and south sides

The site slopes from north to south and lies within the Muddy Creek watershed a sub-basin the South Grand watershed.

Adjacent Properties

The project is bounded on all sides by retail businesses. A church is located to the SW of the site. As shown in Figure 2, the historic square is approximately 160' north of the northern limits of the subject property.



Project Boundaries

Figure 2 – Site Map (Google Earth)

A photograph of the site is illustrated in Figure 3. The empty lots are shown in the foreground with the historic square beyond to the north.

Attachment: Preliminary Engineering Report Parking Lot 3-19-15 (1800 : Review Downtown Entryway and Parking Pavilion Project)



*Figure 3 – Ground Level Photograph of Site – Looking North
Note Historic Courthouse to the north.
Date of Photo: 3.16.15*

Utilities

The site is bounded by various utilities including both private and publically owned facilities all of which are underground and within either dedicated right-of-way or easements. Table 1 depicts the utilities and their contact information that are adjacent to this site. There is no anticipated utility relocations for this project.

UTILITY	CONTACT	ADDRESS	CITY	PHONE
TELEPHONE Century Link	Andy Tuttle	435 E Main Street	Gardner, KS 66030	O:913.856.2232
GAS Laclede/Missouri Gas Energy	John Harrel	3025 SE Clover Drive	Lee's Summit, MO 64082	O:816.969.2298
CABLE Cobridge	Curt Bowman	606 E. Cherry	Nevada, MO 64772	O:417.667.2857 M;314.452.3201
WATER & SEWER City of Harrisonville	Robert Edwards	300 E. Pearl, P.O. Box 367	Harrisonville, MO 64701	816.258-9888
ELECTRICAL City of Harrisonville	Keith Thomas	300 E. Pearl, P.O. Box 367	Harrisonville, MO 64701	816.380.8962

Table 1 – Utility Contacts

Proposed Improvements

The City of Harrisonville, Missouri proposes improvements at this site to include the construction of an all-weather vehicular parking lot in support of the downtown area. This parking would encourage pedestrian use of the commercial district and minimize the amount of traffic around the historic square. Exhibit 1 illustrates the proposed improvements.

Existing sidewalk shall be replaced and brought into compliance with the ADA access requirements.

The parking lot would be constructed of a 6” aggregate base overlain with 3” base asphalt then overlain with a 2” thick asphalt surface mix. Access to the parking will be from the north by constructing improvement to the alley thus allowing service ingress/egress via both Independence and Lexington streets.

Street and parking lighting with poles and fixtures similar to that used throughout this historic area will be installed at the parking area and along the street to the square. An ornamental aluminum archway will be installed at the parking lot entrance and a monument sign with a two-sided changeable message board will be constructed visible on both Independence and Mechanic Streets. Parking islands will contain cobble river rock with trees and shrubs planted throughout for shade and aesthetics.

Storm Water and Floodplain

The site affords the opportunity to use sustainable design of storm water best management practices to address surface runoff. Grassed dry swales could be used on the perimeters; these are open, vegetated, drainage channel or depression with an engineered soil matrix and underdrains designed to filter stormwater runoff. Another BMP that may be incorporated into this site's storm drainage is the use of pervious pavement- a special type of pavement that allows water to infiltrate the surface layer and enter into a high-void, aggregate, sub-base layer. The captured water is stored in the reservoir layer until it either infiltrates the underlying soil strata or is routed through an underdrain system to a conventional stormwater conveyance system. Storm water runoff in excess of the BMP facilities will discharge to the south and be captured by the Mechanic Street drainage collection system.

As shown on Figure 4, the site is not within any regulatory floodplain
 Project Location

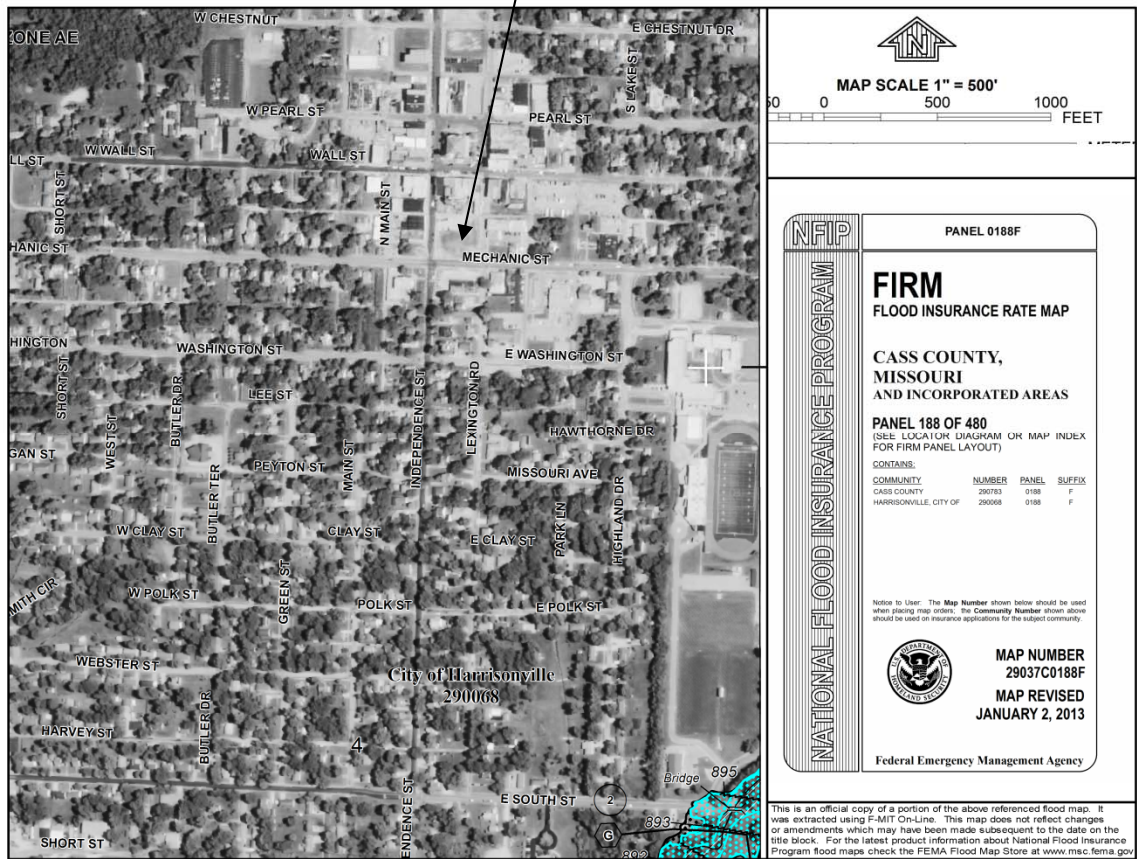


Figure 4 – Flood Insurance Rate Map (FIRM)

Environmental Compliance

The proposed project will consist of surface grading and the construction of various pavements to form an all-weather parking facility. In compliance with the NEPA, the following actions have been implemented:

- The site as shown on Figure 4 is not within a FEMA regulated floodplain
- The Missouri Department of Natural Resources, Underground Storage Tank Section has been contacted and they have no records of any UST sites at this location
- A Section 106 Missouri State Historic Preservation Office application is underway.

