

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: January 11, 2022
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Andrea Bough
Pam Mason
Ryana Parks-Shaw
Tammy Queen

TAXING DIST: Jeanette Cowherd, Park Hill School District
Angie Hughes, Platte R-III School District
Jerry Nolte, Clay County
Robert Nance, Clay County
Jim Staley, Jackson/Clay Counties, other
Shellie Wiltsey, Hickman Mills School District
Janice Bolin, Jackson County, other
Kathleen Pointer, Kansas City School District

ABSENT: Ron Schieber, Platte County
William Brown, Platte County other
Frank Offutt, Platte County other
Paul Kelly, Park Hill School District
Mike Reik, Platte R-III School District
Steve Anderson, Liberty School District
Nick Bartlow, Liberty School District
Matt Fritz, North Kansas City School District
Terry Ward, North Kansas City School District
Caleb Clifford, Jackson County
Shannon Jaax, Kansas City School District
Yaw Obeng, Hickman Mills School District

STAFF/GUESTS: Heather Brown, EDC
David Leader, EDC
Sandra Rayford, EDC
Jennifer Brasher, Cochran Head
Michael Keenan, Cochran Head
Wesley Fields, Bryan Cave

Jon Otto, Bryan Cave
Sean Carroll, KCMO
Kellee Madinger, Rouse Frets
Jim Bowers, Rouse Frets
Bob Langenkamp,
Joey Flickner,
Tim Davis
Daniel Ferman-Leon

PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

Responding to the roll call for the Platte County/Platte RIII-Park Hill TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jeanette Cowherd (Park Hill School District), and Angie Hughes (Platte R-III School District). Absent were: Ron Schieber (Platte County), Frank Offutt (other), William Brown (Platte County other), Paul Kelly (Park Hill School District, and Mike Reik (Platte R-III School District).

1. Consideration of acceptance of the Platte County/Platte RIII-Park Hill TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE DECEMBER 14, 2021 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. COWHERD AND CARRIED UNANIMOUSLY.

2. KCI Corridor TIF Plan: Consideration of approval of the appointment of Joe Vanover as Platte County Commissioner to the KCI Corridor Advisory Committee, and other matters related thereto.

Action taken: APPROVE THE APPOINTMENT OF JOE VANOVER REPRESENTING PLATTE COUNTY TO THE KCI CORRIDOR TIF ADVISORY COMMITTEE. MOTION MADE BY MS. QUEEN, SECONDED BY MS. COWHERD AND CARRIED UNANIMOUSLY **(RES 1-1-22)**

PLATTE-CLAY COUNTIES/PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Platte-Clay Counties/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Jim Staley (Clay County other), and Angie Hughes (Platte R-III School District). Absent were: Ron Schieber (Platte County) and Mike Reik (Platte R-III School District).

3. **Consideration of acceptance of the Platte-Clay Counties/Platte RIII TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE DECEMBER 14, 2021 PLATTE-CLAY COUNTIES/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. HUGHES AND CARRIED UNANIMOUSLY.

4. **Platte Purchase Development Plan: Public Improvements 3/4/7A/10, NW, TSR, M152 & N Platte Purchase Interchange, N Platte Purchase, Line Creek Parkway, Sanitary Sewer: Consideration of approval of the Certificate of Partial Completion and Compliance No. 8 in connection with the Platte Purchase Development Plan, and other matters related thereto.**

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #8 TO MD MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENT COSTS WITHIN THE PLATTE PURCHASE DEVELOPMENT PLAN AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 1-2-22)

5. **Platte Purchase Development Plan: Consideration of approval of the appointment of Joe Vanover as Platte County Commissioner to the Platte Purchase TIF Advisory Committee, and other matters related thereto.**

Action taken: APPROVE THE APPOINTMENT OF JOE VANOVER REPRESENTING PLATTE COUNTY TO THE PLATTE PURCHASE ADVISORY COMMITTEE. MOTION MADE BY MS. QUEEN, SECONDED BY MS. HUGHES AND CARRIED UNANIMOUSLY (RES 1-3-22)

PUBLIC HEARING – 9:45 AM

Responding to the roll call for the public hearing of the Barry Towne TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Jim Staley (Clay County other), and Angie Hughes (Platte R-III School District). Absent were: Ron Schieber (Platte County) and Mike Reik (Platte R-III School District).

6. **Barry Towne TIF Plan - Fourth Amendment: Consideration of approval of the Fourth Amendment of the Barry Towne TIF Plan, and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 9:45 AM FEBRUARY 8, 2022. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 1-4-22)

CLAY COUNTY/NKC AGENDA ITEMS

Responding to the roll call for the Clay County/NKC TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), and Jim Staley (Clay County (other)). Absent were: Matt Fritz (North Kansas City School District) and Terry Ward (North Kansas City School District).

7. Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE DECEMBER 14, 2021 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

8. Arlington Road TIF Plan - Arlington Link Phase I Sanitary Sewers: Consideration of approval of the Certificate of Partial Completion and Compliance No. 4 in connection with the Arlington Road TIF Plan, and other matters related thereto.

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 4 TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENT COSTS WITHIN THE ARLINGTON ROAD TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY **(RES 1-5-22)**

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Janice Bolin (other). Absent were: Ron Schieber (Platte County), Caleb Clifford (Jackson County), Matt Fritz (North Kansas City School District), and Shannon Jaax (Kansas City School District).

9. Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE DECEMBER 14, 2021 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

10. Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

11. **Affirmative Action and Contract Compliance Subcommittee Reports:** Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY

12. **Governance, Finance and Audit Subcommittee:** Consideration of Governance, Finance and Audit Reports, and other matters related thereto.

Action taken: ACCEPT THE FINANCIAL REPORT. MOTION MADE BY MS. QUEEN ,
SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

13. **Neighborhood & Housing Subcommittee:** Consideration of the Neighborhood & Housing Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

14. **Administrative:** Consideration of the Chair's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

15. **Administrative:** Consideration of the Executive Director's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

CLAY COUNTY/NKC AGENDA ITEMS

PUBLIC HEARING – 10:00 AM

Responding to the roll call for the public hearing of the North Oak TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), and Jim Staley (Clay County (other)). Absent were: Matt Fritz (North Kansas City School District) and Terry Ward (North Kansas City School District).

16. **North Oak TIF Plan – Twelfth Amendment:** Consideration of approval of the Twelfth Amendment of the North Oak TIF Plan, and other matters related thereto.

Action taken: CONTINUE THE PUBLIC HEARING TO 10:00 AM FEBRUARY 8, 2022.
MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND
CARRIED UNANIMOUSLY (RES 1-6-22)

JACKSON COUNTY/KCMO AGENDA ITEMS

Responding to the roll call for the Jackson County/KCMO TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Janice Bolin (other), and Kathleen Pointer (Kansas City School District). Absent were: Caleb Clifford (Jackson County), Shannon Jaax (Kansas City School District), and Debbie Siragusa (other).

17. **Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT THE DECEMBER 14, 2021 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

18. **Overlook TIF Plan: Consideration of the Approval of a First Amendment to the Tax Contribution and Disbursement Agreement among the TIF Commission, the City of Kansas City, Missouri, Oz Development, LLC Novak Birks, PC, in connection with the implementation of the Overlook TIF Plan, and other matter related thereto.**

Action taken:

APPROVE THE FIRST AMENDMENT TO THE TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT AMONG THE COMMISSION, THE CITY OF KANSAS CITY, MISSOURI OZ DEVELOPMENT COMPANY, LLC, AND NOVAK BIRKS, PC, IN CONNECTION WITH THE FINANCING OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE OVERLOOK TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 1-7-22).

19. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Jackson County/KCMO, and other matters related thereto.**

Action taken:

APPROVE THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 1-8-22).

JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS

Responding to the roll call for the Jackson County/Hickman Mills TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jim Staley (other), and Shellie Wiltsey (Hickman Mills School District). Absent were: Caleb Clifford (Jackson County) and Yaw Obeng (Hickman Mills School District).

20. **Consideration of acceptance of the Jackson County/Hickman Mills TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT THE DECEMBER 14, 2021 JACKSON COUNTY/HICKMAN MILLS MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

CLAY COUNTY/NKC AGENDA ITEMS

PUBLIC HEARING – 10:15 AM

Responding to the roll call for the public hearing of the Arlington Road TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), and Jim Staley (Clay County (other)). Absent were: Matt Fritz (North Kansas City School District) and Terry Ward (North Kansas City School District).

21. **Arlington Road TIF Plan – Seventh Amendment: Consideration of approval of a Seventh Amendment to the Arlington Road Tax Increment Financing plan, approval of Redevelopment Project 5, approval of Redevelopment Project 7, approval of the modification to the legal description for Redevelopment Project 3, and other matters related thereto.**

Action taken:

CLOSE THE PUBLIC HEARING. MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY **(RES 1-9-22)**

APPROVE THE SEVENTH AMENDMENT OF THE ARLINGTON ROAD TAX INCREMENT FINANCING PLAN, AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY **(RES 1-10-22)**

APPROVE PROJECT AREA 5 AND FORWARDING TO CITY COUNCIL FOR APPROVAL OF THE SAME. MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY **(RES 1-11-22)**

APPROVE PROJECT AREA 7 AND FORWARDING TO CITY COUNCIL FOR APPROVAL OF THE SAME. MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY **(RES 1-12-22)**

APPROVE MODIFICATION OF PROJECT AREA 3 AND FORWARDING TO CITY COUNCIL FOR APPROVAL OF THE SAME. MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY **(RES 1-13-22)**

APPROVE REMOVAL OF PROJECT AREA 8 AND FORWARDING TO CITY COUNCIL FOR APPROVAL OF THE SAME. MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 1-14-22)

EXECUTIVE SESSION

22. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission and its auditor, pursuant to Section 610.021(1), (2), (12), or (17), RSMo, respectively.**

Motion to go into Executive Session pursuant to RSMo Section 610.021(1) to discuss legal matters was made by Ms. Queen, seconded by Ms. Parks-Shaw and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

23. **Adjournment**

There being no further action to come before the Board, the meeting was duly adjourned.


Secretary

**high-performance work system
technology
organizational structure
people
processes
all work together**

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: February 8, 2022
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Andrea Bough
Pam Mason
Ryana Parks-Shaw
Tammy Queen

TAXING DIST: Mike Reik, Platte R-III School District
Angie Hughes, Platte R-III School District
Matt Fritz, North Kansas City School District
Yaw Obeng, Hickman Mills School District
Shellie Wiltsey, Hickman Mills School District
Bruce Eddy, Jackson County, other
Jerry Nolte, Clay County
Robert Nance, Clay County
Caleb Clifford, Jackson County
Kathleen Pointer, Kansas City School District

ABSENT: Ron Schieber, Platte County
Joe Vanover, Platte County
William Brown, Platte County other
Frank Offutt, Platte County other
Steve Anderson, Liberty School District
Nick Bartlow, Liberty School District
Jim Staley, Jackson/Clay Counties, other
Terry Ward, North Kansas City School District
Shannon Jaax, Kansas City School District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Cochran Head
Michael Keenan, Cochran Head
Wesley Fields, Bryan Cave
Jon Otto, Bryan Cave
Sean Carroll, KCMO

Kellee Madinger, Rouse Frets
Damon Miles
Aaron March
C Orr
James Wang
Joey Flickner
T Friestad
Kaitlyn
Julie
Allison Bergman
Daniel Ferman-Leon
Deb Blaylock
Carla Johnson
Janice Bolin

PLATTE-CLAY COUNTIES / PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Platte-Clay Counties/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), Angie Hughes (Platte R-III School District), and Mike Reik (Platte R-III School District). Absent were: Ryana Parks-Shaw, Ron Schieber (Platte County), Joe Vanover (Platte County), Jim Staley (Clay County other), and William Brown (Platte County other).

2. Consideration of acceptance of the Platte-Clay Counties/Platte RIII TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE JANUARY 11, 2022 PLATTE-CLAY COUNTIES/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. REIK AND CARRIED UNANIMOUSLY.

3. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte-Clay Counties/Platte RIII, and other matters related thereto.

Barry Towne TIF Plan: Consideration of certification of costs totaling \$623,964.33, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTIES/PLATTE RIII AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. REIK AND CARRIED UNANIMOUSLY (**RES 2-1-22**).

CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS

Responding to the roll call for the Clay County/Liberty-NKC TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), and Matt Fritz (North Kansas City School District). Absent were: Jim Staley (Clay County other), Terry Ward (North Kansas City School District), Steve Anderson (Liberty School District) and Nick Bartlow (Liberty School District).

4. Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE DECEMBER 14, 2021 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

5. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/Liberty-NKC, and other matters related thereto.

Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$34,775.04, and other matters related thereto.

Action taken: GRANT A WAIVER OF THE REQUIREMENT THAT COST BE SUBMITTED FOR REIMBURSEMENT WITHIN 18 MONTHS OF BEING INCURRED AND APPROVAL OF THE CERTIFICATION OF COST TOTALING \$30,682.47 FOR PARK IMPROVEMENT COST WITHIN THE SHOAL CREEK PARKWAY TIF PLAN AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 2-2-22).

Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$2,906,309, and other matters related thereto.

Action taken: GRANT A WAIVER OF THE REQUIREMENT THAT COST BE SUBMITTED FOR REIMBURSEMENT WITHIN 18 MONTHS OF BEING INCURRED AND APPROVAL OF THE CERTIFICATION OF COST TOTALING \$1,341,730 AND TOTAL REIMBURSEMENT OF \$2,098,239 FOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE SHOAL CREEK PARKWAY TIF PLAN AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 2-3-22).

PLATTE-CLAY COUNTY/PLATTE RIII AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

Responding to the roll call for the public hearing of the Barry Towne TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, and Jerry Nolte (Clay County). Absent were: Ron Schieber (Platte County), Joe Vanover (Platte County), Robert Nance (Clay County), Jim Staley (Clay County other), Angie Hughes (Platte R-III School District), and Mike Reik (Platte R-III School District).

