

KCI Area Development Action Team

March 7, 2019

In attendance: Greg Foss, Darren Hennen, Duane Soper, John DeBauche, Molly Ramirez, Alicia Stephens, Sergeant Joe Merino, Roger Lewis, Chip Huth, Jim Harpool, Bill S. Matt Barry, Jayme Miller, Vince Magers, Blake Moss

New Taskforces

Hennen and Stephens referenced the Twin Creeks Taskforce as a model for the two new taskforces, giving a brief background on how the Twin Creeks Taskforce started, evolved, and its successes.

I-29 Corridor Taskforce

- Hennen introduced a base map of the corridor, starting in Riverside and extending north past Platte City. The majority of the taskforce's work is expected to be within a half mile of I-29 and this would be the subject area.
- Stephens noted that the subject area is large and will likely need to be addressed in segments. A challenge will be redevelopment, which is something new for Platte County.
- First steps: Understand and identify what we have
 - Areas, boundaries, and opportunities
 - Inventory and mapping of assets
 - Property ownership
 - Identify partners to involve
 - DeBauche suggested getting input from local citizens and informing KCATA to ensure they were aware of the taskforce's mission.
- Consideration is being given to hiring an outside consultant, which would require funding estimated around \$100,000.
- Others thoughts for moving forward:
 - Find a focus market for a certain area and focus on attracting that type of business. Something like Riverside's auto suppliers and the KC Animal Health Corridor.
 - The taskforce should understand what the county has and marry it to what is needed.
 - Proactive planning for future uses/needs is important for efficient use of funds.
 - Pay attention to the market and be realistic about changes and obstacles.
 - Be mindful of property ownership and willingness to cooperate.
 - Look at an area's past and build upon that to a new level.

KCI Area Land Development Taskforce

- The Aviation Department owns 11,000 acres of land, and only 4,000 are used for the airport.
- Because the land was purchased from the FAA, it cannot be sold. Therefore, a ground lease is the only option, which many felt makes it difficult to market and thought it was something the taskforce should address.
- Due to time, the conversation for this taskforce will continue at the next meeting.

Misc

- Stephens/Hennen summarized TIF projects, the youth sports complex, Buck O'Neil Bridge, KCI ground breaking and project updates.
- Harley Davidson will close May 30 and the current 510 employees will be laid off. Many have found placement and Harley is holding job fairs to place more. The \$26M spec manufacturing facility on 320 acres is for sale.