Construction Costs

Site construction standards and specifications will conform to the Kansas City American Public Works Association (APWA) as adopted by the City of Harrisonville. Table 2 details the individual work items along with their quantity, unit prices, and cost sharing. The itemized work descriptions are based on the proposed scope of work described herein and as shown on the attached exhibit. Unit prices were obtained from recent bid tabulations of similar scope. To meet its share of the cost, the City proposes to obtain the property, construct site grading and the sub-base, provide sidewalks on the south side, and install signage and striping.

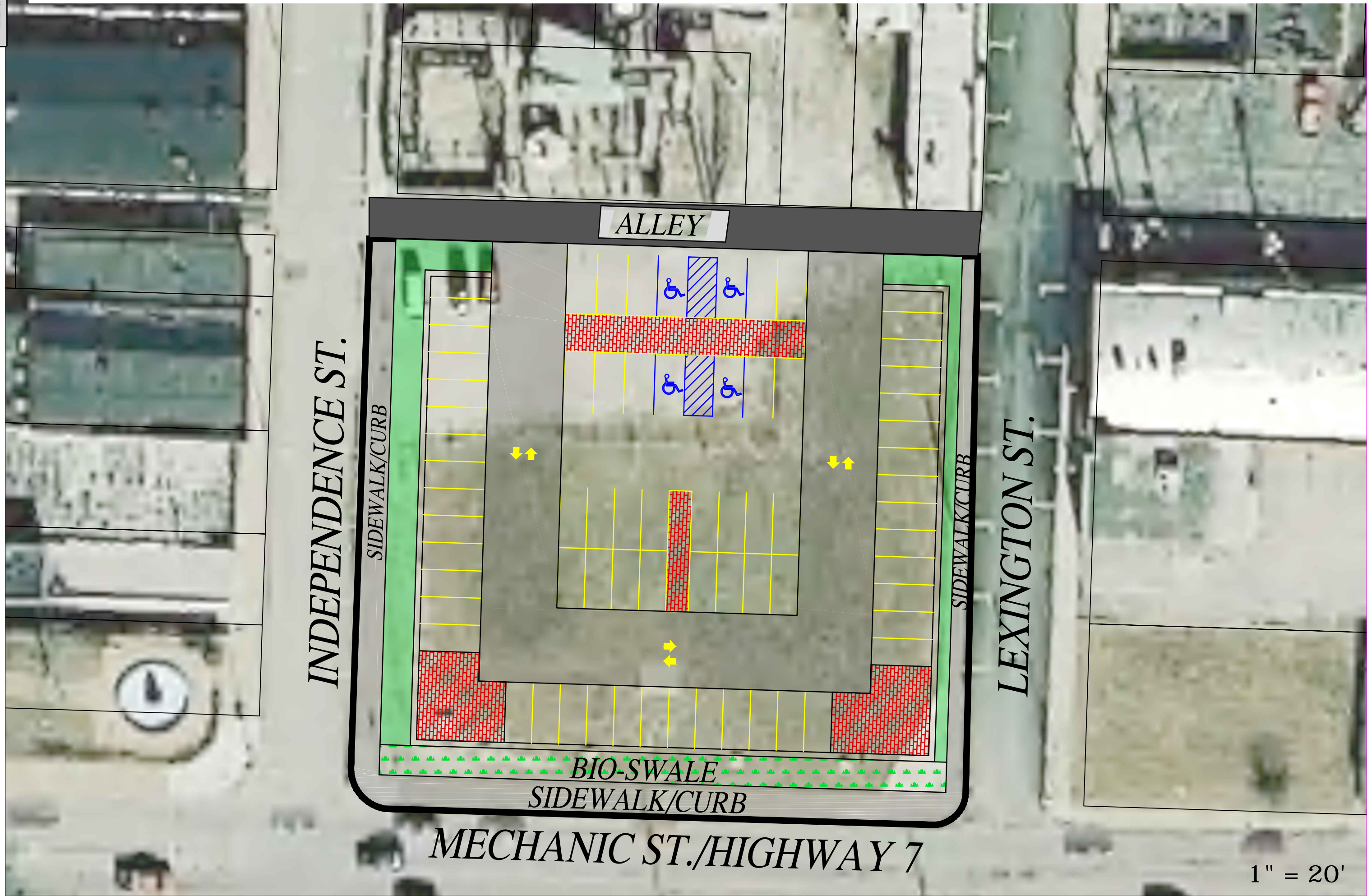
Cost Share

The City of Harrisonville as the Responsible Entity will provide the land for the parking facility and using City staff and equipment construct site grading, subgrade compaction, signage and striping. Through the upcoming Mechanic Street Reconstruction project, the City will contribute the costs of the sidewalks, curb and gutters, and storm drainage system along the south side of the parking facility. The City will share in 50% of the cost for the monument sign/message board. The City will also furnish the Administration for the project; with this value prepared per the Community Development Block Grant Program 2013 Guidelines