1. **Barry Towne TIF Plan - Fourth Amendment: Consideration of approval of the Fourth Amendment of the Barry Towne TIF Plan, and other matters related thereto.**

Action taken:

CONTINUE THE PUBLIC HEARING TO 9:35 AM MARCH 8, 2022.
MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW
AND CARRIED UNANIMOUSLY (RES 2-4-22).

CLAY COUNTY/NKC AGENDA ITEMS

Responding to the roll call for the Clay County/NKC TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), and Matt Fritz (North Kansas City School District). Absent were: Jim Staley (Clay County other), Terry Ward (North Kansas City School District).

7. **Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT THE JANUARY 11, 2022 CLAY COUNTY/NKC MINUTES AS
PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS.
PARKS-SHAW AND CARRIED UNANIMOUSLY

8. **Briarcliff West TIF Plan: Consideration of acceptance of the Five-Year Progress Report in connection with the Briarcliff West TIF Plan, and other matters related thereto.**

Action taken:

TABLE

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Bruce Eddy (other), Caleb Clifford (Jackson County), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Ron Schieber (Platte County) and Debbie Siragusa (other).

9. **Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE JANUARY 11, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. EDDY AND CARRIED UNANIMOUSLY.

10. **Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

11. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY

12. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.**

Action taken: ACCEPT THE FINANCIAL REPORT. MOTION MADE BY MS. QUEEN , SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

13. **Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

14. **Administrative: Consideration of the Chair's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

15. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

CLAY COUNTY/NKC AGENDA ITEMS

PUBLIC HEARING – 10:00 AM

Responding to the roll call for the public hearing for the North Oak TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), and Matt Fritz (North Kansas City School District). Absent were: Jim Staley (Clay County other), and Terry Ward (North Kansas City School District).

6. **North Oak TIF Plan – Twelfth Amendment:** Consideration of approval of the Twelfth Amendment of the North Oak TIF Plan, and other matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 9:45 AM MARCH 8, 2022.
MOTION MADE BY MS. QUEEN , SECONDED BY MS. PARKS-SHAW
AND CARRIED UNANIMOUSLY (RES 2-5-22).

JACKSON COUNTY/KCMO AGENDA ITEMS

Responding to the roll call for the Jackson County/KCMO TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Bruce Eddy (other), Caleb Clifford (Jackson County), and Kathleen Pointer (Kansas City School District). Absent were: Shannon Jaax (Kansas City School District) and Debbie Siragusa (other).

16. **Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT THE JANUARY 11, 2022 JACKSON COUNTY/KCMO
MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN,
SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

17. **Consent Agenda (Cost Certifications):** Consideration of approval of the Cost Consent Agenda for Jackson County/KCMO, and other matters related thereto.

Overlook TIF Plan: Consideration of certification of costs totaling \$230,635, and other matters related thereto.

Overlook TIF Plan: Consideration of certification of costs totaling \$354,121, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA FOR JACKSON
COUNTY/KCMO AND AUTHORIZE AND DIRECT THE CHAIR, VICE-
CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION
APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED
BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY. (RES 2-6-22).

18. **11th Street Corridor TIF Plan/YMCA – Project C:** Consideration of approval of the Certificate of Completion and Compliance in connection with the 11th Street Corridor TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO
THE YOUNG MEN’S CHRISTIAN ASSOCIATION OF GREATER KANSAS
CITY FOR THE COMPLETED PROJECT IMPROVEMENT COSTS AND
DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO
EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE
BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED
UNANIMOUSLY (RES 2-7-22).

19. **Country Club Plaza TIF Plan. Consideration of the Termination of the Amended and Restated Redevelopment Agreement with Country Club Plaza JV LLC, and other matters related thereto.**

Action taken:

APPROVE THE TERMINATION OF THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT RELATED TO REDEVELOPMENT PROJECTS 1, 2 AND 3 OF THE COUNTRY CLUB PLAZA TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY **(RES 2-8-22)**.

JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS

Responding to the roll call for the Jackson County/Hickman Mills TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Caleb Clifford (Jackson County), Yaw Obeng (Hickman Mills School District), and Shellie Wiltsey (Hickman Mills School District). Absent was: Jim Staley (other).

EXECUTIVE SESSION

20. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission pursuant to Section 610.021(1), RSMo, respectively.**

Motion to go into Executive Session pursuant to RSMo Section 610.021(1) to discuss legal matters was made by Ms. Queen, seconded by Ms. Parks-Shaw and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

Action taken:

APPROVE THE RELEASE OF MEMO REGARDING CERNER (ORACLE) TO THE TIF COMMISSION AND HICKMAN MILLS TAXING JURISDICTIONS WITHIN THE BANNISTER & I-435 TIF PLAN. MOTION MADE BY MR. CLIFFORD, SECONDED BY MR. OBENG AND CARRIED UNANIMOUSLY **(RES 2-9-22)**.

APPROVE ADDING AN AGENDA ITEM REGARDING CERNER/ORACLE WITHIN THE BANNISTER & I-435 TIF PLAN TO THE NEXT BOARD MEETING ON MARCH 8, 2022. MOTION MADE BY MR. CLIFFORD, SECONDED BY MR. OBENG AND CARRIED UNANIMOUSLY **(RES 2-10-22)**.

21. Adjournment

There being no further action to come before the Board, the meeting was duly adjourned.


Secretary

**high-performance work system
technology
organizational structure
people
processes
all work together**

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: March 8, 2022
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Ryana Parks-Shaw
Lee Barnes
Andrea Bough
Pam Mason
Tammy Queen
Jeffrey Williams

TAXING DIST: Mike Reik, Platte R-III School District
Angie Hughes, Platte R-III School District
Jerry Nolte, Clay County
Robert Nance, Clay County
Jim Staley, Jackson/Clay Counties, other
Matt Fritz, North Kansas City School District
Yaw Obeng, Hickman Mills School District
Caleb Clifford, Jackson County
Kathleen Pointer, Kansas City School

ABSENT: Alissia Canady
Ron Schieber, Platte County
Joe Vanover, Platte County
William Brown, Platte County other
Frank Offutt, Platte County other
Paul Kelly, Park Hill School District
Steve Anderson, Liberty School District
Nick Bartlow, Liberty School District
Terry Ward, North Kansas City School District
Shellie Wiltsey, Hickman Mills School District
Bruce Eddy, Jackson County, other
Shannon Jaax, Kansas City School District District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Cochran Head
Wesley Fields, Bryan Cave
Jon Otto, Bryan Cave
Sean Carroll, KCMO
Kellee Madinger, Rouse Frets
Jim Bowers, Rouse Frets
Kevin O'Brien, Baltimore
Julie Andrews, Briarcliff Development
Aaron March, Rouse Frets
Carla H Orr
T Friested
Joey Flickner
Ferman-Leon
Carla Johnson,

PLATTE-CLAY COUNTIES / PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Platte-Clay Counties/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Jerry Nolte (Clay County), Jim Staley (Clay County other), and Mike Reik (Platte R-III School District). Absent were: Alissia Canady, Lee Barnes, Ron Schieber (Platte County), and Joe Vanover (Platte County).

2. Consideration of acceptance of the Platte-Clay Counties/Platte RIII TIFC Minutes, and other matters related thereto.

Minutes of February 8, 2022 meeting were included for the Commission's review prior to the meeting.

Action taken: ACCEPT THE FEBRUARY 8, 2022 PLATTE-CLAY COUNTIES/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

3. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte-Clay Counties/Platte RIII, and other matters related thereto.

Barry Towne TIF Plan: Consideration of certification of costs totaling \$92,101.89, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTIES/PLATTE RIII AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY (**RES 3-1-22**).

PUBLIC HEARING – 9:35 AM

Responding to the roll call for the public hearing of the Barry Towne TIF Plan, thus constituting a quorum, were the following Board members: Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Jerry Nolte (Clay County), Jim Staley (Clay County other), Angie Hughes (Platte R-III School District), and Mike Reik (Platte R-III School District). Absent were: Alissia Canady, Lee Barnes, Ron Schieber (Platte County), and Joe Vanover (Platte County).

1. **Barry Towne TIF Plan - Fourth Amendment: Consideration of approval of the Fourth Amendment of the Barry Towne TIF Plan, and other matters related thereto.**

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (**RES 3-2-22**).

CLAY/PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Clay County/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Jerry Nolte (Clay County), Robert Nance (Clay County), Jim Staley (Clay County other), Angie Hughes (Platte R-III School District), and Mike Reik (Platte R-III School District). Absent were: Alissia Canady and Lee Barnes.

4. **Consideration of acceptance of the Clay County/Platte RIII TIFC Minutes, and other matters related thereto.**

Minutes of September 14, 2021 meeting were included for the Commission's review prior to the meeting.

Action taken:

ACCEPT THE SEPTEMBER 14, 2021 CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

5. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/Platte RIII, and other matters related thereto.**

Metro North TIF Plan: Consideration of certification of costs totaling \$1,906,956.69, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/PLATTE RIII AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY (**RES 3-3-22**).

CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS

Responding to the roll call for the Clay County/Liberty-NKC TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Jerry Nolte (Clay County), Robert Nance (Clay County), and Jim Staley (Clay County other). Absent were: Alissia Canady, Matt Fritz (North Kansas City School District), Terry Ward (North Kansas City School District), Steve Anderson (Liberty School District) and Nick Bartlow (Liberty School District).

6. Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto.

Minutes of the February 8, 2022 Clay County/Liberty-NKC meeting were included for the Commission's review prior to the meeting.

Action taken:

ACCEPT THE FEBRUARY 8, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

7. Shoal Creek Parkway TIF Plan: Consideration of approval of revisions to certain cost certifications and associated resolutions related to Star Acquisitions within the Shoal Creek Parkway TIF Plan and grant a waiver of the 18-month submittal policy, and other matters related thereto.

Resolution 4-5-20

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified
Shoal Creek	Star Acquisitions	\$ 3,332,082	none	\$ 3,332,082

Resolution 5-5-20

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified
Shoal Creek	City of KCMO	394,232.27	none	394,232.27
Shoal Creek *	City of KCMO	1,742,437.25	none	1,742,437.25
Shoal Creek	Star Acquisitions	1,694,936	none	1,694,936

Resolution 12-7-21

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified
Shoal Creek	Hunt Midwest	26,091.97	none	26,091.97
Shoal Creek	Star Acquisition	360,190	none	360,190
Shoal Creek	Star Acquisition	3,156,445	none	3,156,445

Total Original Certified Costs	\$ 10,706,414.49	\$ -	\$ 10,706,414.49
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New Resolution:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek	City of KCMO	394,232.27	none	394,232.27	Replacing Resolution 5-5-20
Shoal Creek *	City of KCMO	1,742,437.25	none	1,742,437.25	Replacing Resolution 5-5-20

Shoal Creek	Hunt Midwest	26,091.97	none	26,091.97	Replacing Resolution 12-7-21
Shoal Creek **	Star Acquisitions	8,376,194.00	103,951.00	8,272,243.00	Replacing Resolutions 4-5-20, 5-5-20, 12-7-21
Revised Certified costs		10,538,955.49	103,951.00	10,435,004.49	
Change in Certifications		(167,459.00)	103,951.00	(271,410.00)	

Recommendation: To rescind Resolutions 04-05-20, 05-05-20, 12-7-21 and related cost certifications totaling \$10,706,414.49 and approve the restated cost certifications for Shoal Creek, Star Acquisitions totaling \$8,272,243; reapprove cost certifications as previously submitted for Shoal Creek, KCMO totaling \$394,232.27 and \$1,742,437.25; and Shoal Creek Hunt Midwest totaling \$26,091.97. Also reapprove the waiver of the 18-month rule for Shoal Creek, Star Acquisitions for a portion of the certification in the amount of \$3,330,009 from the 18-month policy provided that the Commission will not reimburse the developer for interest costs which accrued prior to the submission of the request for reimbursement.

Action taken:

APPROVE REVISIONS TO CERTAIN COST CERTIFICATIONS AND ASSOCIATED RESOLUTIONS RELATED TO STAR ACQUISITIONS WITHIN THE SHOAL CREEK PARKWAY TIF PLAN, GRANT A WAIVER OF THE 18 MONTH SUBMITTAL POLICY AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 3-4-22).

8. Shoal Creek Parkway TIF Plan: Consideration of acceptance of the recommendations to the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE RECOMMENDATIONS PRESENTED BY THE SHOAL CREEK TIF PLAN ADVISORY COMMITTEE. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 3-5-22).

9. Shoal Creek Parkway TIF Plan: Consideration of approval of a First Amendment to Redevelopment Agreement between the Commission and the City of Kansas City, Missouri for the design of North Brighton Avenue, beginning at a point 1,941 linear feet south of NE 79th Street and continuing south to Pleasant Valley Road, including right of way acquisition at the intersection of North Brighton and NE Pleasant Valley Road (G2), in connection with and in furtherance of the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI FOR THE DESIGN OF NORTH BRIGHTON AVENUE, BEGINNING AT A POINT 1,941 LINEAR FEET SOUTH OF NE 79TH STREET AND CONTINUING SOUTH TO PLEASANT VALLEY ROAD, INCLUDING RIGHT OF WAY ACQUISITION AT THE INTERSECTION OF NORTH BRIGHTON AND NE PLEASANT VALLEY ROAD, AS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR, AND LEGAL COUNSEL; PROVIDED THE EXECUTION OF THE FIRST AMENDMENT SHALL BE SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE 22ND AMENDMENT TO THE SHOAL CREEK PARKWAY TIF PLAN. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 3-6-22).

