

**MINUTES**  
**Economic Development Ad-Hoc Committee**  
CITY of ROELAND PARK  
**Wednesday, March 9, 2016; 8 a.m.**  
**Roeland Park**  
**City Hall**

**Committee Members**

Mayor Joel Marquardt  
Michael Rhoades  
Michael Poppa  
Erin Thompson

**Guests**

Keith Moody  
Jennifer Jones-Lacy  
Bill Crandall, CBC  
Jason Glasrud, CBC

Meeting called to order at 8:00 am.

- I. CBC Preliminary Report
  - a. Mr. Crandall and Mr. Glasrud (CBC) presented a preliminary site development analysis, dated March 9, 2016, for review by the Ad Hoc Committee. As indicated, the report contained four (4) options regarding the feasibility for a unique destination in Roeland Park. Data used to compile the recommendations included previous site studies, proposed development plans and supplemental documents which included a brief vision for the future development at the site:

*The most important thing the "Caves" development needs to provide Roeland Park is a unique setting that brings people together while filling a gap in community goods & services and generating a good amount of revenue.*

*The one business Roeland Park is missing that should be our priority in developing is an eating and drinking establishment that can serve as a social gathering place, preferably locally owned.*

*It is important that Roeland Park's economy be diverse and sustainable yet takes advantage of our strong draw from neighboring cities.*

Proposed Option 1: Traditional Pad Site/Inline Retail Development

Assumes completely filling the caves site to create three retail pad sites with approximately 24,000 SF of retail space

Proposed Option 2: Office Building + Civic Plaza/Amphitheater Pocket Park/Ice Skating Rink

Assumes completely filling caves site to create 20,000 SF, two-story Class A office building with adjacent public amphitheater/pocket park -- inspired by downtown Gladstone's redevelopment efforts

Proposed Option 3: Storehouse at The Rock – Locally Sourced, Eating & Drinking Establishments

Assumes excavation of existing fill to 920' level to create a 10,400 SF commercial space for specialty eating and drinking establishments in a natural environment of 40' exposed limestone rock walls

**Proposed Option 4: The Cliffs Extreme Sports Complex**

Assumes excavation of existing fill to 920' level with exposed limestone façade of former mine and 40' elevation change to create an extreme sports venue with possible rock climbing, rappelling and zip lines (concept only, no operators or experts consulted as to feasibility)

**Options did not yet include:**

Cost assumptions for relocating Public Works building  
Economic Impact of retail sales and property tax revenues  
Additional developable Right of Way space

- b.** Upon discussion, the Ad Hoc Committee asked CBC to refine 3 options for further consideration including cost assumptions for PW relocation, City economic impact and decreasing ROW:
  - i.** New Option A: Combination of proposed options 1 & 2, utilizing on-site natural elements (limestone facades, etc) to create civic plaza/office/restaurant/amphitheater development
  - ii.** Proposed Option 1: Traditional Pad Site/Inline Retail Development
  - iii.** Proposed Option 4: The Cliffs Extreme Sports Complex
  - iv.** With utilization of the ROW explore providing vehicular access around the site with more parking below and toward the east side of the site.
  
- c.** CBC expected to present expanded options to Ad Hoc Committee by end of April.

**II. New Business**

- a.** No new business was discussed.

Meeting adjourned at 10:15 am.