**Table 2 - Estimated Construction Costs
Independence at Mechanic Parking Facilities**

Item #	Item Description	Quantity	Unit	Unit Price	CITY Cost	CDBG Cost	Total
1	Bonds, Insurance, and Mobilization	1.00	L.S.	\$20,000.00		\$20,000.00	\$20,000.00
2	Site Preparation and Demolition	0.89	Acre	\$8,000.00		\$7,085.77	\$7,085.77
3	Site Grading	4,286.89	S.Y.	\$2.00	\$8,573.78		\$8,573.78
4	Independence, Lexington, & Alley Curb and Gutter (CG-1)	584.00	L.F.	\$20.00		\$11,680.00	\$11,680.00
5	Parking Curb and Gutter (Type CG-1)	694.00	L.F.	\$20.00		\$13,880.00	\$13,880.00
6	6" Compacted Subgrade	4,286.89	S.Y.	\$4.00	\$17,147.56		\$17,147.56
7	3" Asphaltic Base Type 1	4,286.89	S.Y.	\$12.00		\$51,442.67	\$51,442.67
8	2" Asphaltic Surface Type 3	4,286.89	S.Y.	\$8.00		\$34,295.11	\$34,295.11
9	Sidewalks (variable width; 6' minimum) with ADA Ramps	339.56	S.Y.	\$50.00		\$16,977.78	\$16,977.78
10	Drainage Bioswale and Pervious Pavements	3,830.00	S.F.	\$7.00		\$26,810.00	\$26,810.00
11	Ornamental Street Lighting	12.00	EA.	\$2,000.00		\$24,000.00	\$24,000.00
12	Signage and Striping	1.00	L.S.	\$1,500.00	\$1,500.00		\$1,500.00
13	Decorative Aluminum Archway	1.00	EA.	\$15,000.00		\$15,000.00	\$15,000.00
14	Site Restoration and Erosion Control	0.89	Acre	\$2,500.00		\$2,214.30	\$2,214.30
15	Landscaping Rock and Soil Barrier	385.56	S.Y.	\$20.00		\$7,711.11	\$7,711.11
16	Trees and flowering shrubs	1.00	L.S.	\$1,500.00		\$1,500.00	\$1,500.00
17	Mechanic Street Reconstruction	1.00	L.S.	\$30,262.22	\$30,262.22		\$30,262.22
18	Monument Sign with 2 Sided Message Board	1.00	EA.	\$20,000.00	\$10,000.00	\$10,000.00	\$20,000.00
19	Land Value	29,946	S.F.	\$1.67	\$50,009.82		\$50,009.82
Estimated Sub-Total					\$117,493.38	\$242,596.74	\$360,090.11
	Administration	CDBG Guidelines page 31			\$20,802.70		\$20,802.70
	7.6% Engineering and Surveying	CDBG Guidelines page 30				\$27,366.85	\$27,366.85
	20% Construction Contingency					\$72,018.02	\$72,018.02
Estimated Total					\$138,296.08	\$341,981.61	\$480,277.69

Attachment: Preliminary Engineering Report Parking Lot 3-19-15 (1800 : Review Downtown Entryway and Parking Pavilion Project)



INDEPENDENCE ST.

LEXINGTON ST.

MECHANIC ST./HIGHWAY 7

ALLEY

SIDEWALK/CURB

SIDEWALK/CURB

BIO-SWALE
SIDEWALK/CURB

1" = 20'





STAFF REPORT

TO: Chamber Economic Development Committee
FROM: Keith Moody, City Administrator
DATE: March 27, 2015
SUBJECT: Review Foreclosed Property List

Type of Item: *Presentation*

The attached list reflects information on the foreclosed properties that have been registered with the city. As mentioned previously this list is kept to aid the city in enforcing property maintenance regulations, it is shared here in the hopes that those interested in putting these properties back into use may have a point of contact to start with.

3. Discussion Item (ID # 1799)

Review Foreclosed Property List

Attachments:

Abandoned Foreclosed Residential Property Registration Tracking 2-26-14 (PDF)

Abandoned Foreclosed Residential Property Registration Tracking

2.3.a

Date Filed with City & Tracking #	Address	Name of Beneficiary	Registered Representative	Local Property Management Co.	Notes:
8-29-11-01	1101 Mission	Bank of America Seattle Mortgage 190 Queen Anne Ave. N. Ste 100 Seattle, WA 98109 (206)-490-0461	N/A	Five Brothers Kathy Howath 14156 E 11 Mile Rd Warren, MI 48089 (586)-772-7600	Inactive since 10/4/10; Cass Co GIS shows Billie Woolford as owner
9-9-11-01	401 N. Lake	One West Bank 2900 Esperanza Crossing Austin, TX 78728 (512) 331-2507	Field Asset Services 101 W. Louis Henna Blvd #400 Austin, TX 78728	Field Asset Services C/O S&R Investments Bob & Susan Arbuckle (816) 564-4484 7101 Brookly Gladstone, MO 64188 (800) 468-1743	Active but past due under Nathan Sumstine since 1/15/04; Cass Co GIS shows Nathan Sumstine as owner
4-24-12-02	3201 Junction Drive	BAC Home Loans Servicing, L.P., 400 National Way, Simi Valley, CA 93065, 800-281-8219		Schnakenberg Overhead Doors, Mike Schnakenberg, 30906 Hwy PP, Concordia, MO, 660-553-1228	Inactive, last acct under Bank of America 10/14/11 thru 1/4/13; Cass County GIS shows John & Donnie Teague as owners
4-24-12-04	2618 Quail St.	BAC Home Loans Servicing, L.P., 400 National Way, Simi Valley, CA 93065, 800-281-8219		Schnakenberg Overhead Doors, Mike Schnakenberg, 30906 Hwy PP, Concordia, MO, 660-553-1228	Inactive since 5/26/11 Scott Ricker Cass County GIS shows Scott & Karmin Ricker as owners
7-6-12-03	802 S. Oakland St.	BAC Home Loans Servicing, L.P., 400 National Way, Simi Valley, CA 93065, 800-281-8219			Inactive, previously under Peggy O'Brien 2/04-5/26/09; Cass County GIS shows Peggy Lee O'Brien as owner
10-17-12-01	200 W. Polk	BAC Home Loans Servicing, L.P., 400 National Way, Simi Valley, CA 93065, 800-281-8219		Safeguard Properties, Escalation Department, 301 E. Vanderbilt Way, Suite 350, San Bernadino, CA 92408, 866-515-9759	Inactive since 9/27/05; Cass County GIS shows Charles Young, Jr. as owner
1-28-13-01	403 W. Washington St.	US Bank Mortgage, 800 Moreland St., Owensboro, KY 42301, 270-852-5822		MC Contracting, LLC, Mike Brown, P.O. Box 8655, Sugar Creek, MO 64054, 816-365-7834	Inactive since 9/26/12; Cass County GIS shows US Bank National Association as owner
4-29-13-01	1305 Edgevale Terrace	JP Morgan Chase, 800 Brooksedge, Westerville, OH 43081, 614-776-8607		Safeguard Properties, Code Violations, 7887 Safeguard Circle, Valley View, OH 44125, 877-340-0060	Active under Gail Dean since 2/04/13; Cass County GIS shows Gail Dean as owner; odd that it shows active the paper was filed in 2013
8-5-13-1	3 Eavey Circle	Nationstar Mortgage, LLC, 350 Highland Dr., Lewisville, TX 75067, 469-549-2178	Safeguard Properties, 7887 Safeguard Circle, Valley View, OH 44125, 877-340-0060	Safeguard Properties, Code Violations, 7887 Safeguard Properties Circle, Valley View, OH 44125, 877-340-0060	Inactive; previously under Thor Phillips 12/16/11-2/22/12; Cass County GIS shows Jeremy Twillegar as owner; he says foreclosed after lien was paid
8-26-13-1	2406 Ridgewood Rd	Wells Fargo Bank NA, One Home Campus X2303-048, Des Moines, IA 50328, 414-214-9270	Chassitti Clark, One Home Campus X2303-048, Des Moines, IA 50328, 414-214-9270	MCS, Andrew Hohensee, 56 NE Sycamore Street, Lee's Summit, MO 64086, 414-214-9270	Inactive since 3/11/13; Cass County GIS shows Lloyd C. Brown as owner
9-9-13-1	905 S. Independence	Nationstar Mortgage, LLC, 700 Highway 121 BYP, Suite 100, Lewisville, TX 75067, 800-468-1743		S & R Investments, Bob & Susan Arbuckle, 7101 Brookly, Gladstone, MO 64188, 816-560-4488	Active under Home Solutions Realty since 9/25/13; previously Field Asset Services; Cass County GIS shows Home National Mortgage Assoc as owner (not indiv or business as owner)
9-13-13-1	907 Mission Rd.	JP Morgan Chase, 800 Brooksedge Blvd, Westerville, OH 43081, 614-776-8607		Safeguard Properties, Code Violations, 7887 Safeguard Circle, Valley View, OH 44125, 877-340-0060	Inactive since 6/27/11; Cass County GIS shows Sean Henriquez & John Kenagy as owners