10. **Shoal Creek Parkway TIF Plan:** Consideration of approval of a First Amendment to Amended and Restated Redevelopment Agreement between the Commission and the City of Kansas City, Missouri for the construction of certain improvements to North Brighton Road, beginning at NE 58th Street and continuing to Pleasant Valley Road (the "North Brighton Improvements – (G6)" and including the intersection at N. Brighton and Pleasant Valley Road (the "Pleasant Valley Intersection – "M1")), in connection with and in furtherance of the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE FIRST AMENDMENT TO AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI FOR THE CONSTRUCTION OF CERTAIN IMPROVEMENTS TO NORTH BRIGHTON ROAD, BEGINNING AT NE 58TH STREET AND CONTINUING TO PLEASANT VALLEY ROAD (THE "NORTH BRIGHTON IMPROVEMENTS – (G6)" AND INCLUDING THE INTERSECTION AT N. BRIGHTON AND PLEASANT VALLEY ROAD (THE "PLEASANT VALLEY INTERSECTION – "M1")), AS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL; PROVIDED THE EXECUTION OF THE FIRST AMENDMENT SHALL BE SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE 22ND AMENDMENT TO THE SHOAL CREEK PARKWAY TIF PLAN. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY (RES 3-7-22).

11. **Shoal Creek Parkway TIF Plan:** Consideration of approval of a Third Amendment to Redevelopment Agreement between the Commission and the City of Kansas City, Missouri for the design and construction of a trail segment along Shoal Creek, between North Brighton Avenue and Pleasant Valley Road (P), in connection with and in furtherance of the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI FOR THE DESIGN AND CONSTRUCTION OF A TRAIL SEGMENT ALONG SHOAL CREEK, BETWEEN NORTH BRIGHTON AVENUE AND PLEASANT VALLEY ROAD, AS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL; PROVIDED THE EXECUTION OF THE THIRD AMENDMENT SHALL BE SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE 22ND AMENDMENT TO THE SHOAL CREEK PARKWAY TIF PLAN. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 3-8-22).

12. **Shoal Creek Parkway TIF Plan:** Consideration of approval of a Third Amendment to Redevelopment Agreement between the Commission and the City of Kansas City, Missouri for the conceptual design of Shoal Creek Parkway, between N. Brighton Road and N Woodland Avenue and (2) the construction of certain improvements within Hodge Park, in connection with and in furtherance of the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI FOR (1) THE CONCEPTUAL DESIGN OF SHOAL CREEK PARKWAY, BETWEEN N. BRIGHTON ROAD AND N. WOODLAND AVENUE AND (2) THE CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN HODGE PARK, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL; PROVIDED THE EXECUTION OF THE THIRD AMENDMENT SHALL BE SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE 22ND AMENDMENT TO THE SHOAL CREEK PARKWAY TIF PLAN. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY (RES 3-9-22).

13. **Shoal Creek Parkway TIF Plan:** Consideration of approval of a Fifth Amendment to Reimbursement Prioritization Agreement by and among the Tax Increment Financing Commission of Kansas City, Missouri, the City of Kansas City, Missouri, Mid-Continent Public Library, Star Acquisitions, Inc. and Hunt Midwest Real Estate Development, Inc. regarding the implementation of certain improvements contemplated by the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE FIFTH AMENDMENT TO THE REIMBURSEMENT PRIORITIZATION AGREEMENT THE CITY OF KANSAS CITY, MISSOURI, MID-CONTINENT PUBLIC LIBRARY, STAR ACQUISITION, INC. AND HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE CONSTRUCTION AND FINANCING OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR, AND LEGAL COUNSEL; PROVIDED THE EXECUTION OF THE FIFTH AMENDMENT

SHALL BE SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE 22ND AMENDMENT TO THE SHOAL CREEK PARKWAY TIF PLAN. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 3-10-22).

CLAY COUNTY/NKC AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

Responding to the roll call for the public hearing of the North Oak TIF Plan, thus constituting a quorum, were the following Board members: Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Jerry Nolte (Clay County), Robert Nance (Clay County), and Jim Staley (Clay County other). Absent were: Alissia Canady, Matt Fritz (North Kansas City School District), Terry Ward (North Kansas City School District).

- 14. North Oak TIF Plan – Twelfth Amendment: Consideration of approval of the Twelfth Amendment of the North Oak TIF Plan, and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 9:45 AM APRIL 12, 2022. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 3-11-22).

- 15. Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE FEBRUARY 8, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY.

- 16. Arlington Road TIF Plan: Consideration of approval of revisions to certain cost certifications and associated resolutions related to Hunt Midwest Real Estate within the Arlington Road TIF Plan, and other matters related thereto.**

Background: certified costs previously approved by resolution 07-10-21 for Arlington Road contained certain single line items that exceeded budget by more than the lesser of 10% or an amount in excess of \$1,000,000 that would require a Plan amendment. Amounts over the line-item budget were not originally considered questioned costs. The Certified costs submission has been restated to reflect a change in the application of the single line item being over budget originally applied. With the revised submission, costs in excess of the budget for individual lines items of \$5,327 are now considered questioned costs.

Original Resolution:

Resolution 07-10-21

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified
Arlington Road	Hunt Midwest Real Estate	\$ 244,102	none	\$ 244,102
Parvin Road	Hunt Midwest Real Estate	33,246	none	33,246

Original Resolution Total	\$	277,348	\$	-	\$	277,348
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New Resolution

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest Real Estate	\$ 244,102	\$ 5,327	\$ 238,775	Replacing Resolution 07-10-21
Parvin Road	Hunt Midwest Real Estate	33,246	none	33,246	Replacing Resolution 07-10-21

New Resolution Total		277,348		5,327		272,021
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Difference	\$	-	\$	5,327	\$	5,327
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Recommendation: To rescind Resolution 07-10-21 and related cost certification for Arlington Road/ Hunt Midwest Real Estate totaling \$277,348 and approve the restated cost certification for Arlington Road/ Hunt Midwest totaling \$272,021 and reapprove certification for Parvin Road/Hunt Midwest Real Estate in the amount \$33,246.

Action taken:

APPROVE REVISIONS TO CERTAIN COST CERTIFICATIONS AND ASSOCIATED RESOLUTIONS RELATED TO HUNT MIDWEST REAL ESTATE WITHIN THE ARLINGTON ROAD TIF PLAN AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY (RES 3-12-22).

17. **Briarcliff West TIF Plan:** Consideration of acceptance of the Five-Year Progress Report in connection with the Briarcliff West TIF Plan, and other matters related thereto.

Action taken:

ACCEPT THE FIVE-YEAR PROGRESS REPORT OF THE BRIARCLIFF WEST TIF PLAN. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 3-13-22).

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Jerry Nolte (Clay County), Caleb Clifford (Jackson County), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Alissia Canady, Ron Schieber (Platte County) and Debbie Siragusa (other).

18. **Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE FEBRUARY 8, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

19. **Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

20. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY

21. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.**

Action taken: ACCEPT THE FINANCIAL REPORT. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

22. **Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

23. **Administrative: Consideration of the Chair's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

24. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

JACKSON COUNTY/KCMO AGENDA ITEMS

PUBLIC HEARING – 10:00 AM

Responding to the roll call for the public hearing of the proposed SouthPointe at 63rd Street TIF Plan, thus constituting a quorum, were the following Board members: Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Caleb Clifford (Jackson County), and Kathleen Pointer (Kansas City School District). Absent were: Alissia Canady, Debbie Siragusa (other), and Shannon Jaax (Kansas City School District).

25. **SouthPointe at 63rd Street TIF Plan: Consideration of approval of the SouthPointe at 63rd Street TIF Plan, and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 1:30 PM MARCH 18, 2022. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 3-14-22).

26. **Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE FEBRUARY 8, 2022 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

27. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Jackson County/KCMO, and other matters related thereto.**

Overlook TIF Plan: Consideration of certification of costs totaling \$557,412, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 3-15-22).

28. **Southtown/31st & Baltimore TIF Plan: Consideration of approval of the Certificate of Completion and Compliance in connection with the Southtown/31st & Baltimore TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO MIDWEST DIVISION-PFC, LLC. FOR THE COMPLETED PROJECT IMPROVEMENTS COSTS AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 3-16-22).

JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS

Responding to the roll call for the Jackson County/Hickman Mills TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Caleb Clifford (Jackson County), and Yaw Obeng (Hickman Mills School District), Absent were: Alissia Canady, Pam Mason, Jim Staley (other), and Shellie Wiltsey (Hickman Mills School District).

29. Consideration of acceptance of the Jackson County/Hickman Mills TIFC Minutes, and other matters related thereto.


Action taken: ACCEPT THE FEBRUARY 8, 2022 JACKSON COUNTY/HICKMAN MILLS MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

30. Bannister & I-435 TIF Plan: Consideration of the Prevailing Wage Resolution regarding Project Area 6 of the Bannister & I-435 TIF Plan, and other matters related thereto.

Action recommended: NONE; INFORMATION ONLY.

31. Adjournment

There being no further action to come before the Board, the meeting was duly adjourned.


Secretary

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Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: March 28, 2022
TIME: 2:00 p.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Andrea Bough
Ryana Parks-Shaw
Tammy Queen
Jeffrey Williams

TAXING DIST: Caleb Clifford, Jackson County
Bruce Eddy, Jackson County, other
Kathleen Pointer, Kansas City School
Yaw Obeng, Hickman Mills School District
Shellie Wiltsey, Hickman Mills School District

ABSENT: Pam Mason
Jim Staley
Shannon Jaax, Kansas City School District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
David Leader, EDC
La'Sherry Banks, EDC
Wesley Fields, Bryan Cave
Sean Carroll, KCMO
Janice Bolin, KCMO Public Library
Leslie Mitchell
Carla Johnson
Hardwick Law firm
Daniel Ferman-Leon
Sean Richardson, Cerner
Stephanie Greenwood
T. Friestad
Robert Farmer
David Macoubrie

JACKSON COUNTY/KCMO AGENDA ITEMS

PUBLIC HEARING – 2:00 PM

Responding to the roll call for the public hearing of the SouthPointe at 63rd Street TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Bruce Eddy (other), Kathleen Pointer (Kansas City School District), and Caleb Clifford (Jackson County). Absent were: Pam Mason, Debbie Siragusa (other), Janice Bolin (Jackson County, Other), and Shannon Jaax (Kansas City School District),

1. **SouthPointe at 63rd Street TIF Plan: Consideration of approval of the SouthPointe at 63rd Street Tax Increment Financing Plan, and other matters related thereto.**

Action taken:

(1 OF 3) CLOSE THE PUBLIC HEARING. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES, AND CARRIED UNANIMOUSLY.

(2 OF 3) APPROVE THE SOUTHPOINTE AT 63RD STREET TAX INCREMENT FINANCING PLAN, SUBJECT TO STAFF RECEIPT OF DOCUMENTATION OF COMMITMENT FOR THE PROJECT RELATED TO PRIVATE EQUITY AND THEN THE MATERIALS GET FORWARDED THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. PARKS-SHAW.

(3 OF 3) APPROVE THE DESIGNATION OF THE REDEVELOPMENT AREA AND REDEVELOPMENT PROJECT AREA, AND FORWARD THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. PARKS-SHAW.

EXECUTIVE SESSION

4. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission and its auditor, pursuant to Section 610.021(1), (2), (12), or (17), RSMo, respectively.**
- x. **Adjournment**

There being no further action to come before the Board, the meeting was duly adjourned.



Secretary

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people
processes
all work together

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: April 12, 2022
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Lee Barnes
Pam Mason
Ryana Parks-Shaw
Tammy Queen
Jeffrey Williams

TAXING DIST: Alissia Canady
Andrea Bough
Jerry Nolte, Clay County
Robert Nance, Clay County
Caleb Clifford, Jackson County
Jim Staley, Jackson/Clay Counties, other
Matt Fritz, North Kansas City School District
Kathleen Pointer, Kansas City School
Steve Shelton, Raytown School District
Janice Bolin, KCMO Public Library

ABSENT: Mike Reik, Platte R-III School District
Angie Hughes, Platte R-III School District
Steve Anderson, Liberty School District
Nick Bartlow, Liberty School District
Terry Ward, North Kansas City School District
Shannon Jaax, Kansas City School District District
Allan Markley, Raytown School District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Cochran Head
Michael Keenan, Cochran Head
Wesley Fields, Bryan Cave
Jon Otto, Bryan Cave
Sean Carroll, KCMO

Kellee Madinger, Rouse Frets
Kevin Hardy
Corlette Orr
Daniel Ferman-Leo

CLAY/PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Clay County/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Jerry Nolte (Clay County), and Robert Nance (Clay County). Absent were: Alissia Canady, Andrea Bough, Jim Staley (Clay County other), Angie Hughes (Platte R-III School District) and Mike Reik (Platte R-III School District).

1. **Consideration of acceptance of the Clay County/Platte RIII TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE MARCH 8, 2022 CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN , SECONDED BY MS. WILLIAMS AND CARRIED UNANIMOUSLY.

Commissioner Staley joined at this time.

2. **Metro North Crossing TIF Plan. Consideration of approval of an Acknowledgment of Absolute Assignment of Tax Increment Payments between Metro North Crossing, LLC and Country Club Bank in connection with the Metro North Crossing TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE FORM OF THE ABSOLUTE ASSIGNMENT OF TIF PROCEEDS, CID REVENUES AND SECURITY AGREEMENT BETWEEN METRO NORTH CROSSING, LLC AND COUNTRY CLUB BANK AND AUTHORIZE THE CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER THE ACKNOWLEDGMENT TO METRO NORTH CROSSING, LLC AND COUNTRY CLUB BANK, UPON THE COMMISSION'S RECEIPT OF A RELEASE FROM CITIZEN'S BANK THAT IS ACCEPTABLE TO LEGAL COUNSEL AND RECEIPT OF A FULLY EXECUTED ASSIGNMENT OF TIF PROCEEDS, CID REVENUES AND SECURITY AGREEMENT BETWEEN METRO NORTH CROSSING, LLC AND COUNTRY CLUB BANK IN CONNECTION WITH METRO NORTH CROSSING TIF PLAN. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 4-1-22)

CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS

Responding to the roll call for the Clay County/Liberty-NKC TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Jerry Nolte (Clay County), Robert Nance (Clay County), Jim Staley (Clay County other). Absent were: Alissia Canady, Andrea Bough, and Matt Fritz (North Kansas City School District),

Terry Ward (North Kansas City School District), Steve Anderson (Liberty School District) and Nick Bartlow (Liberty School District).

