

Minutes
Economic Development Ad-Hoc Committee
CITY of ROELAND PARK
Wednesday, November 15, 2017; 8:00am
Roeland Park City Hall

Committee Members

Mayor Joel Marquardt
Michael Rhoades
Michael Poppa – unable to attend
Erin Thompson

Guests

Jason Glasrud, CBC
Jennifer Jones-Lacy
Jose Leon
Keith Moody

Meeting called to order

- I. NE Johnson and Roe – Jason Glasrud
 - a. Discuss draft Letter of Intent to Colliers (attached) – Present to Council Monday night
 - i. Single story retail solution with potential lot split to accommodate a second developer, potential office prospect
 - ii. LOI includes that Roeland Park will make its best effort to do single site planning approval
 - iii. Keith reviewed action plan he put together for council
 - iv. Buildings close to roadway create an entry way, parking behind buffers home
 - v. Want to see this site plan in comparison to Commerce site.

- II. The Rocks –
 - a. ZipKC –
 - i. Still interested in coming here
 - ii. are also pursuing other site in Johnson County with Johnson County Parks and Rec.
 - iii. Other site they were looking at stalled.
 - iv. Change in that their financiers would prefer a purchase to a lease agreement
 1. Only way would consider it is if city has first right of refusal
 - v. Still think hotel is key for them to go in but they want to be the last one to go in.
 - vi. City of Leawood has ropes course at Iron Woods Park which Leawood operates – Jason is going to go check it out
 - b. Hotel
 - i. Local developers are developing a number of projects and don't have a lot of room for other projects but open to looking at Roeland Park – interested in a hotel plus conference center
 - ii. Spoke with St. Louis group which passed. They have a current site too close to

- this site.
- iii. Second St. Louis based operator doing hotels in Overland Park, didn't say yes or no
- iv. Liberty group will take a look at it.
- c. Status Update on sanitary sewer & storm water detention plans at
 - i. Still waiting for final approval from JCW, presented what we submitted to JCW to Pyramid. That dropped their price.
 - ii. Dan McGee continues to work on underground storm water detention system. Told him we need to have best estimate.
 - iii. Link to video on the underground storm water detention system being designed: <http://www.stormtech.com/usvideo.html>
- III. Discuss idea to create promotional video of The Rocks via drone camera
 - a. Joel knows a guy who does drone videos and would do it for \$1,500.
 - b. Keith will ask SKW, George Butler, and Larkin if they have those capabilities.

Meeting adjourned