



**CITY OF LEAWOOD  
GOVERNING BODY  
MEETING AGENDA**

Main Conference Room  
4800 Town Center Drive  
Leawood, KS 66211

**SPECIAL CALL**

**GOVERNING BODY  
WORK SESSION**

**Monday, November 4, 2019  
6:00 P.M. – 6:45 P.M.**

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

**Mayor Peggy Dunn**

**Councilmembers**

**Ward One**

Debra Filla  
Andrew Osman

**Ward Two**

Jim Rawlings  
Mary Larson

**Ward Three**

Chuck Sipple  
Lisa Harrison

**Ward Four**

Julie Cain  
James Azeltine

**Review Chamber of Commerce's Annual  
Economic Plan**

**ADJOURN**

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Copies of the agenda are available at the Office of the City Clerk on the Friday prior to the meeting. Leawood operates under a Council/Mayor form of government, with a separately elected mayor and 8 council persons. Council members are elected on a non-partisan basis from 4 wards. The Council develops policies and provides direction for the professional city administration.

If you require any accommodation (i.e. qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please notify this office at 913.339.6700 or at [www.leawood.org](http://www.leawood.org) no later than 96 hours prior to the scheduled commencement of the meeting.



To: Leawood Governing Body

Subject: 2019 Leawood Economic Development Council (EDC) Activity Summary (as of 11/4/2019)

2019 has been active year for economic activity in Leawood, and the Leawood Economic Development Council has been pleased to work hand in hand with the Leawood Governing Body, staff, and area businesses to support the objectives of a strong business environment in Leawood, as well as promoting the advantages of living and working in Leawood.

As our relationship with the City has progressed over the past 5 years, we are finding that we provide value by supplementing City staff's efforts, working with landowners, building owners, brokers and developers to maintain positive relations and keep projects moving forward. Whether it's helping a business understand the sign ordinances, or working with our Council liaisons, Planning Commissioners and City staff to explore new ideas, we are seeing that our community's reputation for welcoming development has moved in very positive directions.

We are also pleased to report that over 30 area businesses have chosen to invest in the Leawood Economic Council, over and above their regular Leawood Chamber dues.

**Office Activity:**

On the commercial office front, below is a summary of some notable new activity over the past 12 months:

New / Expansion Office Projects Late 2018 through Oct 2019			JOBS		Square Feet	Move in
	Commerical Office	Location	Year 1	Estimated Max - current location		
Eighteen Corp	Real Estate Investing / Management	Park Place	25	40	8,000	In
RFP 360	RFP management software	8700 State Line	40	70	10,900	In
Aperture Health	Credentialing services	Tomahawk Cr.	detail pending			In
House of Cards	Service	Park Place	37	45	11,300	late 2019
Prevail Wealth Strategies	Wealth Management	135th St.	40	70	15,258	In
Retirement Planning Group	Wealth Management	135th Street	20	40	9,359	In
Tortoise Capital*	Energy investments-office expansion	Park Place	123	180	50,000	late 2019
AgForce Transport Services*	Logistics-office expansion	College Blvd	70		18,240	In

\*These companies are relocations within Leawood. Reflects current office square footage.

The Element Hotel, under construction, is slated to open in the coming months. This project, 5 years in the making, will bring a valuable resource to the southern portion of our community, and the additional investment of dollars by travelers into our local economy.

**Retail Activity:**

Redevelopment of some of our aging retail centers was high on the list of objectives for the EDC and the City. Both Ranch Mart shopping center and Leawood Plaza have received final plan approval that will bring new life to these older retail centers.

Town Center Plaza, now over 20 years old, has seen new investment as well in the current year, with demolition of the former On-The-Border space, and construction of a new building that house 2 businesses new to Leawood, Shake Shack and Verizon. This new building also allowed Helzberg Jewelry to move to a new and expanded space in Town Center Plaza.



### **Residential Activity:**

On the residential front, Majestic of Leawood (luxury retirement living), Regents Park (attached villas), and several other upper-end single family developments have received plan approval and are in various stages of completion. In 2019 we also saw the opening of Fairways of Ironhorse on 151<sup>st</sup> Street, an upscale age-restricted residential community.

We have been very engaged this year in exploring ways to implement the 135<sup>th</sup> Street plan, while being cognizant of changing market forces.

Earlier this year the City, Economic Development Council Leadership and Chamber Board leadership gathered for a presentation on Traditional Neighborhood Design style housing that is different than currently found in Leawood. 70% of our current housing stock is valued at \$625,000 or less, yet the stock of villas being built in Leawood that could accommodate our growing empty-nester population is being built at or above this price point of \$625,000.

We are finding that most of our citizens living in housing below the \$625,00 price point are having to move out of Leawood when choosing to downsize. By exploring alternative setbacks and lot sizes, our community could provide a way to retain these residents that have contributed so much to the success of our community.

### **Other Activity:**

- Look to Leawood magazine – oversaw the production of 22,000 copies of this valuable community publication that was distributed to our citizens and our communities surrounding Leawood. This publication is valuable not only for recruiting purposes, but also helps communicate to our Leawood residents many of the great things going on in our community
- Held eight meetings of our Economic Development Council that provided educational opportunities and a forum to discuss development trends and opportunities
- Served as a resource for Leawood businesses to support their continued business success
- Attended Leawood Planning Commission and City Council meetings throughout the year to stay abreast of activity in the community and to serve as a resource to staff and the Governing Body
- Attended Johnson County Government meetings as needed to support economic activity throughout the County
- Served as liaison for the City with the Kansas City Area Development Council and the Kansas Department of Commerce - reviewing active projects that may be a fit for our community

### **Looking Forward to 2020:**

At our meeting on 11/4/19, we hope to spend a portion of that time exploring what the Governing Body sees as priorities for our community that the EDC should focus on. High quality development of the 135<sup>th</sup> Street Corridor provides some great opportunities to provide economic activity within our community. We are seeing significant interest in multifamily, single family, and limited additional retail offerings in the corridor. Achieving an appropriate balance, focusing on current and future activity nodes along the corridor, seems an area of opportunity for Leawood and its citizens. This is supported by analysis we have done on demographics of our citizenry, as well as development that currently exists along the corridor. An appropriate mix of uses, and long-term sustainability, responsive to market demand, will help guide us as we work with the Governing Body, City staff, landowners, and developers.

As previously mentioned in the 2020 budget discussions, with rising personnel costs and operating expenses, we have requested an increase in the level of annual funding provided for economic development services that has been in place since 2015, from \$118,500 to \$125,000.

Thank you for this opportunity to serve this great community, and please feel free to contact us any time with questions you may have or ways we can assist.