Attachment: Abandoned Foreclosed Residential Property Registration Tracking 2-26-14 (1799 : Review Foreclosed Property List)

Abandoned Foreclosed Residential Property Registration Tracking

2.3.a

Date Filed with City & Tracking #	Address	Name of Beneficiary	Registered Representative	Local Property Management Co.	Notes:
10-9-13-1	2300 Easton St.	Ocwen Financial Services, 2002 Summit Blvd., Atlanta, GA 30319, 770-612-7007	REO Code Violations, 2002 Summit Blvd., Atlanta, GA 30319, 770-612-7007	GKC Property Preservation, Kris Casburn, 1100 SW Crystal Creek Pl, Blue Springs, MO 64015, 816-509-7996	Send correspondence regarding maintenance of 2300 Easton St Altisource c/o Peak Specialized Services, P.O. Box 351087, Westminster, CO 80035, Brandon Dierickx, 303-410-4946 Inactive since 7/22/13; Cass Co GIS shows Bank of New York M as owner
10-9-13-2	706 Green St.	Nationstar Mortgage, LLC, 350 Highland Dr., Lewisville, TX 75067, 800-468-1743	Paula Acosta, 350 Highland Dr., Lewisville, TX 75067, 800-468-1743	Field Asset Services, VPR Team, 101 W. Louis Henna Blvd., Ste. 400, Austin, TX 78728, 800-468-1743	Inactive since 8/21/13; Cass Co GIS shows Nationstar Mortgage as owner
10-24-13-1	710 N. Patton		Nationstar, 350 Highland Dr., Lewisville, TX 75067, 800-468-1743		Cass County GIS shows Elizabeth Justin Tyler as owners
10-30-13-1	804 Arnold Ave.	Secretary of Housing & Urban Development, 186 Granite St. #301, Manchester, NH 03101, 603-657-1000	Cityside Management Corp., 186 Granite St., #301, Manchester, NH 03101, 603-913-2728	Cityside Management Corp., Brett Turson, 186 Granite St. #301, Manchester, NH 03101, 603-913-2728	Cass County GIS shows Secretary of Housing & Urban Development as owner
11-4-13-1	1903 Crestwood Dr.		Selene Financing, LP, 7077 Bonneval Rd., Ste. 430, Jacksonville, FL 32210, 904-473-0504	MCS-Mortgage Contracting Services, Code Compliance Dept., 6504 Intl. Pkwy., Ste. 1500, Plano, TX 75093, 866-563-1100, 24 HR	Cass County GIS shows Lloyd (as owner
11-7-13-1	1401 S. King Ave.	Generation Mortgage, Inc., 3565 Piedmont Rd NE, Ste. 300, Atlanta, GA 30305, 404-995-5162 (Rickey Robinson, rickey.robinson@generationmortgage.com	National Field Representatives H, 136 Maple Ave, Claremont, NH 03743, 1-800-639-2151, ext. 2327		Cass County GIS shows Linda (as owner
11-13-13-1	906 Parkridge	Wells Fargo Home Mortgage, 1-866-518-2164	Premiere Asset Services, 1-866-518-2164, 9-6	Reece & Nichols, Martin Ricono, 1153 NE Rice Rd., Lee's Summit, MO 64086, 816-251-1555 / 816-589-4747	Cass County GIS shows Bank of America NA c/o Wells Fargo Bank as owner

Attachment: Abandoned Foreclosed Residential Property Registration Tracking 2-26-14 (1799 : Review Foreclosed Property List)



STAFF REPORT

TO: Chamber Economic Development Committee
FROM: Keith Moody, City Administrator
DATE: March 27, 2015
SUBJECT: Update on 291 Project

Type of Item: *Presentation*

Attached is the most recent Construction Progress Meeting Agenda (4-1-15) for the project.

- Currently grading base for final paving on Cantrell (Millwalk Mall side of road)
- Permanent paving starts last week in March/1st week in April on Millwalk Mall side of Cantrell
- SB Off Ramp - May 5th deadline to reopen. Contractor on schedule to complete by late April. Other ramps are to remain open during reconstruction.
- South side Rock Haven box culvert complete, traffic shift anticipated 1st week in May to begin north side
- Bridge decking pour scheduled to begin late April.
- Bridge open tentative by mid-July
- Completion date October 15th by original contract. SB Ramp change order provided additional 55 days if needed.
- Contactor's projected completion is mid-September
- The election to extend the term of the TDD by five years is complete and it passed.
- Engineering scope and fee for Phase 2 has been approved (\$50k less than estimate).
- Final step is approval of amendment to funding agreement between MoDOT and City.
- Phase 2 construction is anticipated to begin early spring 2017.

