



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
 Workshop

**02/21/2019**  
 PAGE 1 OF 2

**ITEM I: CALL TO ORDER**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in a Workshop on February 21, 2019 at 6:03 P.M. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

**ITEM II: ROLL CALL**

- City Clerk Theresa Osenbaugh called roll
- *Present: Bamman, Bass, Headley, Stratton, Totton, West*
- *Absent:*

**-QUORUM PRESENT-**

**ITEM III: DISCUSSION**

- Economic Development Incentives Discussion
  - Mr. Joe Lauber, Lauber Municipal Law, provided a presentation to the Board of Aldermen regarding Economic Development Financing Tools
  - Review was provided for the following local option tools: Tax Increment Financing (TIF), Community Improvement District (CID), Transportation Development District (TDD), Neighborhood Improvement District (NID), Chapter 100, and Chapter 353
  - TIF:
    - Alderman Headley referenced the state statue regarding 11 members on a TIF Commission and questioned what happens if not all representatives attend; 6 members must be present for a quorum and votes are based on a simple majority of approval
    - Alderman Bamman asked if a perception of favoritism is created depending on the type of TIF that is allowed; this is why a policy for granting incentives is developed and the policy is utilized for each developer that requests incentives
    - Alderman West asked if commission members are compensated in any way; all members are volunteers with no compensation
  - TDD:
    - Alderman West asked if this was used for the Kansas City Streetcar; TDD was used for this project
  - Chapter 100:
    - Finance Director Bowden noted a time limit on Chapter 100; Constitutional limit is between 20-25 years and most are 20-year deals
    - Alderman Bamman asked if there is ever language utilized that require an entity to stay for a certain time after the TIF period expires; this is not a

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
 Alderman Chris Bamman  
 Alderman Shea Bass  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ryan Hunt  
 Assistant City Administrator Ken Murphy  
 City Clerk Theresa Osenbaugh  
 Finance Director Cathy Bowden  
 Interim City Attorney Joe Lauber



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
 Workshop

**02/21/2019**  
 PAGE 2 OF 2

regular occurrence with a TIF project; it would be more likely to see this in a Chapter 100 project; developers are not necessarily managing the project and after they develop the area a property management company takes over; every TIF contract has a provisions that shows how the transition will occur

- Alderman Hunt spoke of Senate Bill 870 and implications for Chapter 100
- Alderman Headley asked how reimbursement occurs; capital investment won't equate to a dollar for dollar assessed valuation increase; other taxing entities only make a statement at a public hearing but don't have a vote like a TIF project

**ITEM IV: ADJOURNMENT**

- The meeting adjourned at 7:56 p.m.

Minutes submitted by:

\_\_\_\_\_  
 Theresa Osenbaugh  
*City Clerk*

\_\_\_\_\_  
 Date

Minutes approved by:

\_\_\_\_\_  
 Mike Todd  
*Mayor*

\_\_\_\_\_  
 Date

Non-Official Copy

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
 Alderman Chris Bamman  
 Alderman Shea Bass  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ryan Hunt  
 Assistant City Administrator Ken Murphy  
 City Clerk Theresa Osenbaugh  
 Finance Director Cathy Bowden  
 Interim City Attorney Joe Lauber