3. **Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE MARCH 8, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY.

4. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/Liberty-NKC, and other matters related thereto.**

Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$138,200.60, and other matters related thereto.

Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$1,299,495.99, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY (RES 4-2-22).

Commissioner Fritz joined at this time.

5. **Shoal Creek Parkway TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance in connection with Public Improvements within Maplewoods Parkway within the Shoal Creek Parkway TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE IN CONNECTION WITH PUBLIC IMPROVEMENTS WITHIN MAPLEWOODS PARKWAY TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS COSTS WITHIN THE SHOAL CREEK PARKWAY TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 4-3-22)

6. **Shoal Creek Parkway TIF Plan: Consideration of approval of the Certificate of Completion and Compliance in connection with Project O – Fire Station within the Shoal Creek Parkway TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO THE CITY OF KANSAS CITY, MO FOR THE COMPLETED PROJECT, PROJECT O – FIRE STATION IMPROVEMENTS COSTS WITHIN THE SHOAL CREEK PARKWAY TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 4-4-22)

CLAY COUNTY/NKC AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

Responding to the roll call for the public hearing of the North Oak TIF Plan, thus constituting a quorum, were the following Board members: Lee Barnes, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Jerry Nolte (Clay County), Robert Nance (Clay County), Jim Staley (Clay County other), and Matt Fritz (North Kansas City School District). Absent were: Alissia Canady, Andrea Bough, and Terry Ward (North Kansas City School District).

7. North Oak TIF Plan – Twelfth Amendment: Consideration of approval of the Twelfth Amendment of the North Oak TIF Plan, and other matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 9:45 AM MAY 10, 2022. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 4-5-22)

8. Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto.

Action taken:

ACCEPT THE MARCH 8, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY.

9. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto.

Arlington Road Link TIF Plan: Consideration of certification of costs totaling \$47,903, and other matters related thereto.

Parvin Road TIF Plan: Consideration of certification of costs totaling \$16,799, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 4-6-22).

10. **Arlington Road TIF Plan – Arlington Link:** Consideration of approval of the Certificate of Partial Completion and Compliance in connection with Arlington Road Phase 1E Public Improvements within the Arlington Road TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO ARLINGTON ROAD LINK PHASE 1E PUBLIC IMPROVEMENTS TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS COSTS WITHIN THE ARLINGTON ROAD TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 4-7-22)

11. **Arlington Road TIF Plan:** Consideration of approval of the Certificate of Partial Completion and Compliance No. 4 in connection with Arlington Road Project Management Fee, TIF Administrative Fees, and G.C. Fee within the Arlington Road TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 4 TO ARLINGTON ROAD IN CONNECTION WITH PROJECT MANAGEMENT FEE, TIF ADMINISTRATIVE FEES, AND G.C. FEE TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE PARTIALLY COMPLETED ADMINISTRATIVE COSTS WITHIN THE ARLINGTON ROAD TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 4-8-22)

Commissioner Queen departed at this time.

12. **Parvin Road Corridor TIF Plan:** Consideration of approval of the Certificate of Partial Completion and Compliance No. 9 in connection with Project Improvements 1-4 within the Parvin Road Corridor TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 9 IN CONNECTION WITH PROJECT IMPROVEMENTS 1 – 4 TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS COSTS WITHIN THE PARVIN ROAD CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 4-9-22)

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Pam Mason, Ryana Parks-Shaw, Jeffrey Williams, Caleb Clifford (Jackson County), Jerry Nolte (Clay County), Janice Bolin (other), and Matt Fritz (North Kansas City School District). Absent were: Alissia Canady, Andrea Bough, Tammy Queen, Ron Schieber (Platte County), and Kathleen Pointer (Kansas City School District).

13. Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE MARCH 8, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY.

14. Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

15. Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY

16. Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.

Action taken: ACCEPT THE FINANCIAL REPORT. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

Action taken: ACCEPT THE 2023 BUDGET. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

17. Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

18. Administrative: Consideration of the Chair's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

19. Administrative: Consideration of the Executive Director's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

JACKSON COUNTY/KCMO AGENDA ITEMS

Responding to the roll call for the Jackson County/KCMO TIFC, thus constituting a quorum, were the following Board members Lee Barnes, Pam Mason, Ryana Parks-Shaw, Jeffrey Williams, Caleb Clifford (Jackson County), Janice Bolin (other), and Kathleen Pointer (Kansas City School District). Absent were: Alissia Canady, Andrea Bough, Tammy Queen, and Shannon Jaax (Kansas City School District),

20. Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE MARCH 8 & MARCH 28, 2022 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

21. Southpointe TIF Plan Consideration of Financing Agreement with the City of Kansas City, Missouri in connection with the Southpointe Tax Increment Financing Plan and other matters related thereto.

Action taken: APPROVE THE FINANCING AGREEMENT BETWEEN THE CITY OF KANSAS CITY, MISSOURI, AND THE TAX INCREMENT FINANCING COMMISSION, IN CONNECTION WITH THE SOUTHPOINTE TAX INCREMENT FINANCING PLAN, SUBJECT TO (A) MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR, AND THE LEGAL COUNSEL, (B) THE CITY COUNCIL'S APPROVAL, BY ORDINANCE, OF THE SOUTHPOINTE TAX INCREMENT FINANCING PLAN AND THE FINANCING AGREEMENT. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 4-10-22)

22. Southpointe TIF Plan Consideration of the Second Amendment to a Ground Lease Agreement with the City of Kansas City, Missouri in connection with the Southpointe Tax Increment Financing Plan and the Southtown 31st & Baltimore Tax Increment Financing Plan and other matters related thereto.

Action taken: APPROVE THE SECOND AMENDMENT TO THE GROUND LEASE BETWEEN THE CITY OF KANSAS CITY, MISSOURI, AND THE TAX INCREMENT FINANCING COMMISSION, IN CONNECTION WITH THE SOUTHPOINTE TAX INCREMENT FINANCING PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR, AND THE LEGAL COUNSEL. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 4-11-22)

23. Southpointe TIF Plan Consideration of a Quit-Claim Deed in connection with the Southpointe Tax Increment Financing Plan and other matters related thereto.

Action taken:

APPROVE THE QUIT-CLAIM DEED CONVEYING PROPERTY TO UA KC SOUTHPOINTE, LLC, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND THE LEGAL COUNSEL WITH THE UNDERSTANDING THE DEED WOULD BE RECORDED WHEN THE APPROPRIATE LEGAL DESCRIPTION IS RECEIVED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 4-12-22).

JACKSON COUNTY/RAYTOWN AGENDA ITEMS

Responding to the roll call for the Jackson County/Raytown TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Pam Mason, Ryana Parks-Shaw, Jeffrey Williams, Caleb Clifford (Jackson County) Jim Staley (other), and Steve Shelton (Raytown School District). Absent were: Alissia Canady, Andrea Bough, Tammy Queen, and Allan Markley (Raytown School District).

24. Consideration of acceptance of the Jackson County/Raytown TIFC Minutes, and other matters related thereto.

Action taken:

ACCEPT THE AUGUST 11, 2020 JACKSON COUNTY/RAYTOWN MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. MR. SHELTON AND CARRIED UNANIMOUSLY.

25. Winchester TIF Plan Consideration of a Ninth Amendment to the Winchester TIF Plan, which shall extend the Neighborhood Housing Program until April 2024, and other matters thereto.

Action taken:

APPROVE THE RECOMMENDATION OF THE NEIGHBORHOOD AND HOUSING COMMITTEE TO EXTEND THE WINCHESTER NEIGHBORHOOD HOUSING PROGRAM AND RECOMMEND THAT THE CITY COUNCIL APPROVE THE NINTH AMENDMENT TO THE WINCHESTER TAX INCREMENT FINANCING PLAN AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 4-13-22)

26. Adjournment



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Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: May 10, 2022
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Andrea Bough
Pam Mason
Ryana Parks-Shaw
Tammy Queen

TAXING DIST: Jerry Nolte, Clay County
Robert Nance, Clay County
Jim Staley, Jackson/Clay Counties, other
Matt Fritz, North Kansas City School District
Bruce Eddy, Jackson County, other
Kathleen Pointer, Kansas City School
Michael Weishaar, Center School District
Yolanda Cargile, Center School District

ABSENT: Ron Schieber, Platte County
Joe Vanover, Platte County
William Brown, Platte County other
Frank Offutt, Platte County other
Jeanette Cowherd, Park Hill School District
Paul Kelly, Park Hill School District
Mike Reik, Platte R-III School District
Angie Hughes, Platte R-III School District
Steve Anderson, Liberty School District
Nick Bartlow, Liberty School District
Terry Ward, North Kansas City School District
Caleb Clifford, Jackson County
Shannon Jaax, Kansas City School District District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
David Leader, EDC
Jennifer Brasher, Cochran Head
Michael Keenan, Cochran Head
Wesley Fields, Bryan Cave
Jon Otto, Bryan Cave
Sean Carroll, KCMO
Janice Bolin, KCMO Public Library
Kellee Madinger, Rouse Frets
Jim Bowers, Rouse Frets
Garry Hayes
Amy Sry
Aaron Schmidt
A Kitzner
C Seaman
Jacqueline Vernon
Joey Flickner
Daniel Ferman-Leon

PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

Responding to the roll call for the Platte County/Platte RIII-Park Hill TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, and Tammy Queen. Absent were: Ron Schieber (Platte County), Joe Vanover (Platte County), Frank Offutt (other), William Brown (Platte County other), Jeanette Cowherd (Park Hill School District), Paul Kelly (Park Hill School District), Angie Hughes (Platte R-III School District), and Mike Reik (Platte R-III School District).

1. Consideration of acceptance of the Platte County/Platte RIII-Park Hill TIFC Minutes, and other matters related thereto.

Minutes of the January 11, 2022 meeting were included for the Commission's review prior to the meeting.

Action taken: ACCEPT THE JANUARY 11, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

2. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte County/Platte RIII-Park Hill, and other matters related thereto.

The Consent Agenda items for May 2022 were included in the Commission's Board Packet for review prior to the meeting:

- Cost Certifications

KCI TIF Plan: Consideration of certification of costs totaling \$3,575,847.33, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-1-22).

3. **KCI Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 2 in connection with Project 21 – Northland Sports Complex within the KCI Corridor TIF Plan, and other matters related thereto.**

Action taken: APPROVE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 2 TO M.D. MANAGEMENT, INC. IN CONNECTION WITH PROJECT 21 – NORTHLAND SPORTS COMPLEX PUBLIC IMPROVEMENTS COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-2-22).

4. **KCI Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 14 in connection with Project 17 – Line Creek Parkway within the KCI Corridor TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED NO. 14 IN CONNECTION WITH PROJECT 17 – LINE CREEK PARKWAY WITHIN THE KCI CORRIDOR PUBLIC IMPROVEMENTS COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-3-22).

5. **KCI Corridor TIF Plan: Consideration of acceptance of the recommendations to the KCI Corridor TIF Plan Advisory Committee, and other matters related thereto.**

Action taken: APPROVE THE RECOMMENDATIONS PRESENTED BY THE KCI CORRIDOR TIF PLAN ADVISORY COMMITTEE. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-4-22).

6. **KCI Corridor TIF Plan: Consideration of a Funding Agreement between the TIF Commission and the City regarding the design and construction of Old Tiffany Springs Road/Old Stage Coach Road and other matters related thereto.**

Action taken:

APPROVE THE FUNDING AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND THE CITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF OLD TIFFANY SPRINGS ROAD/OLD STAGE COACH ROAD, BEGINNING AT LINE CREEK PARKWAY AND CONTINUING WEST TO GENESIS RAILS SUBDIVISION/N. BELTON AVENUE, AS CONTEMPLATED BY THE KCI CORRIDOR TIF PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-5-22).

7. **KCI Corridor TIF Plan:** Consideration of a Thirteenth Amendment to the Redevelopment Agreement between the TIF Commission and MD Management regarding the design and construction of certain public infrastructure improvements contemplated by the KCI Corridor TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE THIRTEENTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND MD MANAGEMENT, INC., IN CONNECTION WITH THE IMPLEMENTATION OF CERTAIN ROAD IMPROVEMENTS CONTEMPLATED BY THE KCI CORRIDOR TIF PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-6-22).

PLATTE-CLAY COUNTIES /PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Platte-Clay Counties/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), and Jim Staley (Clay County other). Absent were: Ron Schieber (Platte County), Joe Vanover (Platte County), William Brown (Platte County other), Angie Hughes (Platte R-III School District), and Mike Reik (Platte R-III School District).

8. **Consideration of acceptance of the Platte-Clay Counties/Platte RIII TIFC Minutes, and other matters related thereto.**

Minutes of March 8, 2022 meeting were included for the Commission's review prior to the meeting.

Action taken:

ACCEPT THE MARCH 8, 2022 PLATTE-CLAY COUNTIES/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

9. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte-Clay Counties/Platte RIII, and other matters related thereto.**

The Consent Agenda items for May 2022 were included in the Commission's Board Packet for review prior to the meeting:

- Cost Certifications

Platte Purchase TIF Plan: Consideration of certification of costs totaling \$1,013,480.58, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTIES/PLATTE RIII AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-7-22).

10. **Platte Purchase TIF Plan: Consideration of acceptance of the recommendations to the Platte Purchase TIF Plan Advisory Committee, and other matters related thereto.**

Action taken:

APPROVE THE RECOMMENDATIONS PRESENTED BY THE PLATTE PURCHASE TIF PLAN ADVISORY COMMITTEE. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-8-22).

11. **Platte Purchase TIF Plan: Consideration of a Funding Agreement between the TIF Commission and the City regarding the Design and construction of N. Platte Purchase Drive and other matters related thereto.**

Action taken:

APPROVE THE FUNDING AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND THE CITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF N PLATTE PURCHASE DRIVE, BEGINNING AT NW 108TH STREET AND CONTINUING SOUTH TO THE ENTRANCE OF PLATTE PURCHASE PARK, AS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-9-22).

