



*From Virtual City Council meeting . . . to the Business Council*

Prepared by Rich Groves, Executive Director  
North Kansas City Business Council  
March 16, 2021

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Note: As a reminder, the notes below represent topics that, in my judgement, might be of interest to the business community. It does not include everything that was on the agenda.

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### **Work Session – 6:00 p.m.**

Two very well-organized and informative presentations were offered at the Work Session. One was about the City’s Development Process by Community Development Director Sara Copeland. The other was about the City’s Economic Development Incentive Tools and Policy by Matt Webster, the outside financial consultant with Stifel used by the City. If you have an interest in these topics, I highly recommend looking at a recording which you can find on the City’s YouTube channel. Click here: [YouTube Channel](#).

Some important concepts that made an impression on me were:

- Clarification of uses of the Master plan for development
- Alternative processes depending on whether a proposed project fits the zoning district, or not
- The process flow for both of these alternatives
- Different processes for development of City-owned properties
- Background of Incentive policy
- Primary types of incentive projects – city-sponsored project vs developer-originated project
- Reasons for incentives
- Specific incentives available in North Kansas City
- State and Federal incentive programs

### **Regular Session – 7:00 p.m.**

#### **Agenda Topics**

#### **Exltube Expansion – Request for Chapter 100 Bonds and Related Incentives**

Based on a previous explanation of the planned project by Exltube President Bill Snyder about the need and the plan for building another building on Atlantic across the street from the current large facility at 1000 Burlington. Exltube is a subsidiary of SPS Companies. Exltube’s official name is Steel Ventures, LLC. SPS Companies wants to start a new business – KC Specialty Tube – primarily serving the automobile industry to be located in a building to be constructed.

The project including Chapter 100 with financial incentives was unanimously approved.

### **Final Plat for Apartments at 23<sup>rd</sup> and Swift**

City Council approved the final plat of approximately 5.98 acres located at 23<sup>rd</sup> and Swift for an apartment development by Star Development.

### **Development Questionnaire**

This questionnaire will be made available to residents and businesses of North Kansas City. The draft discussed at this meeting includes questions on five Vision Themes and the City's development process. Some changes may be made before finalization based on City Council recommendations.

Vision Theme #1: Support Local Economy – Grow and attract new and innovative business opportunities to create jobs, support the local economy, and increase the City's tax base.

Vision Theme #2: Attract New Residents – Attract new residents and increase homeownership rates that support sustainable economic and social benefits.

Vision Theme #3: Memorable Destinations – Establish memorable destinations to create authentic and diverse public spaces, while expanding the range of attractions and economic development opportunities.

Vision Theme #4: Safe Multimodal Destinations – Build a safe multimodal network and enhance the pedestrian-scaled environment.

Vision Theme #5: Local Identity & Culture – Preserve and enhance the local identity, uniqueness, and arts and culture assets of the North Kansas City community.

Editorial Comment: The business community should be aware of this questionnaire when it is finalized and made available and take advantage of the opportunity to provide input.

The complete proposed questionnaire can be found at this link:

<http://www.nkc.org/common/pages/DisplayFile.aspx?itemId=17505133>

### **Staff Comments**

North Kansas City Hospital Covid-19 Report

The following encouraging data was provided by North Kansas City Hospital President and CEO Dr Stephen Reintjes:

Total COVID patient volume has declined substantially.

- Total Active COVID cases:8

- Total recovering COVID cases: 19
- Total Active COVID patients in the ICU: 0
- Total Active COVID patients on a ventilator: 0

NKCH continues to partner with the other participants of Operation Safe to vaccinate our community together and have administered 25,000 vaccinations. NKCH is closely monitoring CDC guidelines to determine if changes can be made related to visitor restrictions.

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The full agenda for this meeting with links to critical documents is available on the City's website [www.nkc.org](http://www.nkc.org) under the heading of Agendas and Minutes.

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As always, additional details about City Council agenda topics are often available as attachments on the City's website [www.nkc.org](http://www.nkc.org) and later as <https://www.youtube.com/channel/UCR2r-HHt4PmQLpfdToFLzhg> part of the approved minutes. The entire proceedings of each City Council meeting can be seen on YouTube, either archived or live streamed.