4. Discussion Item (ID # 1798)

Update on 291 Project

Attachments:

Progress Meeting 4-1-15 (PDF)



900 RUSSELLVILLE RD
 CALIFORNIA, MO 65018
 PHONE (573)-796-8101
 FAX (573)-796-8293

PROGRESS MEETING AGENDA

140523-C06
 CASS I-49
 Weekly Mtg. 20150401

Workforce Analysis:

ALL SUBCONTRACTS ARE APPROVED AND IN SITEMANAGER

Trainees:

2 slots at 1000 hrs. each = 2000 hrs.

Urbina Pascual "Paul" started on 11-10-14 as a LABORER TRAINEE.

- Modot requested inspector 'to be' copied on hours work per month
 - 2 SLOTS @1000 HRS. = 2000 HRS.

Utility issues:

- ❖ List what utilities are impacting work schedule.
- ❖ List, if any, utilities that need to be located (prime and/or subs).
- ❖ List, if any, locations where/date utilities have been damaged.

Materials issue:

1. List any material reports needed to satisfy work already completed or special design criteria and/or contingent items.

Erosion Control:

- Modot to enter into Sharepoint
- Currently 1.0 acres of DISTURBED AREA

***last entry in sharepoint was 03/25/15

Two Week Look Ahead:

- ❖ Placing Panels/resteel/boxing at diaphragms on all spans A8075, A8079
- ❖ Bridge Pour A8079 then A8075 (A8079 set for next Thurs. 4/9)
- ❖ Driveways, Curb and Gutter, Sidewalk Phase 1 side. (start this week?)
- ❖ RCB at Rock Haven (Backfill pending?)
- ❖ Removals and Grading at Rock Haven. (??????)
- ❖ Grading and Base at Ramp 2. (pending backfill start this Sat. 3/28)
- ❖ Jacked RCP (complete under ramp 4?, move to under I-49 SB)
- ❖ Working on Misc. Storm Pipe. (Rock Haven)
- ❖ Removal of Improvement. (Saw cuts - 291 @C.L.)
- ❖ RCB Extensions on Ramp 1. (start ?????)
- ❖ Traffic Control. (as needed)
- ❖ Erosion Control. (as needed)

Note: Deck pour on A8075 appears 2 weeks (tentative week of April 13th).
Base and Perm. Pavement on Ramp 2 (first thru third week of April)
Incidentals (rail, signing, striping on Ramp 2 for opening (April 20th to May 1st)

Keep in mind walk-thru/semi-final/ribbon cutting on Bridge Opening when making schedules and updates to Modot.

Work Zone Traffic Management:

- ❖ Contractor shall submit a schedule of closures to the engineer two weeks prior to the actual closure. Also, must notify all emergency response agencies as well.
- ❖ Contractor shall provide CMS boards notifying motorists of future traffic disruption and possible delays one week prior to any lane shift to a detour or lane closure.

are we affecting traffic on i-49 or 291 for the bridge pours??????

Information Requirements:

- ❖ Work Plans - date approved – Pre Activity completed
 - Excavating/Grading – 20140924 - 20140924
 - Temp Traffic Control – 20140924 - 20140924
 - Temp. Erosion Control – 20141001 - 20141001
 - Signals, Lighting – 20141014 - 20150122

- Box Culverts – 20141019 - 20150113
- Waterline – 20141020 - 20141020
- Bores – 20141022 - 20141105
- Guardrail – 20141024 - pending
- Storm and other Drainage – 20141028 - 20141028
- Sanitary Sewer – 20141030 - 20141105
- Piling – 20141030-20141117
- Seed and Mulch – 20141105 - 20141105
- MSE Walls - 20141117 - 20141203
- Jacked Pipe- 20141121- 20141203
- Substructure Concrete - 20141215 - 20141215
- Base and Concrete Pavement- 20150107- 20150218
- Girder/panel placement - 20150120 - 20150128
- Superstructure concrete and vertical drain- 20150305-20150309
- Safety Barrier - PENDING
- Concrete and Masonry Prot. - PENDING

❖ Shop Drawings - indicate date submitted, date approved

- A detailed plan for JSP(bridge) Section A. Removal of Bridges (Br. No. A1621).
- Submit shop drawings for ornamental fence and ornamental pedestrian fence per JSP(Bridge) Section B.
submitted to Parsons, and sent back for revisions
- Submit shop drawings for ornamental metal fixture per JSP(Bridge) Section C.
- Submit shop drawings for cast stone (signs and caps) per JSP(Bridge) Section D.

See the JSP's for clarification.

Delays:

1. Any delays that have been encountered should be listed in this section. Provide a date that the problem originated. Any subsequent noted updates to the situation should be added with a respective date. Leave item in the minutes until it is resolved.
 - Modot requesting resolution for 'possible time extension to contract' be resolved. (Delay to phase 1A ended 12-02-14: MH del. for line F)

Old Business:

- HOLD POINTS established for ROCK/UNSUITABLE ENCOUNTERED during trenching operations for underground facilities and/or any other excavation. (10-21-14)
- MoDot must verify for PAY

- QC testing issues - KTI to submit set of 3 cyl. for acceptance
 - Split samples to be stored at job trailer for Modot
 - single breaks used for informational
 - coordinate sampling of Type 1/5 base
 - Ramp 2 CLOSED on March 05, in AM for a 55 day Closure. End of 55th day would be AM of April 30th.
 - Lehman to submit an 8 bag HE mix for PCCP. (approved 03-12-15)
-
- Question brought up about "staining" of form liner concrete. (see bridge plans for clarification: Sheet No. 2 of A8075 and A8079 says the following:

Concrete and masonry protective coating shall be applied on all designated exposed concrete and form liner areas in accordance with sec 711. Concrete protective coating (stain) shall be a premium, water-based, 100% acrylic emulsion stain for form liner surfaces with a polysiloxane additive for long-term water resistance. Color No. 33510 (New Limestone) for the base coat and select two accent colors to achieve the look of a natural limestone wall from manufacture's full range. Color samples shall be provided to the Engineer for approval prior to application.