12. **Platte Purchase TIF Plan: Consideration of a Second Amendment to the Redevelopment Agreement between the TIF Commission and Hunt Midwest regarding the Design and Construction of N. Platte Purchase Drive and the Design and Construction of a Water Line along N. Platte Purchase Drive and other matters related thereto.**

Action taken:

APPROVE THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND HUNT MIDWEST REAL ESTATE REAL ESTATE DEVELOPMENT, INC., IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF N. PLATTE PURCHASE DRIVE AND THE DESIGN AND CONSTRUCTION OF A WATER LINE ALONG N. PLATTE PURCHASE DRIVE, AS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-10-22).

13. **Platte Purchase TIF Plan: Consideration of a Third Amendment to the Redevelopment Agreement between the TIF Commission and MD Management regarding certain improvement contemplated by the Platte Purchase TIF Plan and other matters related thereto.**

Action taken:

APPROVE THE THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND MD MANAGEMENT INC., IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF THE EXTENSION OF LINE CREEK PARKWAY FROM THE CURRENT TERMINUS AT THE FUTURE NW 93RD STREET NORTH TO NW 100TH STREET/NW TIFFANY SPRINGS PARKWAY, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-11-22).

14. **Platte Purchase TIF Plan: Consideration of a First Amendment to the Reimbursement Prioritization among the TIF Commission, the City of Kansas City, Missouri, Hunt Midwest Real Estate Development, Inc. and MD Management, Inc. regarding certain improvements contemplated by the Platte Purchase TIF Plan and other matters related thereto.**

Action taken:

APPROVE THE FIRST AMENDMENT TO THE REIMBURSEMENT PRIORITIZATION AGREEMENT BY AND AMONG THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, THE CITY OF KANSAS CITY, MISSOURI, HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. AND MD MANAGEMENT INC., IN CONNECTION WITH PLATTE PURCHASE TIF PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-12-22).

CLAY/PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Clay County/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), and Jim Staley (Clay County other). Absent were: Angie Hughes (Platte R-III School District) and Mike Reik (Platte R-III School District).

15. Consideration of acceptance of the Clay County/Platte RIII TIFC Minutes, and other matters related thereto.

Minutes of April 12, 2022 meeting were included for the Commission's review prior to the meeting.

Action taken: ACCEPT THE APRIL 12, 2022 CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN , SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

16. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/Platte RIII, and other matters related thereto.

The Consent Agenda items for May 2022 were included in the Commission's Board Packet for review prior to the meeting:

- Cost Certifications

Metro North TIF Plan: Consideration of certification of costs totaling \$35,883.936.00, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/PLATTE RIII AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-13-22).

CLAY COUNTY/NKC AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

Responding to the roll call for the public hearing for the North Oak TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), Jim Staley (Clay County other) and. Absent were: Matt Fritz (North Kansas City School District) and Terry Ward (North Kansas City School District).

17. North Oak TIF Plan – Twelfth Amendment: Consideration of approval of the Twelfth Amendment of the North Oak TIF Plan, and other matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 9:45 AM JUNE 14, 2022.
MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND
CARRIED UNANIMOUSLY **(RES 5-14-22)**.

PUBLIC HEARING – 9:50 AM

Responding to the roll call for the public hearing of the Chouteau I-35 TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), Jim Staley (Clay County other) and. Absent were: Matt Fritz (North Kansas City School District) and Terry Ward (North Kansas City School District).

18. Chouteau I-35 TIF Plan – Ninth Amendment: Consideration of approval of the Ninth Amendment of the Chouteau TIF Plan, and other matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 9:50 AM JUNE 14, 2022.
MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW
AND CARRIED UNANIMOUSLY **(RES 5-15-22)**.

PUBLIC HEARING – 9:55 AM

Responding to the roll call for the public hearing of the Parvin Road TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), Jim Staley (Clay County other) and. Absent were: Matt Fritz (North Kansas City School District) and Terry Ward (North Kansas City School District).

19. Parvin Road TIF Plan – Thirteenth Amendment: Consideration of approval of the Thirteenth Amendment of the Parvin Road TIF Plan, and other matters related thereto.

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN,
SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY **(RES 5-16-22)**.

APPROVE THE THIRTEENTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND MD MANAGEMENT, INC., IN CONNECTION WITH THE IMPLEMENTATION OF CERTAIN ROAD IMPROVEMENTS CONTEMPLATED BY THE KCI CORRIDOR TIF PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY **(RES 5-17-22)**.

20. **Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto.**

Minutes for the Clay County/NKC Commission of the April 12, 2022 meeting were included for the Commission's review prior to the meeting.

Action taken: ACCEPT THE APRIL 12, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

21. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto.**

The Consent Agenda items for May 2022 were included in the Commission's Board Packet for review prior to the meeting:

- Cost Certifications

North Oak TIF Plan: Consideration of bond draw totaling \$11,500.00, and other matters related thereto.

North Oak TIF Plan: Consideration of bond draw totaling \$11,419.50, and other matters related thereto. (*Rick DeSimone*)

Action taken: APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (**RES 5-18-22**).

CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS

PUBLIC HEARING – 10:00 AM

Responding to the roll call for the Clay County/Liberty-NKC TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), Jim Staley (Clay County other) and Matt Fritz (North Kansas City School District). Absent were: Terry Ward (North Kansas City School District), Steve Anderson (Liberty School District) and Nick Bartlow (Liberty School District).

22. **Shoal Creek Parkway TIF Plan – Twenty-third Amendment:** Consideration of approval of the Twenty-third Amendment of the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken: CONTINUE THE PUBLIC HEARING TO 10:00 AM JUNE 14, 2022. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (**RES 5-19-22**).

23. Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto.

Minutes of the April 12, 2022 Clay County/Liberty-NKC meeting were included for the Commission's review prior to the meeting.

Action taken: ACCEPT THE APRIL 12, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

24. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/Liberty-NKC, and other matters related thereto.

The Consent Agenda items for May 2022 are included in the Commission's Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (Exhibit 24)

Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$890,406.00, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-20-22).

25. Shoal Creek Parkway TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 4 in connection with Public Improvement K2 within the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 4 IN CONNECTION WITH PUBLIC IMPROVEMENT K2 WITHIN THE SHOAL CREEK PARKWAY TIF PLAN TO THE CITY OF KANSAS CITY, MISSOURI FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-21-22).

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Bruce Eddy (other), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Ron Schieber (Platte County), Caleb Clifford (Jackson County) and Debbie Siragusa (other).

26. **Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.**

Minutes of the April 12, 2022 Administrative TIFC meeting were included for the Commission's review prior to the meeting.

Action taken: ACCEPT THE APRIL 12, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

27. **Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

28. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY

29. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.**

Action taken: ACCEPT THE FINANCIAL REPORT. MOTION MADE BY MS. QUEEN, SECONDED BY MR. EDDY AND CARRIED UNANIMOUSLY.

30. **Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

31. **Administrative: Consideration of the Chair's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

32. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

JACKSON COUNTY/CENTER AGENDA ITEMS

Responding to the roll call for the Jackson County/Center TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jim Staley (other), Michael Weishaar (Center School District) and Yolanda Cargile (Center School District). Absent were: Pam Mason and Caleb Clifford (Jackson County).

33. Consideration of acceptance of the Jackson County/Center TIFC Minutes, and other matters related thereto.

Minutes of the February 9, 2021 Jackson County/Center meeting were included for the Commission's review prior to the meeting.

Action taken: ACCEPT THE FEBRUARY 9, 2021 JACKSON COUNTY/CENTER MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

34. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Jackson County/Center, and other matters related thereto.

The Consent Agenda items for May 2022 were included in the Commission's Board Packet for review prior to the meeting:


- Cost Certifications

Bannister & Wornall Road TIF Plan: Consideration of certification of costs totaling \$850,096.86, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR JACKSON COUNTY/CENTER AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-22-22).

35. Adjournment

There being no further action to come before the Board, the meeting was duly adjourned.



Secretary

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Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: June 14, 2022
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Andrea Bough
Pam Mason
Ryana Parks-Shaw
Tammy Queen

TAXING DIST: Jerry Nolte, Clay County
Robert Nance, Clay County
Jim Staley, Jackson/Clay Counties, other
Angie Hughes, Platte R-III School District
Matt Fritz, North Kansas City School District
Kathleen Pointer, Kansas City School
Janice Bolin, KCMO Public Library
Michael Weishaar, Center School District
Yolanda Cargile, Center School District

ABSENT: Ron Schieber, Platte County
Joe Vanover, Platte County
William Brown, Platte County other
Frank Offutt, Platte County other
Jeanette Cowherd, Park Hill School District
Mike Reik, Platte R-III School District Paul Kelly, Park Hill School District
Steve Anderson, Liberty School District
Nick Bartlow, Liberty School District
Terry Ward, North Kansas City School District
Bruce Eddy, Jackson County, other
Caleb Clifford, Jackson County
Shannon Jaax, Kansas City School District District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Cochran Head
Wesley Fields, Bryan Cave
Jon Otto, Bryan Cave

Sean Carroll, KCMO
Kellee Madinger, Rouse Frets
Jacqueline Vernon
Joey Flickner
Curt Petersen
Robert de la Fuente

PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

Responding to the roll call for the Platte County/Platte RIII-Park Hill TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, and Angie Hughes (Platte R-III School District). Absent were: Ron Schieber (Platte County), Joe Vanover (Platte County), Frank Offutt (other), William Brown (Platte County other), Jeanette Cowherd (Park Hill School District), Paul Kelly (Park Hill School District), and Mike Reik (Platte R-III School District).

1. **Consideration of acceptance of the Platte County/Platte RIII-Park Hill TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE MAY 10, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

2. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte County/Platte RIII-Park Hill, and other matters related thereto.**

KCI Corridor TIF Plan: Consideration of certification of costs totaling \$286,628.99, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-1-22).

3. **KCI Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 3 in connection with Project 21 – Northland Sports Complex within the KCI Corridor TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 3 TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS 21 COSTS WITHIN THE KCI CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-2-22).

4. **KCI Corridor TIF Plan:** Consideration of approval of the Certificate of Partial Completion and Compliance No. 15 in connection with Project 17 within the KCI Corridor TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 15 TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS 17 COSTS WITHIN THE KCI CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-3-22).

PLATTE-CLAY COUNTIES /PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Platte-Clay Counties/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Jim Staley (Clay County other), and Angie Hughes (Platte R-III School District). Absent were: Ron Schieber (Platte County), Joe Vanover (Platte County), Robert Nance (Clay County), William Brown (Platte County other), and Mike Reik (Platte R-III School District).

5. **Consideration of acceptance of the Platte-Clay Counties/Platte RIII TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT THE MAY 10, 2022 PLATTE-CLAY COUNTIES/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. HUGHES AND CARRIED UNANIMOUSLY.

6. **Consent Agenda (Cost Certifications):** Consideration of approval of the Cost Consent Agenda for Platte-Clay Counties/Platte RIII, and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$71,373.96, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTIES/PLATTE RIII AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-4-22).

CLAY COUNTY/NKC AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

Responding to the roll call for the public hearing of the North Oak TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay

County), Jim Staley (Clay County other) and Matt Fritz (North Kansas City School District). Absent was: Terry Ward (North Kansas City School District).

7. **North Oak TIF Plan – Twelfth Amendment: Consideration of approval of the Twelfth Amendment of the North Oak TIF Plan, and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 9:45 AM JULY 12, 2022. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-5-22).

8. **Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE MAY 10, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

9. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto.**

Parvin Road TIF Plan: Consideration of certification of costs totaling \$12,678, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-6-22).

10. **Parvin Road Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 10 in connection with Project Areas 1 -4 within the Parvin Road Corridor TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 10 TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE PARTIALLY COMPLETED PROJECTS 1-4 COSTS WITHIN THE PARVIN ROAD CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-7-22).

PUBLIC HEARING – 9:50 AM

Responding to the roll call for the public hearing of the Chouteau I-35 TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), Jim Staley (Clay County other) and Matt Fritz (North Kansas City School District). Absent was: Terry Ward (North Kansas City School District).

11. **Chouteau I-35 TIF Plan – Ninth Amendment: Consideration of approval of the Ninth Amendment of the Chouteau I-35 TIF Plan, and other matters related thereto.**

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-8-22).

APPROVE THE NINTH AMENDMENT OF THE CHOUTEAU I-35 TIF PLAN AND FORWARDING A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-9-22).

12. **Chouteau I-35 TIF Plan: Consideration of approval of a Termination and Mutual Release Agreement, in connection with the acquisition of property located at 4305 NE Antioch Road, Kansas City, Missouri, and other matters related thereto.**

Action taken:

APPROVE THE TERMINATION AND MUTUAL RELEASE AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE ACQUISITION OF PROPERTY LOCATED AT 4305 NE ANTIOCH ROAD, KANSAS CITY, MISSOURI, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-10-22).

13. **Chouteau I-35 TIF Plan: Consideration of approval of a Redevelopment Agreement with the City in connection with certain public improvements that are necessary to construct a trail along Seracy Creek, and other matters related thereto.**

Action taken:

APPROVE THE REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI FOR THE DESIGN AND CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS TO SUPPORT THE CONSTRUCTION OF A TRAIL ALONG SEARCY CREEK BETWEEN NE 48TH STREET AND NORTH TOPPING AVENUE, SUBJECT TO THE COMMISSION'S RECEIPT OF A FULLY-EXECUTED TERMINATION AND MUTUAL RELEASE AGREEMENT AND THE RETURN OF THE COMMISSION'S CONTRIBUTION DESCRIBED THEREIN AND THE CITY COUNCIL'S APPROVAL OF THE NINTH AMENDMENT TO THE CHOUTEAU I-35 TIF PLAN, AS RECOMMENDED BY THE TIF COMMISSION, AND SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-11-22).

CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS

PUBLIC HEARING – 10:00 AM

Responding to the roll call for the public hearing of the Shoal Creek Parkway TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Jim Staley (Clay County other) and Matt Fritz (North Kansas City School District). Absent were: Robert Nance (Clay County), Terry Ward (North Kansas City School District), Steve Anderson (Liberty School District) and Nick Bartlow (Liberty School District).

14. Shoal Creek Parkway TIF Plan – Twenty-Third Amendment: Consideration of approval of the Twenty Third Amendment of the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-12-22).

APPROVE THE TWENTY-THIRD AMENDMENT OF THE SHOAL CREEK PARKWAY TIF PLAN AND FORWARD A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-13-22).

15. Shoal Creek Parkway TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance No. 2 in connection with Project W (Public Improvements Maplewoods Parkway, and other matters thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 2 TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENT COSTS WITHIN THE SHOAL CREEK PARKWAY TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-14-22).

16. Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto.

Action taken:

ACCEPT THE MAY 10, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

17. Shoal Creek Parkway TIF Plan: Consideration of approval of a First Amendment to a Redevelopment Agreement with the Star Acquisitions, Inc. for the implementation of certain public infrastructure improvements contemplated by the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE FIRST AMENDMENT REDEVELOPMENT AGREEMENT WITH STAR ACQUISITIONS, INC., IN CONNECTION WITH THE IMPLEMENTATION OF CERTAIN PUBLIC IMPROVEMENTS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN,

SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE TWENTY-THIRD AMENDMENT TO THE SHOAL CREEK PARKWAY TIF PLAN, AS RECOMMENDED BY THE TIF COMMISSION AND SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-15-22).

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Janice Bolin (other), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Ron Schieber (Platte County), Caleb Clifford (Jackson County) and Debbie Siragusa (other).

18. **Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE MAY 10, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

19. **Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

20. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY

21. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.**

Action taken: ACCEPT THE FINANCIAL REPORT. MOTION MADE BY MS. QUEEN , SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

22. **Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

23. **Administrative: Consideration of the Chair's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

24. **Administrative:** Consideration of the Executive Director's Report, and other matters related thereto.

Action taken:

NONE; INFORMATION ONLY.

JACKSON COUNTY/CENTER AGENDA ITEMS

Responding to the roll call for the Jackson County/Center TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Michael Weishaar (Center School District,) and Yolanda Cargile (Center School District). Absent were: Caleb Clifford (Jackson County) and Jim Staley (other).

25. **Consideration of acceptance of the Jackson County/Center TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT THE MAY 10, 2022 JACKSON COUNTY/CENTER MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

26. **Consent Agenda (Cost Certifications):** Consideration of approval of the Cost Consent Agenda for Jackson County/Center, and other matters related thereto.


Bannister & Wornall Road TIF Plan: Consideration of certification of costs totaling \$850,096.86, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA FOR JACKSON COUNTY/CENTER AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-16-22).

27. **Adjournment**

There being no further action to come before the Board, the meeting was duly adjourned.


Secretary

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organizational structure
people
processes
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Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: July 12, 2022
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Andrea Bough
Pam Mason
Ryana Parks-Shaw
Tammy Queen

TAXING DIST: Paul Kelly, Park Hill School District
Jerry Nolte, Clay County
Robert Nance, Clay County
Jim Staley, Jackson/Clay Counties, other
Matt Fritz, North Kansas City School District
Caleb Clifford, Jackson County
Kathleen Pointer, Kansas City School

ABSENT: Ron Schieber, Platte County
Joe Vanover, Platte County
William Brown, Platte County other
Frank Offutt, Platte County other
Jeanette Cowherd, Park Hill School District
Mike Reik, Platte R-III School District
Angie Hughes, Platte R-III School District
Steve Anderson, Liberty School District
Nick Bartlow, Liberty School District
Terry Ward, North Kansas City School District
Bruce Eddy, Jackson County, other
Shannon Jaax, Kansas City School District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
David Leader, EDC
Alvin Gusman, EDC
Tracey Lewis, EDC
Jennifer Brasher, Hood & Associates

Wesley Fields, Bryan Cave
Jon Otto, Bryan Cave
Marcus Whitworth, KCMO
Janice Bolin, KCMO Public Library
Joe Mabin

PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

Responding to the roll call for the Platte County/Platte RIII-Park Hill TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Paul Kelly (Park Hill School District). Absent were: Ron Schieber (Platte County), Joe Vanover (Platte County), Frank Offutt (other), William Brown (Platte County other), Jeanette Cowherd (Park Hill School District), Paul Kelly, Angie Hughes (Platte R-III School District), and Mike Reik (Platte R-III School District).

1. **Consideration of acceptance of the Platte County/Platte RIII-Park Hill TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE JUNE 14, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

2. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte County/Platte RIII-Park Hill, and other matters related thereto.**

KCI Corridor TIF Plan: Consideration of a Bond Draw totaling \$21,055.00, and other matters related thereto (Wesley Fields) Exhibit 2.

Action taken: APPROVAL TO SUBMIT A BOND DRAW TO BOKEF, N.A., AS TRUSTEE UNDER THE INDENTURE OF TRUST, DATED AS OF APRIL 1, 2020, BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF PLATTE COUNTY, MISSOURI AND SAID TRUSTEE (THE "INDENTURE"), FOR THE DISBURSEMENT OF FUNDS FROM THE PROJECT FUND IN AN AMOUNT EQUAL TO \$21,055.00 FOR COMMISSION COSTS AND EXPENSES. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 7-1-22).

CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS

Responding to the roll call for the Clay County/Liberty-NKC TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), Jim Staley (Clay County other) and Matt Fritz (North Kansas City School District). Absent were: Terry Ward (North Kansas City School District), Steve Anderson (Liberty School District) and Nick Bartlow (Liberty School District).

3. **Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT THE JUNE 14, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

4. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/Liberty-NKC, and other matters related thereto.**

Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$795,776.18, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATION OF COST TOTALING \$795,776.18 FOR SHOAL CREEK PROJECT W IMPROVEMENT COST AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 7- 2-22).

5. **Shoal Creek Parkway TIF Plan: Consideration of approval of a Fourth Amendment to Redevelopment Agreement between the Commission and the City of Kansas City, Missouri for the conceptual design of Shoal Creek Parkway, between N. Brighton Road and N Woodland Avenue and (2) the construction of certain improvements within Hodge Park, in connection with and in furtherance of the Shoal Creek Parkway TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE FOURTH AMENDMENT TO REDEVELOPMENT AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI FOR (1) THE CONCEPTUAL DESIGN OF SHOAL CREEK PARKWAY, BETWEEN N. BRIGHTON ROAD AND N. WOODLAND AVENUE AND (2) THE CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN HODGE PARK, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL; PROVIDED THE EXECUTION OF THE FOURTH AMENDMENT SHALL BE SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE 23RD AMENDMENT TO THE SHOAL CREEK PARKWAY TIF PLAN. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 7-3-22)

CLAY COUNTY/NKC AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

Responding to the roll call for the Clay County/NKC TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), Jim Staley (Clay County other) and Matt Fritz (North Kansas City School District). Absent was: Terry Ward (North Kansas City School District).

6. **North Oak TIF Plan – Twelfth Amendment: Consideration of approval of the Twelfth Amendment of the North Oak TIF Plan, and other matters related thereto.**

Action taken: CLOSING THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY. (RES 7-4-22)

APPROVE THE TWELFTH AMENDMENT OF THE NORTH OAK TIF PLAN AND FORWARD A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY. (RES 7-5-22)

7. **Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE JUNE 14, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

8. **Briarcliff West TIF Plan: Consideration of a recommendation that the City Council of Kansas City, Missouri acknowledges that the 23-year statutory period for the capture of tax increment allocation financing for Projects 9 identified by the Briarcliff West Tax Increment Financing Plan has expired and pass an ordinance terminating the designation of those projects, and other matters related thereto.**

Action taken: TABLED

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Jerry Nolte (Clay County), Bruce Eddy (other), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Ron Schieber (Platte County), Caleb Clifford (Jackson County) and Debbie Siragusa (other).

9. **Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE JUNE 14, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

10. **Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.**

The most current Economic Activity Taxes Report was included for the Commission's review prior to the meeting:

- EATs Report

Action taken: NONE; INFORMATION ONLY.

11. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto.**

The Affirmative Action/Contract Compliance Committee did not meet during the month of June 2022. Included with your board packet is a copy of the MBE/WBE Compliance Report for expenditure activity through May 31, 2022 for your review.

Action taken: NONE; INFORMATION ONLY

12. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.**

Tammy Queen stated the Governance, Finance and Audit Subcommittee met on June 27, 2022 to consider the following items:

Jennifer Brasher, Hood & Associates, reviewed the monthly financials and answered questions of the Commissioners.

Marcus Whitworth, KCMO, provided an update on TIF's Investment report.

Action taken: ACCEPT THE FINANCIAL REPORT. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

13. **Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto.**

The July 2022 report was included for review prior to the meeting.

Action taken: NONE; INFORMATION ONLY.

14. **Administrative: Consideration of the Chair's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

15. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

JACKSON COUNTY/KCMO AGENDA ITEMS

Responding to the roll call for the Jackson County/KCMO TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay/Platte Co), Caleb Clifford (Jackson County), Janice Bolin (other), and Matt Fritz (North Kansas City). Absent were: Debbie Siragusa (other), Bruce

Eddy (other), Kathleen Pointer (Kansas City School District) and Shannon Jaax (Kansas City School District).

16. **Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE APRIL 12, 2022 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

17. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Jackson County/KCMO, and other matters related thereto.**

Pershing Road TIF Plan: Consideration of certification of costs totaling \$26,785,334.35, and other matters related thereto.

Action taken: GRANT A WAIVER OF THE REQUIREMENT THAT COST BE SUBMITTED FOR REIMBURSEMENT WITHIN 18 MONTHS OF BEING INCURRED AND APPROVAL OF THE CERTIFICATION OF COST TOTALING \$26,785,334.35 AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, AND SECONDED BY MS. MASON. OPPOSED BY MS. BOLIN, MS. POINTER, AND MR. CLIFFORD. (RES 7-6-22).

18. **Overlook TIF Plan: Consideration of certification of costs totaling \$142,766, and other matters related thereto.**

Action taken: APPROVE THE AGENDA ITEM 18 FOR JACKSON COUNTY/KC, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 7-7-22).

19. **Overlook TIF Plan: Consideration of certification of costs totaling \$120,398, and other matters related thereto.**

Action taken: APPROVE THE AGENDA ITEM 19 FOR JACKSON COUNTY/KC, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 7-8-22).

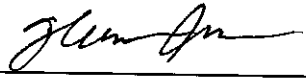
20. **Overlook TIF Plan: Consideration of certification of costs totaling \$19,576, and other matters related thereto.**

Action taken: APPROVE THE AGENDA ITEM 20 FOR JACKSON COUNTY/KC, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING

THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 7-9-22).

21. Adjournment

There being no further action to come before the Board, the meeting was duly adjourned.



Secretary

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Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: August 9, 2022
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Pam Mason
Ryana Parks-Shaw
Jeffrey Williams
Michael McGee

TAXING DIST: Jerry Nolte, Clay County
Angie Hughes, Platte R-III School District
Matt Fritz, North Kansas City School District
Bruce Eddy, Jackson County, Other
Kathleen Pointer, Kansas City School
Mike Kimbrel, Park Hill School District

ABSENT: Andrea Bough
Tammy Queen
Ron Schieber, Platte County
Joe Vanover, Platte County
William Brown, Platte County other
Frank Offutt, Platte County other
Paul Kelly, Park Hill School District
Jay Harris, Platte R-III School District
Steve Anderson, Liberty School District
Nick Bartlow, Liberty School District
Terry Ward, North Kansas City School District
Robert Nance, Clay County
Jim Staley, Jackson/Clay Counties, other
Caleb Clifford, Jackson County
Shana Long, Kansas City School
Yaw Obeng, Hickman Mills School District
Shellie Wiltsey, Hickman Mills School District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Cochran Head
Michael Keenan, Cochran Head
Wesley Fields, Bryan Cave

PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

Responding to the roll call for the Platte County/Platte RIII-Park Hill TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Pam Mason, Ryana Parks-Shaw, Jeffrey Williams, Michael McGee, and Angie Hughes (Platte R-III School District). Absent were: Andrea Bough, Tammy Queen, Ron Schieber (Platte County), Joe Vanover (Platte County), Frank Offutt (other), William Brown (Platte County other), Mike Kimbrel (Park Hill School District), Paul Kelly (Park Hill School District), and Brian Noller (Platte R-III School District).

1. **Consideration of acceptance of the Platte County/Platte RIII-Park Hill TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE JULY 12, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY.

2. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte County/Platte RIII-Park Hill, and other matters related thereto.**

KCI Corridor TIF Plan: Consideration of certification of costs totaling \$436,846.12, and other matters related thereto.

KCI Corridor TIF Plan: Consideration of certification of costs totaling \$2,233,437.62 and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL WITH MODIFICATIONS TOTALING \$20,873.00 ADDED TO REFLECT COMMISSION RELATED EXPENSES FOR A TOTAL OF \$457,719.12 AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 8-1-22).

3. **KCI Corridor TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance No. 4 in connection with Project 21 – Northland Sports Complex within the KCI Corridor TIF Plan, and other matters related thereto.**

Action taken:: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #4 TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS 21 COSTS AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR.

WILLIAMS, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 8-2-22).

4. **KCI Corridor TIF Plan:** Consideration of Approval of the Certificate of Partial Completion and Compliance No. 16 in connection with Project 17 withing the KCI Corridor TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS 17 COSTS AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 8-3-22)

PLATTE-CLAY COUNTIES /PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Platte-Clay Counties/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Pam Mason, Ryana Parks-Shaw, Jeffrey Williams, Michael McGee, Jerry Nolte (Clay County), and Angie Hughes (Platte R-III School District). Absent were: Andrea Bough, Tammy Queen, Ron Schieber (Platte County), Joe Vanover (Platte County), William Brown (Platte County other), and Brian Noller (Platte R-III School District).

