



Economic Development Advisory Committee

Minutes of the February 13, 2013 meeting

10 a.m., Pittsburg Area Chamber of Commerce Board Room

Committee members present: Pat Cedeno, Brad Hodson, Shane Kannarr, Richard Oler, Jim Hoskins, Kyle Fleming and Mark Werner

Others present: Blake Benson, Henry Menghini, Daron Hall, Susan Knaup and Bill Beasley

Additions to the agenda: None

Consent calendar: Blake asked for discussion regarding the minutes from the January 9, 2013 and January 10, 2013, special, committee meetings. There was none.

MOTION: Blake opened with a motion to approve the January 9 and 10 (special meeting) 2013 minutes as presented. Motion seconded. Motion carried.

Blake introduced new EDAC member Jim Hoskins and Susan Knaup Economic Development liaison with the City of Pittsburg.

Old Business:

Meadowbrook West project: Blake spoke about a major retailer's interest in locating at the Meadowbrook West development, on the corner of Centennial and the Highway 69 bypass. EDAC members discussed the City's role in development of the site's utilities, as it presently does not have a sewer connection. Bill Beasley presented EDAC with an estimate prepared by PEC in the amount of \$214,755 for construction of a 10" line along the south line of the existing Mall and an 8" line across Broadway and then north of the existing Mall entrance drive. In addition, there will need to be an 8" line right up to the building site, however it may be situated. As stated by Bill Beasley, the only way to get sewer access to the property is by going around the Mall property or through the Mall property. Blake mentioned that it would be in the City's best interests to have this done regardless of who would end up purchasing the property. Mark stated that other interest has been shown in this property in the past, but that not having sewer was a discouraging factor for other interested parties. Pat asked if there is a plan in place in case the current interested party would not go through with purchasing this

property, since the City would be making over a \$200,000 investment. Blake indicated that there is. There was some discussion among EDAC members regarding the damaged motel across the street from this property being torn down by May 1 and the eventuality of something else being built in that location.

Todd Ewing joined the meeting.

Todd stated, regarding the Meadowbrook West project, that he should know the outcome with the present interested party in 7 days. This week Todd had another call from a site selector group out of St. Louis interested in this property, as well. He reiterated the need for water and sewer to this property in order to get something moving. Todd stated that this is one of the last good pieces of property in the Pittsburg area and that this property will become part of the Meadowbrook Complex. New construction of a hotel/motel across the road will increase the chances of getting another breakfast type business, also. Todd stated that most interested parties would assume that the utilities would already be on this property because of its position in relation to the Mall property, which is a fully developed property. Todd clarified that the property is to be sold and that lot 3 will be out of the City's possession, but that this will not only be providing water and sewer to lot 3, but will be opening up a connection to lots 1 and 2, as well.

Todd Ewing left the meeting.

MOTION: A motion was made that the City Commission appropriate \$250,000 for preparing the Meadowbrook West project site for development. Motion seconded. Motion Carried.

Bill Beasley left the meeting.

Goal-setting and strategic direction:

EDAC discussed the scaling back of forgivable loans without hurting further new development. Blake indicated that, perhaps, 50% of forgivable loans could be repaid. There was discussion regarding the purpose that they served at that time, but that now it has become expected. Blake said that while he understands the need for clearer policy, that if that policy is too strict it could hurt certain kinds of development that have been helped by the EDAC in the past. Daron asked for, perhaps, the development of a subcommittee, to develop a clearer policy to be in place by April 2.

Brad Hodson left the meeting.

New business:

Property tax abatement renewals

Blake indicated that this will be the last year for tax abatement renewals for Pitt Plastics and Progressive Products. Aspenwood Directories and HI1 will be the only remaining businesses receiving them. It was indicated that a separate discussion and motion are needed for each property tax abatement renewal.

MOTION: A motion was made to approve Pitt Plastic's property tax abatement renewal application for 2013. Motion seconded. Motion carried.

MOTION: A motion was made to approve Progressive Product's property tax abatement renewal application for 2013. Motion seconded. Motion carried.

MOTION: A motion was made to approve HI1's payment of \$7,500 in lieu of taxes, also considered a property tax abatement. Motion seconded. Motion carried.

MOTION: A motion was made to approve Aspenwood Directories' property tax abatement renewal application for 2013. Motion seconded. Motion carried.

Director's report:

Blake briefly reported on some development projects that will be up for consideration in the March EDAC meeting. Brian Pinamonti is proposing to build a 30,000 sq. ft., \$ 4.5 mil expansion on his property which he claims will create 29 new high wage jobs. The EDAC would like to ascertain if this would be another gym or whether it would be considered a medical facility. Daron reiterated that the EDAC needs to have plenty of time to collect the needed information to think about these things and to make their decisions. Pat indicated that the burden should be on applicants to be prepared with all the necessary information that the EDAC will need in their decision making process. Blake reported that Kendall Packaging is considering a \$5 mil expansion which would consist of 17,000 sq. ft. of space and would create 6-8 new jobs. They have 2 plants, one located here, and the other in Wisconsin. Blake indicated that they have begun the RLF application process and mentioned that the City Commission has taken tours at different facilities around town and that the EDAC is invited to go with the City Commission on a tour of Kendall Packaging scheduled for March 12, the day before the next EDAC meeting. Blake related that Quentin and Monica Holmes, owners of the Cheer Pitt, are asking for any help that they can get from the City. Their present location, in the old National Mills Building, has no heat or air-conditioning and the lease for it will expire in July. Quentin indicated that he needs \$110,000 to either find or build a new facility. They have over 200 kids enrolled in the Cheer Pitt. They have been going to traveling competitions and report that out of the top 25 cheer teams in the country 3 of them are theirs. Blake indicated that this type of business is something that you will find available for kids in a more affluent community and that it is something that is much needed in ours. The EDAC discussed considering ways to help the Holmes with the Cheer Pitt in an advisory capacity. Pierre Monsour, owner of JB's Bar and Grill, downtown Pittsburg, bought the business without the full realization of all that was needed to get it operable. Blake said that he is considering asking for a \$60,000 RLF loan which he would repay within a year.

There being no further business, the meeting was adjourned at 12:00.

Respectfully Submitted,

Susan Knaup

Assistant to the City Manager