A8079 has an additional statement for the stating:

Sacrificial graffiti protective coating shall be applied on all designated exposed concrete and form liner areas adjacent to the sidewalk in accordance with Sec 711.

- Look into "Final out, or deliverables" to city of Harrisonville for ornamental components for which they will be responsible for
 - list of suppliers and applicable warranties on systems

-LEHMAN CONSTRUCTION WILL PROVIDE MODOT WITH ANY DOCUMENTS OR WARRANTY/SUPPLIER INFORMATION REQUIRED PER CONTRACT. MODOT WILL IN TURN DELIVER "AS BUILT" ALONG WITH ANY OTHER PERTINENT INFORMATION TO 'CITY OF HARRISONVILLE'.

New Business:

Change Order Items:**❖ Pending Change Orders**

- Add 'Be Prepared to Stop' (2 total)
- add (4) High Pressure Sodium to Line No. 1970.
- Original Plan (12) to (16) water meter pits- overrun 4 EA
- Original Plan (800) to (900) LF of waterline- overrun 100 LF
- aggregate under curb and gutter on city portion(mainly Royal St.) - designers are looking into ----pending.
- - Additional Fire Hydrant to add to plan qty.

Pay Estimates:

At 38.2% complete per CONTRACT DOLLARS

- ❖ Request pay for the following items
 - Line No. 2810 - Pile points
 - Line No. 2960-2990, 3350-3370 - BEARINGS

- ❖ Discrepancies
 - No issues at this time.....

Next Meeting:

Wednesday, April 01, 2015-----job trailer on 291

Distribution:

1. Upload to sharepoint.

Additional Notes:



STAFF REPORT

TO: Chamber Economic Development Committee
FROM: Keith Moody, City Administrator
DATE: March 27, 2015
SUBJECT: Review First Quarter Sales Tax Collections

Type of Item: *Presentation*

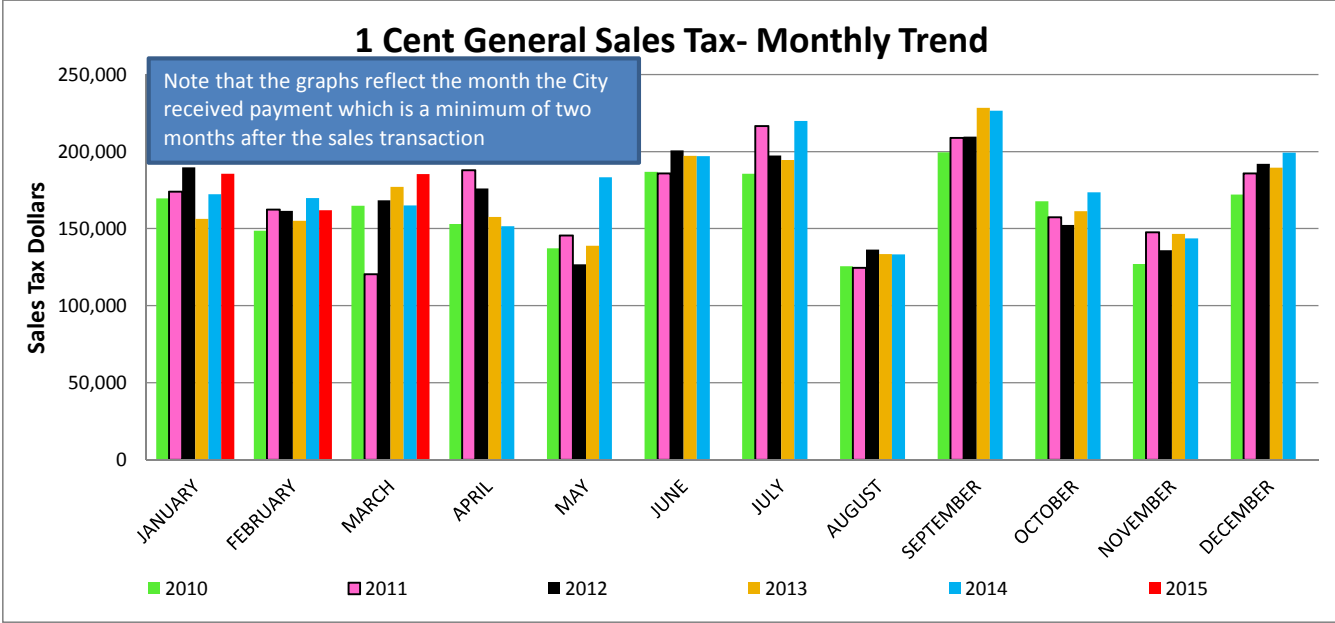
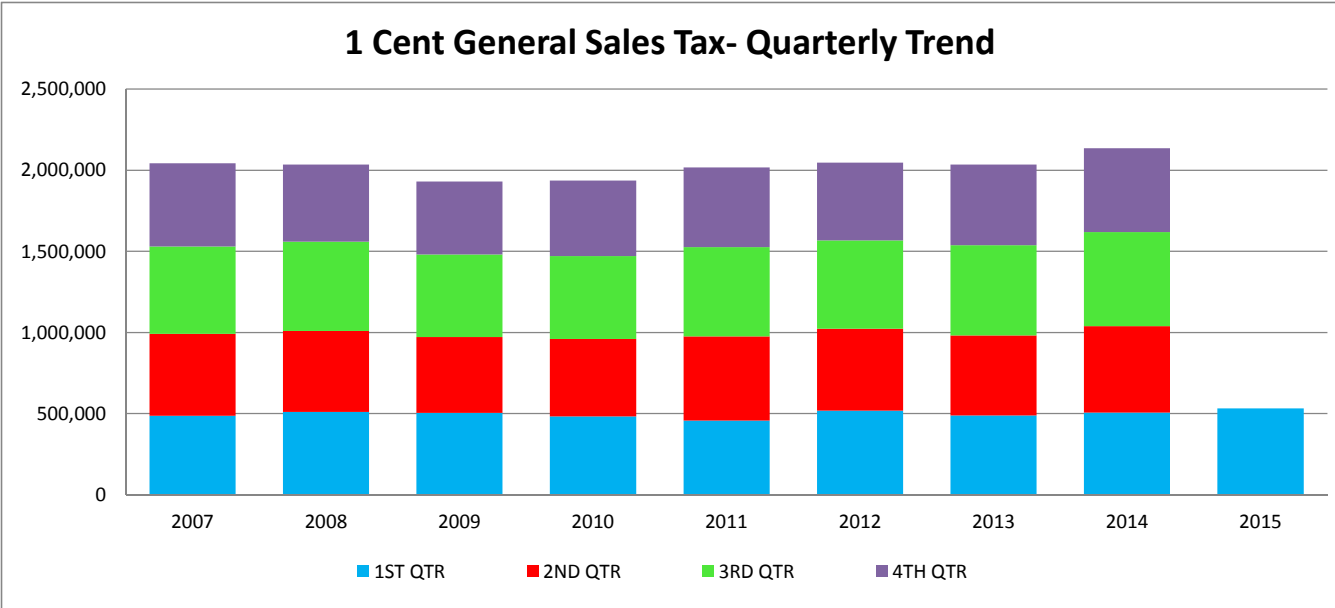
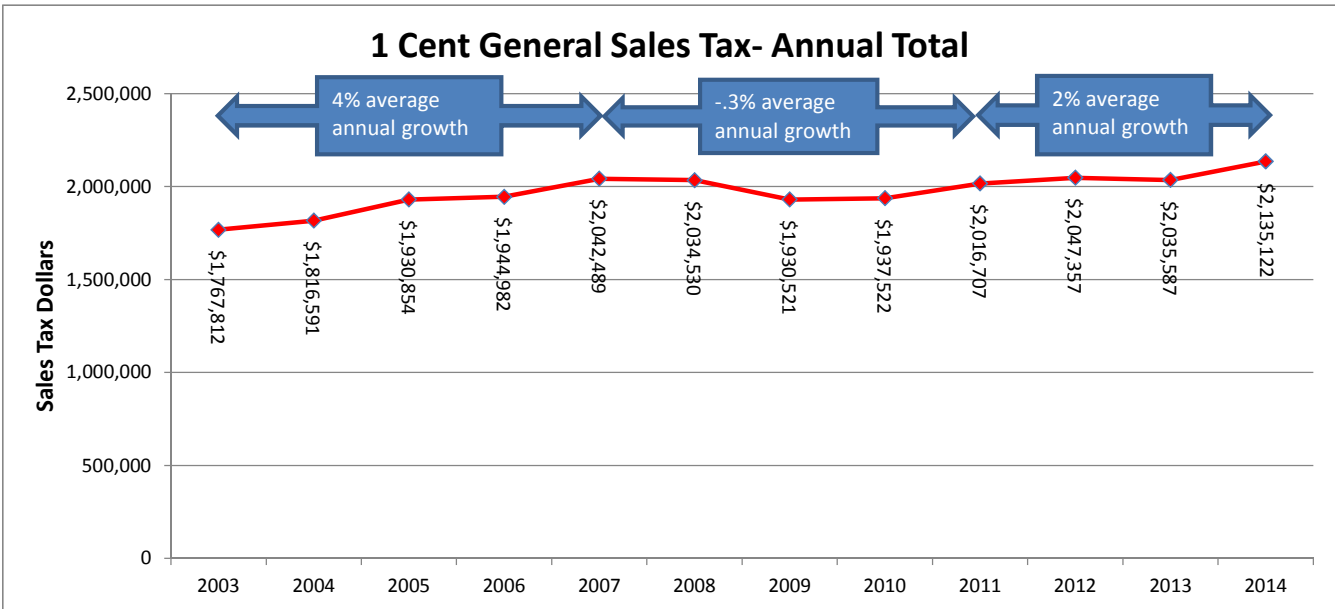
Through the first quarter sales tax collections are 5% higher than the same period in 2014. First quarter of 2015 is the highest first quarter for collections on record. This is an excellent sign and start to the year, especially in light of the major construction project occurring during this period along 291.