5. **Consideration of acceptance of the Platte-Clay Counties/Platte RIII TIFC Minutes, and other matters related thereto.**

Minutes of July 12, 2022 meeting were included for the Commission's review prior to the meeting.

Action taken:

ACCEPT THE JULY 12, 2022 PLATTE-CLAY COUNTIES/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. HUGHES AND CARRIED UNANIMOUSLY.

6. **Consent Agenda (Cost Certifications):** Consideration of approval of the Cost Consent Agenda for Platte-Clay Counties/Platte RIII, and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$339,933.59, and other matters related thereto.

Platte Purchase Development Plan: Consideration of bond draw totaling \$6,156.52, and other matters related thereto.

Barry Towne TIF Plan: Consideration of certification of costs totaling \$26,412.15, and other matters related thereto.

Barry Towne TIF Plan: Consideration of certification of costs totaling \$26,937.76, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTIES/PLATTE RIII AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 8-4-22).

7. **Platte Purchase Development Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance No. 2 in connection with Project 11 within the Platte Purchase Development Plan, and other matters related thereto.**

Action taken:

APPROVE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 2 TO HUNT MIDWEST, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS COSTS FOR PROJECT 11 WITHIN THE PLATTE PURCHASE DEVELOPMENT PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 8-5-22)

8. **Platte Purchase Development Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance in connection with Project 7C within the Platte Purchase Development Plan, and other matters related thereto.**

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO HUNT MIDWEST REAL ESTATE FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS COSTS FOR PROJECT 7C WITHIN THE PLATTE PURCHASE DEVELOPMENT PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 8-6-22)

CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS

Responding to the roll call for the Clay County/Liberty-NKC TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Pam Mason, Ryana Parks-Shaw, Jeffrey Williams, Michael McGee, Jerry Nolte (Clay County), Absent were: Andrea Bough, Tammy Queen, Robert Nance (Clay County), Jim Staley (Clay County other), Matt Fritz (North Kansas City School District), Terry Ward (North Kansas City School District), Steve Anderson (Liberty School District) and Nick Bartlow (Liberty School District).

9. **Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto.**

Minutes of the July 12, 2022 Clay County/Liberty-NKC meeting were included for the Commission's review prior to the meeting.

Action taken:

ACCEPT THE JULY 12, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

10. **Shoal Creek Parkway TIF Plan:** Consideration of Approval of the Certificate of Completion and Compliance in connection with Project O/Public Improvements within the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

WITHDRAWN

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Pam Mason, Ryana Parks-Shaw, Jeffrey Williams, Michael McGee, Jerry Nolte (Clay County), Bruce Eddy (other), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Andrea Bough, Tammy Queen, Ron Schieber (Platte County), Caleb Clifford (Jackson County) and Debbie Siragusa (other).

11. **Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT THE JULY 12, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. MR. BARNES AND CARRIED UNANIMOUSLY.

12. **Economic Activity Taxes:** Consideration of the Economic Activity Taxes Report, and other matters related thereto.

Action taken:

NONE; INFORMATION ONLY.

13. **Affirmative Action and Contract Compliance Subcommittee Reports:** Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto.

Action taken:

NONE; INFORMATION ONLY

14. **Governance, Finance and Audit Subcommittee:** Consideration of Governance, Finance and Audit Reports, and other matters related thereto.

Action taken:

ACCEPT THE FINANCIAL REPORT. MOTION MADE BY MR. EDDY, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY.

15. **Neighborhood & Housing Subcommittee:** Consideration of the Neighborhood & Housing Report, and other matters related thereto.

Action taken:

NONE; INFORMATION ONLY.

16. **Administrative:** Consideration of the Chair's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

17. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

JACKSON COUNTY/KCMO AGENDA ITEMS

Responding to the roll call for the Jackson County/KCMO TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Pam Mason, Ryana Parks-Shaw, Jeffrey Williams, Michael McGee, Bruce Eddy (other), and Kathleen Pointer (Kansas City School District). Absent were: Andrea Bough, Tammy Queen, Caleb Clifford (Jackson County), Debbie Siragusa (other), and Shana Long (Kansas City School District).

18. **Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE JULY 12, 2022 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

19. **22nd & Main TIF Plan: Consideration of a recommendation that the City Council of Kansas City, Missouri acknowledges that the 23-year statutory period for the capture of tax increment allocation financing for Project 1 identified by the 22nd & Main Tax Increment Financing Plan has expired and pass an ordinance terminating the designation of those projects, and other matters related thereto.**

Action taken: APPROVE THE RECOMMENDATION THAT THE CITY COUNCIL OF KANSAS CITY, MISSOURI (1) ACKNOWLEDGE THAT THE 23-YEAR PERIOD FOR THE CAPTURE OF TAX INCREMENT FINANCING WITHIN PROJECT 1 OF THE 22ND & MAIN TIF PLAN HAS EXPIRED AND (2) THAT THE CITY COUNCIL PASS AN ORDINANCE TERMINATING THE DESIGNATION OF THE PROJECT AREA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 8-7-22).

20. **Overlook TIF Plan: Consideration of the certification of redevelopment project costs for the Overlook TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE CERTIFICATION OF \$21,197 OF REDEVELOPMENT PROJECT COSTS IDENTIFIED BY THE OVERLOOK TIF PLAN TO BE FUNDED WITH CENTRAL CITY SALES TAX, AS HAS BEEN CERTIFIED BY THE NOVAK BIRKS, P.C. AND CONSENTED TO BY THE CITY OF KANSAS CITY, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION

APPROVING THE SAME. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 8-8-22).

EXECUTIVE SESSION

21. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission and its auditor, pursuant to Section 610.021(1) RSMo, respectively.**

Motion to go into Executive Session pursuant to RSMo Section 610.021(1) to discuss legal matters related to the Grand Reserve TIF Plan was made by Ms. Parks-Shaw, seconded by Mr. Williams and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS

Responding to the roll call for the Jackson County/Hickman Mills TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Pam Mason, Ryana Parks-Shaw, Jeffrey Williams, and Michael McGee. Absent were: Andrea Bough, Tammy Queen, Caleb Clifford (Jackson County), Jim Staley (other), Yaw Obeng (Hickman Mills School District), and Shellie Wiltsey (Hickman Mills School District).

22. **Consideration of acceptance of the Jackson County/Hickman Mills TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT THE MARCH 8, 2022 JACKSON COUNTY/HICKMAN MILLS MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

EXECUTIVE SESSION

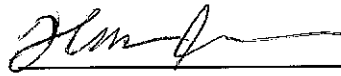
23. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission and its auditor, pursuant to Section 610.021(1) RSMo, respectively.**

Motion to go into Executive Session pursuant to RSMo Section 610.021(1) to discuss legal matters related to the Santa Fe TIF Plan was made by Mr. Williams, seconded by Mr. Barnes and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

24. Adjournment

There being no further action to come before the Board, the meeting was duly adjourned.



Secretary

**high-performance work system
technology
organizational structure
people
processes
all work together**

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: September 13, 2022
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alistia Canady
Lee Barnes
Andrea Bough
Pam Mason
Ryana Parks-Shaw
Tammy Queen

TAXING DIST: Angie Hughes, Platte R-III School District
Matt Fritz, North Kansas City School District
Jerry Nolte, Clay County
Robert Nance, Clay County
Bruce Eddy, Jackson County, other
Caleb Clifford, Jackson County
Kathleen Pointer, Kansas City School
Michael Weishaar, Center School District

ABSENT: Ron Schieber, Platte County
Joe Vanover, Platte County
William Brown, Platte County other
Mike Kimbrel, Park Hill School District
Jay Harris, Platte R3
Jim Staley, Jackson/Clay Counties, other
Terry Ward, North Kansas City School District
Yolanda Cargile, Center School District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Cochran Head
Michael Keenan, Cochran Head
Wesley Fields, Bryan Cave
Sean Carroll, KCMO
Kellee Madinger, Rouse Frets

Aaron Dispenza
Curtis Petersen
Daniel Ferment-Loon
Wesley Fields
David Horn

PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

Responding to the roll call for the Platte County/Platte RIII-Park Hill TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, and Tammy Queen, Absent were: Ron Schieber (Platte County), Joe Vanover (Platte County), Frank Offutt (other), William Brown (Platte County other), Mike Kimbrel (Park Hill School District), Paul Kelly (Park Hill School District), and Angie Hughes (Platte R-III School District).

1. Consideration of acceptance of the Platte County/Platte RIII-Park Hill Commission Minutes, and other matters related thereto.

Minutes of the August 9, 2022 Platte County/Platte RIII-Park Hill meeting are included for the Commission's review prior to the meeting.

Action taken: ACCEPT THE AUGUST 9, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

2. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte County/Platte RIII-Park Hill, and other matters related thereto.

The Consent Agenda items for September 2022 are included in the Commission's Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications

Action taken: APPROVE THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 9-1-22)

PLATTE-CLAY COUNTY/PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Platte-Clay Counties/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, and Jerry Nolte (Clay County). Absent were: Ron Schieber (Platte County), Joe Vanover (Platte County), Robert Nance (Clay County), William Brown (Platte County other), Angie Hughes (Platte R-III School District), and Jay Harris (Platte R-III School District).

3. **Consideration of acceptance of the Platte-Clay County/Platte RIII Commission Minutes, and other matters related thereto. (La'Sherry Banks) Exhibit 1**

Minutes of the August 9, 2022 Platte-Clay County/Platte RIII meeting are included for the Commission's review prior to the meeting.

Action taken: ACCEPT THE AUGUST 9, 2022 PLATTE-CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY

4. **Platte Purchase TIF Plan: Consideration of acceptance of the recommendations to the Platte Purchase TIF Plan Advisory Committee, and other matters related thereto. (Heather Brown)**

Action taken: APPROVE THE RECOMMENDATIONS OF THE PLATTE PURCHASE DEVELOPMENT PLAN ADVISORY COMMITTEE. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 9-2-22)

5. **Platte Purchase TIF Plan: Consideration of an Eighth Amendment to the Redevelopment Agreement between the TIF Commission and MD Management regarding certain improvements contemplated by the Platte Purchase TIF Plan and other matters related thereto.**

Action taken: APPROVE THE EIGHTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND MD MANAGEMENT, INC. TO IMPLEMENT CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 5 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL MOTION MADE BY MS. QUEEN, SECONDED BY MR BARNES AND CARRIED UNANIMOUSLY (RES 9-3-22)

6. **Platte Purchase TIF Plan: Consideration of a Second Amendment to the Reimbursement Prioritization Agreement among the TIF Commission, the City of Kansas City, Missouri, Hunt Midwest Real Estate Development, Inc. and MD Management, Inc. regarding the reimbursement of costs related to certain improvements contemplated by the Platte Purchase TIF Plan and other matters related thereto.**

Action taken: APPROVE THE SECOND AMENDMENT TO THE REIMBURSEMENT PRIORITIZATION AGREEMENT AMONG THE TIF COMMISSION, THE CITY OF KANSAS CITY, MISSOURI, MD MANAGEMENT, INC. AND HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., TO PRIORITIZE THE REIMBURSEMENT OF COSTS RELATED TO CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE

PLATTE PURCHASE DEVELOPMENT PLAN, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 6 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL MOTION MADE BY MS. QUEEN, SECONDED BY MR BARNES AND CARRIED UNANIMOUSLY (RES 9-4-22)

CLAY COUNTY/PLATTE RIII AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

Responding to the roll call for the Clay County/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), and Jim Staley (Clay County other). Absent: Angie Hughes (Platte R-III School District) and Jay Harris (Platte R-III School District).

7. **Metro North Crossing TIF Plan - Third Amendment: Consideration of approval of the Third Amendment of the Metro North Crossing Tax Increment Financing Plan relative to Redevelopment Project 5 and other matters related thereto.**

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 9-5-22)

APPROVE THE THIRD AMENDMENT OF THE METRO NORTH CROSSING TAX INCREMENT FINANCING PLAN AND FORWARDING THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL OF TAX INCREMENT FINANCING FOR REDEVELOPMENT PROJECT AREA 5 OF THE METRO NORTH CROSSING TAX INCREMENT FINANCING PLAN. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 9-6-22)

8. **Consideration of acceptance of the Clay County/Platte RIII Commission Minutes, and other matters related thereto.**

Minutes of the May 10, 2022 Clay County/Platte RIII meeting are included for the Commission's review prior to the meeting.

Action taken:

ACCEPT THE MAY 10, 2022 CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY

9. **Metro North Crossing TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance No. 4 in connection with Project Areas 1 – 5 within the Metro North Crossing TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO METRO NORTH CROSSING, LLC FOR THE

PARTIALLY COMPLETED PROJECT IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR BARNES AND CARRIED UNANIMOUSLY (**RES 9-7-22**)

CLAY COUNTY/NKC AGENDA ITEMS

Responding to the roll call for the Clay County/NKC TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), and Matt Fritz (North Kansas City School District). Absent: Jim Staley (Clay County other), Terry Ward (North Kansas City School District).

10. Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto. (*La'Sherry Banks*) Exhibit 10

Minutes of the July 12, 2022 Clay County/NKC meeting are included for the Commission's review prior to the meeting.

Action taken:

ACCEPT THE JULY 12, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY

11. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto.

The Consent Agenda items for September 2022 are included in the Commission's Board Packet for review prior to the meeting. The following items are included:

Cost Certifications (**Exhibit 11**)

Arlington Road Link TIF Plan: Consideration of certification of costs totaling \$418,345, and other matters related thereto.

Parvin Road TIF Plan: Consideration of certification of costs totaling \$450,201, and other matters related thereto.

North Oak TIF Plan: Consideration of bond draw totaling \$11,500.00 and other matters related thereto.

North Oak TIF Plan: Consideration of bond draw totaling \$11,385.00, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING

THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 9-8-22)

12. **North Oak TIF Plan:** Consideration of a First Amendment to the Redevelopment Agreement between the City of Kansas City, Missouri and the TIF Commission related to the construction of improvements to Gorman Pool, and other matters related thereto.

