

MINUTES OF THE MISSION SPECIAL CITY COUNCIL MEETING

November 4, 2020

The Mission City Council met virtually via ZOOM for a Special City Council Meeting on Wednesday, November 4, 2020 at 6:00 p.m. The meeting was called to order by Mayor Ron Appletoft. The following Councilmembers participated virtually: Trent Boultinghouse, Ken Davis, Sollie Flora, Kristin Inman, Arcie Rothrock, Nick Schlossmacher and Hillary Thomas. Councilmember Kring was not present.

The Mayor stated that because of the COVID-19 social distancing recommendations, this meeting was being held virtually via ZOOM. All City Staff also joined remotely. The public was invited to participate in the meeting by using the instructions included in the City Calendar item listed on the front page of the website. The public could join or just listen, or join with audio and/or video using a webcam or smartphone. The public was allowed to make comments through the "chat" feature, noting that comments are visible by the group. Members of the public were asked to state their name and city of residence when making a public comment. Mayor Appletoft also asked all to be conscientious of others trying to speak and to speak clearly and slowly.

Mayor Appletoft explained that since this was a special meeting, the Council would only consider the one item presented under the Agenda which was a resolution establishing the date and time of public hearings regarding (1) The division of Rock Creek Redevelopment District No. 3 (Mission Mart and Bowl) into two redevelopment districts and (2) the adoption of a tax increment financing redevelopment project plan for Rock Creek Redevelopment District No. 3A, all pursuant to K.S.A. 12-1770 et seq.

A Resolution establishing the date and time of public hearings regarding the division of Rock Creek Redevelopment District No. 3 into two redevelopment districts and the adoption of a tax increment financing redevelopment project plan for Rock Creek Redevelopment District No. 3A

Ms. Smith thanked the Mayor and Council for agreeing to the special meeting and reported that earlier this summer, Mission Bowl Apartments, LLC., submitted an application for a preliminary development plan for the construction of a five-story, 168 unit multi-family housing development on the site of the former Mission Bowl bowling alley at 5399 Martway Street.

MINUTES OF THE MISSION SPECIAL CITY COUNCIL MEETING

November 4, 2020

This application was approved by the City Council at their September 16th meeting. Mission Bowl Apartments, LLC has submitted a Tax Increment Financing (TIF) project plan associated with redevelopment of the site.

The site is located within the existing Rock Creek TIF District #3, which was first established in 2006 as the Rock Creek TIF District, and then reconstituted as the Rock Creek TIF District #3 in 2019 when the original TIF district was separated into five smaller districts. The project plan calls for reducing the size of the TIF District even further to incorporate just this site and the proposed redevelopment project.

Pete Heaven, the City's land use attorney from Spencer Fane, explained that the next step, to formally consider this proposed TIF project plan, is to adopt a resolution setting a date for a public hearing to consider the creation of the separate TIF District (the carve out district) and the proposed project plan itself. Kevin Wempe, attorney from Gilmore Bell, added that State statutes require at least 30 days between the date that the resolution setting the public hearing is adopted and when the public hearing is actually held. In order to meet the statutory timeline requirements a special meeting on November 4, 2020 was required. The Council will have until the December 16, 2020 City Council meeting to review and discuss the TIF request and an associated Development Agreement. Mr. Heaven assured that actions taken prior to December 16 will not commit the City Council to any specific incentive. Finally, dividing this area into two parcels is productive at this time since parcel 3B is ready for development.

Moved by Davis, Seconded by Flora to approve a resolution establishing the date and time of public hearings regarding (1) The division of Rock Creek Redevelopment District No. 3 (Mission Mart and Bowl) into two redevelopment districts and (2) the adoption of a tax increment financing redevelopment project plan for Rock Creek Redevelopment District No. 3A, all pursuant to K.S.A. 12-1770 et seq. Voting AYE: Boultinghouse, Davis, Flora, Inman, Thomas, Rothrock and Schlossmacher. **Motion carried.**

ADJOURNMENT

Mayor Appletoft announced that the public video from the meeting will be available through a link on the City's website - missionks.org.

MINUTES OF THE MISSION SPECIAL CITY COUNCIL MEETING

November 4, 2020

Moved by Davis, seconded by Kring to adjourn the meeting at 6:07 p.m.
All present voted AYE. **Motion carried.**

Respectfully submitted by Audrey McClanahan, City Clerk.

Ronald E. Appletoft, Mayor

Audrey M. McClanahan, City Clerk