5. Discussion Item (ID # 1797)

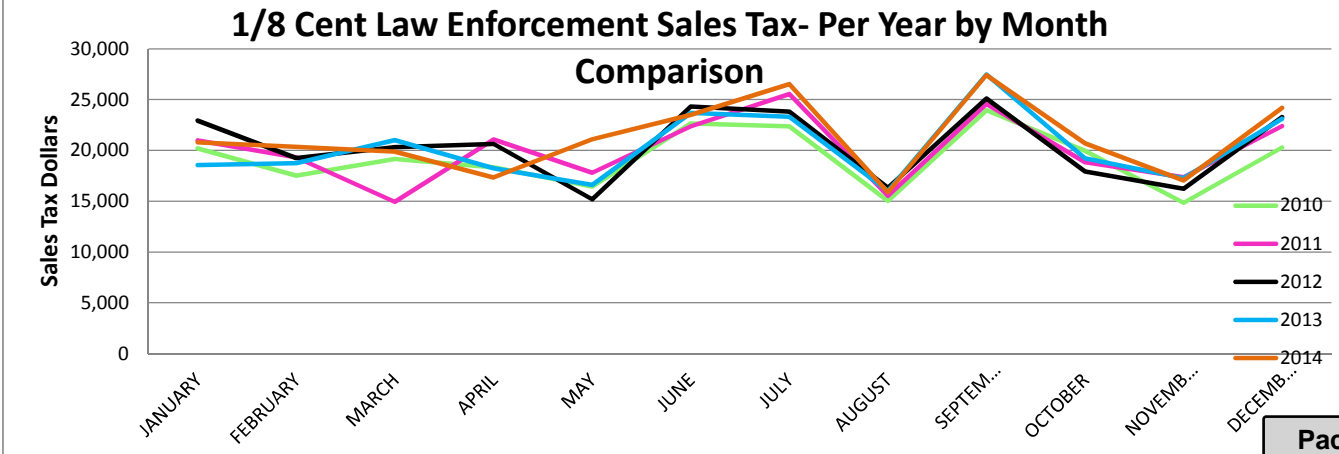
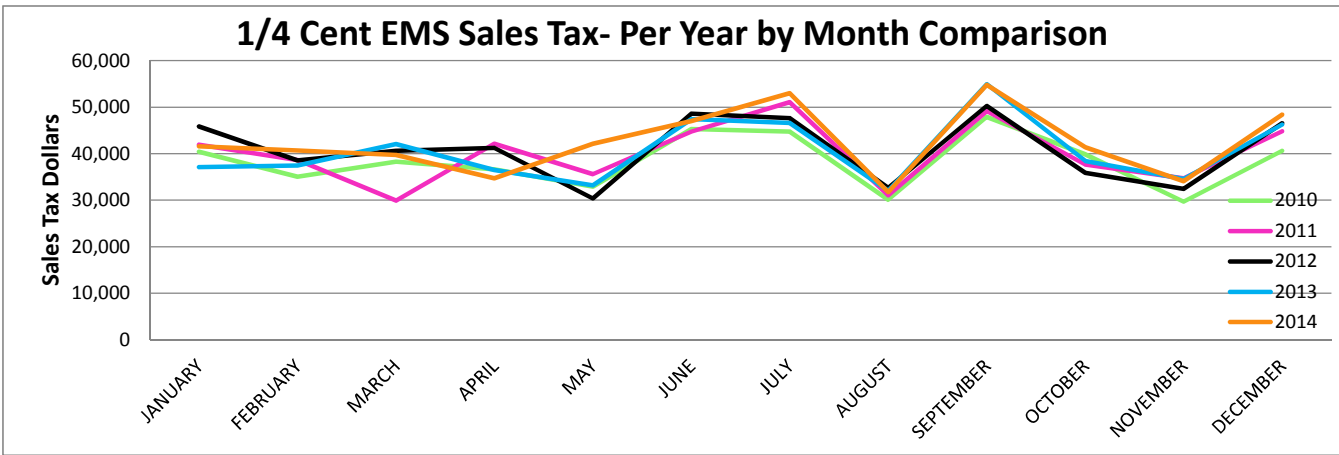
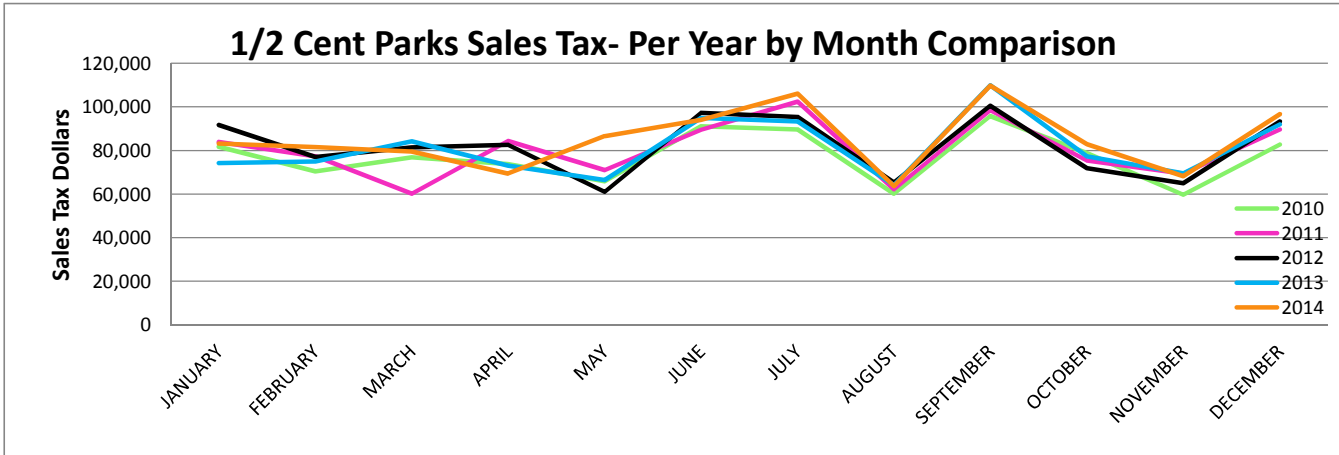
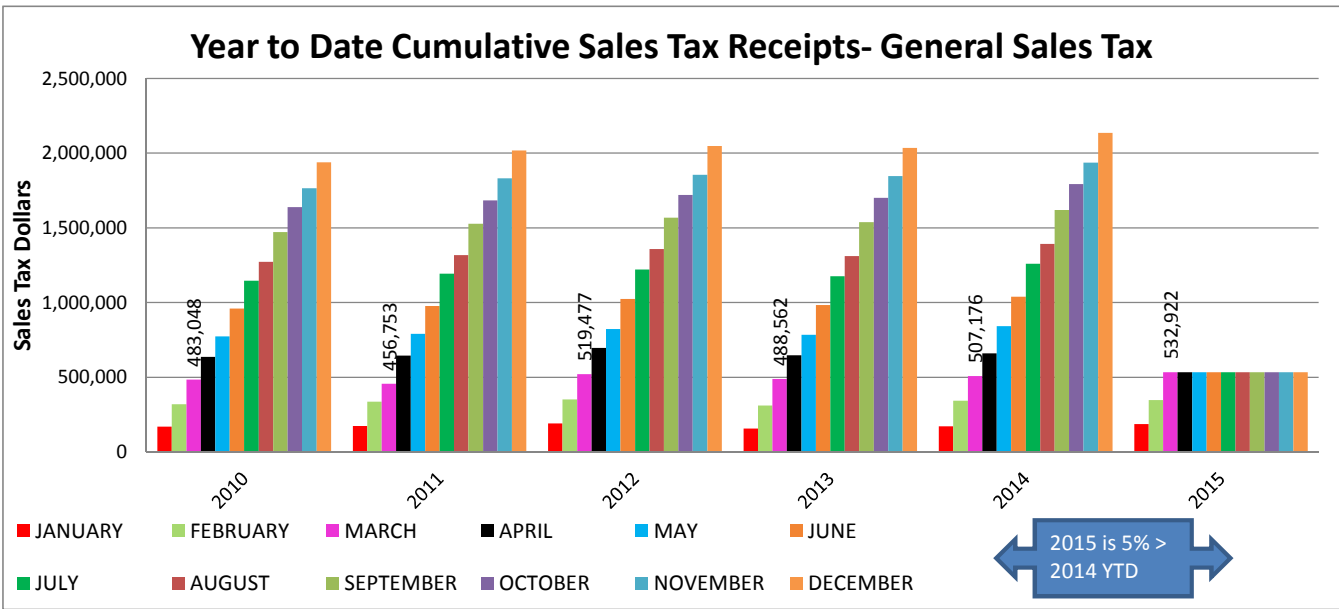
Review First Quarter Sales Tax Collections

Attachments:

Sales Tax Graphs 1st Quarter 2015 (PDF)



Attachment: Sales Tax Graphs 1st Quarter 2015 (1797 : Review First Quarter Sales Tax Collections)



Attachment: Sales Tax Graphs 1st Quarter 2015 (1797 : Review First Quarter Sales Tax Collections)