

MINUTES

Audio Tape No. 582

The Governing Body of the City of Leawood, Kansas, met for a Work Session at City Hall, 4800 Town Center Drive, at 6:00 P.M. on Monday, March 31, 2003. Mayor Peggy Dunn presided.

Councilmembers present: Louis Rasmussen, Gary L. Bussing, Scott Gullede, James E. Taylor, Sr., Mike Gill , Patrick Dunn, and Jim Rawlings.

Councilmembers absent: Shelby Story.

Staff present: Scott Lambers, City Administrator
 Deb Harper, City Clerk

Project Representatives: Richard Sailors, David Suttle

- 50 Mayor Dunn called the meeting on the Special Benefit District Financing Request to order at 6:30 P.M. Scott Lambers stated the meeting was a follow-up to a previous Special Benefit District meeting, at which time the Council was advised that it was near the self-imposed ceiling for special benefit financing. The Council felt that the 20% threshold was a benchmark for the city , but that if other projects were to be presented, they should be evaluated on case-by-case merits. Mr. Lambers stated he would also like to see documentation on the process the Council would like to follow should other applicants want to present projects in the future.
- 174 Richard Sailors asked David Suttle to give a brief presentation on the project and how it would relate to the necessary public improvements
- 184 Mr. Suttle of Suttle Architects, explained the project, stating it was a mixed-use project, incorporating retail, business and residential areas. The concept brought all of these elements together, but within their own zones, with the key being smaller buildings along the street and larger buildings being set back within the area. All of the major frontages would be devoted to smaller-scaled village architecture building, but in a complete deep zone of landscaping features and amenities that provided a major green-belt landscaping concept. Parking would be located inside the area, out-of-view, with entrances off 135th Street.
- 406 Scott Gullede arrived at 6:55 P.M.

Mr. Suttle explained the offices would be positioned to the north of the retail area, facing the new 134th Street. The parking would be behind the buildings and services would be shielded. Additionally, there would be the structured garden architecture that would tie both areas together, creating a calm, understated plan. Further north of 134th Street would be the residential development of condominium clusters with formal gateway entrances and guest parking in a garden setting.

- 617 Mr. Suttle emphasized that the goal was to adhere to the 135th Street Corridor guidelines, projecting the feel of a district area of the city, rather than a building project. The plan would give an ultimate garden setting that romanticizes the vision of successful modern retailing.
- 688 Councilmember Rasmussen asked what would be proposed in the benefit district and the cost estimate. Mr. Lambers replied the ballpark estimate was \$5.13 million; for planning purposes he would recommend the Council authorize \$5.25 million. Councilmember Rasmussen stated he did not feel the 10% contingency added in to the estimate would cover traffic signals. He stated he would support an authorization for \$6 million. Mr. Lambers verified that the debt services would be at approximately 22% using the \$6 million figure.
- 832 Councilmember Dunn confirmed that this project would link Roe Avenue to Nall Avenue on 133rd Street, and that 133rd and 134th Streets and Briar were being entirely funded by the benefit district. Mr. Lambers stated the improvements to Roe Avenue would be the city-at-large part of the project; further improvements to Roe Avenue required by this project would be at the project's cost.
- 914 Mr. Sailors stated his firm was highly motivated to keep the costs down on the development because it would not be affordable to them to have a high special use tax that might turn customers away.
- 940 Councilmember Gill asked if soft costs were included in the special benefit district cost. Mr. Lambers replied they were. Councilmember Gill asked if the three corner features were infrastructure. Mr. Lambers stated there needed to be an easement provided for the improvements so that they would become a public improvement, and there would be a maintenance agreement with the developer.
- 1014 Councilmember Taylor stated he was concerned that all the benefit district funds were being put into one section of 135th Street. He asked why the project needed to be started within 120 days or not at all. Mr. Sailors replied that he felt this project brought critical mass along with Cornerstone and Plaza Pointe between Metcalf Avenue and State Line Road on 135th Street. The perception of the brokerage community would be that this area would be prime location for expanding. He felt that the three projects together would change the current perception. Mr. Sailors stated he has commitments from local and national clients and commitments to start the condominium project. Within 120 days of the final site plan being approved, development would begin.

- 1252 Mayor Dunn stated that the issue of retail sales taxes versus the benefit district funding needed to be explored. Councilmember Taylor asked for the time frame expected for this project. Mr. Sailors replied it would begin within the 120 days after the final site plan was approved, approximately the first of the year, and would require four years to complete. With other partners in the project, any one of them would be able to finish the project should Sailors not be able to complete it for whatever reason.
- 1360 Mayor Dunn asked for a consensus as to whether the Council was willing to raise the debt level to 21-22%, where currently there is a 20% self-imposed threshold. All Councilmembers agreed that they would be willing to raise the debt level.
- 1375 There being no further business the meeting, Mayor Dunn adjourned the meeting at 7:25 P.M.

Emily Watson, Deputy City Clerk