Action taken:

APPROVE THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND THE CITY OF KANSAS CITY, MISSOURI TO IMPLEMENT THE GORMAN POOL PROJECT IMPROVEMENTS IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 12 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 9-9-22)

13. **North Oak TIF Plan:** Consideration of a Second Amendment to the Redevelopment Agreement between the City of Kansas City, Missouri and the TIF Commission related to the construction of improvements to North Troost Trail, and other matters related thereto. (Continuing until October 11, 2022)

14. **Parvin Road TIF Plan:** Consideration of the Approval of the Third Amendment to the Amended and Restated Redevelopment Agreement between the TIF Commission and Hunt Midwest Real Estate Development, Inc. in connection with the implementation of the Parvin Road TIF Plan

Action taken:

APPROVE THE THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. TO IMPLEMENT CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE PARVIN ROAD TIF PLAN, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 14 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 9-10-22)

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Caleb Clifford (Jackson County), Bruce Eddy (other), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent: Ron Schieber (Platte County), and Debbie Siragusa (other).

15. **Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.**

Minutes of the August 9, 2022 Administrative TIFC meeting are included for the Commission's review prior to the meeting.

Action taken: ACCEPT THE AUGUST 9, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY

16. Economic Activity Taxes: Consideration of acceptance of the Economic Activity Taxes Report, and other matters related thereto. (Gloria Garrison)

The most current Economic Activity Taxes Report is included for the Commission's review prior to the meeting:

- EATs Report

Action taken: NONE; INFORMATION ONLY

17. Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto. (Sandra L. Rayford) Exhibit 17

The Affirmative Action/Contract Compliance Committee met on Monday, August 15, 2022. Included with your board packet is a copy of the MBE/WBE Compliance Report for expenditure activity through July 31, 2022 which was reviewed by the Committee. During the review, it was noted that one of the Developer has failed to provide the Civil Rights and Equal Opportunity (CREO), the MBE/WBE Department overseeing the goal setting and approval of Contractor Utilization Plans which identify the Minority and Women Business Enterprises working on the projects with a Professional Services Contractor Utilization Plan (CUP). This particular project has been performing the rehabilitation of their project and has recently submitted costs incurred for reimbursement. The Commissioners were concerned that a Developer should be in full compliance with the Redevelopment Agreement's provision to submit CUPs for Professional and Construction Services prior to incurring costs. The Committee motioned and approved the recommendation to the full Commission that no Developer shall have their certified costs approved by the Commission until they have submitted to the Civil Rights and Equal Opportunity Department (CREO) both the Professional and Construction Services Contractor Utilization Plan.

Additionally, the Committee discussed the possibility of not waiving costs for certifications that are not certified within the 18-month TIF Policy due to a failure to comply with the submission of CUPs to CREO.

Action taken: ACCEPT THE AFFIRMATIVE ACTION/CONTRACT COMPLIANCE SUBCOMMITTEE RECOMMENDATION THAT NO DEVELOPER'S COSTS SHALL BE CERTIFIED UNTIL A PROFESSIONAL AND CONSTRUCTION SERVICES CONTRACTOR UTILIZATION PLAN IS SUBMITTED TO THE CIVIL RIGHTS AND EQUAL OPPORTUNITY DEPARTMENT FOR PROCESSING. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

18. Governance, Finance and Audit Subcommittee: Consideration of acceptance of the Governance, Finance and Audit Reports, and other matters related thereto. (Tammy Queen) Exhibit 18

The Governance, Finance and Audit Subcommittee met on August 29, 2022 to consider the following item:

- Monthly Financials as prepared by Hood & Associates
(Michael Keenen of Hood & Associates)

Action taken: ACCEPT THE FINANCIAL REPORT. MOTION MADE BY MS. QUEEN, SECONDED BY MR. EDDY AND CARRIED UNANIMOUSLY.

19. Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto. (Ryana Parks-Shaw) Exhibit 19

The most current Housing Report is included for the Commission's review prior to the meeting.

Action taken: NONE; INFORMATION ONLY.

20. Administrative: Consideration of the Chair's Report, and other matters related thereto. (Chair Canady)

Action taken: NONE; INFORMATION ONLY.

21. Administrative: Consideration of the Executive Director's Report, and other matters related thereto. (Heather Brown)

Action taken: NONE; INFORMATION ONLY.

JACKSON COUNTY/KCMO AGENDA ITEMS

Responding to the roll call for the Jackson County/KCMO TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Bruce Eddy (other), and Kathleen Pointer (Kansas City School District), and Caleb Clifford (Jackson County). Absent: Debbie Siragusa (other), and Shana Long (Kansas City School District),

22. Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto.

Minutes of the August 9, 2022 Jackson County/KCMO meeting are included for the Commission's review prior to the meeting.

Action taken: ACCEPT THE AUGUST 9, 2022 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

23. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Jackson County/KCMO, and other matters related thereto.**

The Consent Agenda items for September 2022 are included in the Commission's Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (Exhibit 23)

Pershing Road TIF Plan: Consideration of certification of costs totaling \$6,107,848.99, and other matters related thereto.

Action taken: APPROVE CERTIFICATION OF COSTS TOTALING \$6,107,848.99 IN CONNECTION WITH THE PERSHING ROAD TIF PLAN AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY. (RES 9-11-22)

24. **Pershing TIF Plan: Consideration of the Approval of an Acknowledgment and Consent of an Assignment of TIF Revenue, in connection with the implementation of the Pershing Road TIF Plan**

Action taken: APPROVE THE ACKNOWLEDGMENT AND CONSENT TO THE LETTER OF DIRECTION AS BETWEEN PERSHING ROAD DEVELOPMENT COMPANY, LLC AND UMB BANK, N.A., IN CONNECTION WITH THE IMPLEMENTATION OF THE PERSHING ROAD TAX INCREMENT FINANCING PLAN, IN A FORM SUBSTANTIALLY SIMILAR TO **EXHIBIT 24** ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE COMMISSION'S RECEIPT OF A FULLY-EXECUTED LETTER OF DIRECTION. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY. (RES 9-12-22)

EXECUTIVE SESSION

25. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission pursuant to Section 610.021(1), (2), (12), or (17), RSMo, respectively.**

Motion to go into Executive Session pursuant to RSMo Section 610.021(1) to discuss legal matters related to the Grand Reserve TIF Plan was made by Ms. Queen, seconded by Mr. Barnes and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

Action taken: NO ACTION TAKEN

JACKSON COUNTY/CENTER AGENDA ITEMS

Responding to the roll call for the Jackson County/Center TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Caleb Clifford (Jackson County), and Michael Weishaar (Center School District). Absent: Jim Staley (other) and Yolanda Cargile (Center School District).

26. Consideration of acceptance of the Jackson County/Center TIFC Minutes, and other matters related thereto.

Minutes of the March 9, 2022 Jackson County/Center meeting are included for the Commission's review prior to the meeting.

Action taken: ACCEPT THE MARCH 9, 2022 JACKSON COUNTY/CENTER MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

27. Bannister & Wornall TIF Plan: Consideration of the Approval of an Acknowledgement and Consent to the Amended and Restated Earnings Tax Contribution and Retention Agreement, in connection with the implementation of the Bannister & Wornall TIF Plan

Action taken: APPROVE THE EXECUTION AND DELIVERY OF THE ACKNOWLEDGMENT AND CONSENT TO THE AMENDED AND RESTATED EARNINGS TAX CONTRIBUTION AND RETENTION AGREEMENT BETWEEN THE CITY OF KANSAS CITY, MISSOURI AND BURNS & MCDONNELL ENGINEERING COMPANY, INC., IN CONNECTION WITH THE IMPLEMENTATION OF THE BANNISTER & WORNALL TAX INCREMENT FINANCING PLAN, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 27 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE COMMISSION'S RECEIPT OF THE FULLY-EXECUTED AMENDED AND RESTATED EARNINGS TAX CONTRIBUTION AND RETENTION AGREEMENT. MOTION MADE BY MS. QUEEN, SECONDED BY MR BARNES AND CARRIED UNANIMOUSLY. (RES 9-13-22)

28. Bannister & Wornall TIF Plan: Consideration of the Approval of the Second Amendment to the Redevelopment Agreement between the TIF Commission and Burns & McDonnell Engineering Company, Inc., in connection with the implementation of the Bannister & Wornall TIF Plan

Action taken: APPROVE THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND BURNS & MCDONNELL ENGINEERING COMPANY, INC., IN CONNECTION WITH THE IMPLEMENTATION OF THE BANNISTER & WORNALL TAX

INCREMENT FINANCING PLAN, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 28 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE COMMISSION'S RECEIPT OF A FULLY-EXECUTED AMENDED AND RESTATED EARNINGS TAX CONTRIBUTION AND RETENTION AGREEMENT. MOTION MADE BY MS. QUEEN, SECONDED BY MR PARKS-SHAW AND CARRIED UNANIMOUSLY. (RES 9-14-22)

29. Adjournment

There being no further action to come before the Board, the meeting was duly adjourned.



Secretary

**high-performance work system
technology
organizational structure
people
processes
all work together**

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: October 11, 2022
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Lee Barnes
Andrea Bough
Pam Mason
Ryana Parks-Shaw
Tammy Queen

TAXING DIST: Angie Hughes, Platte R-III School District
Jim Staley, Jackson/Clay Counties, other
Matt Fritz, North Kansas City School District
Bruce Eddy, Jackson County, other
Caleb Clifford, Jackson County
Barbara Lunn, Kansas City School District
Jacquie Vernon, Raytown School District
Terry Gibson, Raytown School District

ABSENT: Alissia Canady
Ron Schieber, Platte County
Joe Vanover, Platte County
William Brown, Platte County other
Frank Offutt, Platte County other
Mike Kimbrel, Park Hill School District
Paul Kelly, Park Hill School District
Jay Harris, Platte R-III School District
Jerry Nolte, Clay County
Robert Nance, Clay County
Steve Anderson, Liberty School District
Nick Bartlow, Liberty School District
Terry Ward, North Kansas City School District
Shana Long, Kansas City School District
Kathleen Pointer, Kansas City School District
Yaw Obeng, Hickman Mills School District
Shellie Wiltsey, Hickman Mills School District
Penelope Martin-Knox, Raytown School District

STAFF/GUESTS: Heather Brown, EDC
Jennifer Brasher, Cochran Head
Michael Keenan, Cochran Head
Wesley Fields, Bryan Cave
Sean Carroll, KCMO
Kellee Madinger, Rouse Frets
Vincent Walker
Amy Spry
Aaron Dispena
Jim Bowers, Rouse Frets
Daniel Ferman-Leon

PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

Responding to the roll call for the Platte County/Platte RIII-Park Hill TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, and Angie Hughes (Platte R-III School District). Absent were: Alissia Canady, Ron Schieber (Platte County), Joe Vanover (Platte County), Frank Offutt (other), William Brown (Platte County other), Mike Kimbrel (Park Hill School District), Paul Kelly (Park Hill School District), and Jay Harris (Platte R-III School District).

1. **Consideration of acceptance of the Platte County/Platte RIII-Park Hill TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE SEPTEMBER 13, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. HUGHES AND CARRIED UNANIMOUSLY.

2. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte County/Platte RIII-Park Hill, and other matters related thereto.**

KCI TIF Plan: Consideration of certification of costs totaling \$922,877.35, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 10-1-22).

3. **KCI Corridor TIF Plan: Consideration of a Redevelopment Agreement between the TIF Commission and Hunt Midwest Real Estate Development, Inc. regarding the design of certain public infrastructure improvements contemplated by the KCI Corridor TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., IN CONNECTION WITH THE DESIGN OF A PORTION 108TH STREET/ SHOAL CREEK PARKWAY, AS CONTEMPLATED BY THE KCI CORRIDOR TIF PLAN, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 3 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 10-2-22)

PLATTE-CLAY COUNTIES /PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Platte-Clay Counties/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jim Staley (Clay County other), and Angie Hughes (Platte R-III School District). Absent were: Alissia Canady, Ron Schieber (Platte County), Joe Vanover (Platte County), Jerry Nolte (Clay County), Robert Nance (Clay County), and Jay Harris (Platte R-III School District).

4. **Consideration of acceptance of the Platte-Clay Counties/Platte RIII TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT OF THE SEPTEMBER 13, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. HUGHES AND CARRIED UNANIMOUSLY.

5. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte-Clay Counties/Platte RIII, and other matters related thereto.**

Platte Purchase Development Plan: Consideration of certification of costs totaling \$11,815.39, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTIES/PLATTE RIII AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED 6-1 (RES 10-3-22).

6. **Platte Purchase Development Plan: Consideration of a Partial Assignment and Assumption Agreement among the TIF Commission, MD Management, Inc. and Ashlar Homes, LLC regarding certain improvements contemplated by the Platte Purchase TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT AMONG THE TIF COMMISSION, MD MANAGEMENT, INC. AND ASHLAR HOMES, LLC, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 6 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY

MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 10-4-22)

7. **Platte Purchase Development Plan: Consideration of a Funding Agreement between the TIF Commission and Ashlar Homes, LLC regarding certain improvements contemplated by the Platte Purchase TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE FUNDING AGREEMENT BETWEEN THE TIF COMMISSION AND ASHLAR HOMES, LLC, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 7 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 10-5-22)

8. **Platte Purchase Development Plan: Consideration of a Redevelopment Agreement between the TIF Commission and Ashlar Homes, LLC regarding certain improvements contemplated by the Platte Purchase TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND ASHLAR HOMES, LLC, WITH RESPECT TO THE IMPLEMENTATION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 8 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 10-6-22)

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, and Bruce Eddy (other), Caleb Clifford (Jackson County), Matt Fritz (North Kansas City School District), and Barbara Lunn (Kansas City School District). Absent were: Alissia Canady, Ron Schieber (Platte County), Jerry Nolte (Clay County), and Debbie Siragusa (other).

9. **Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT THE SEPTEMBER 13, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY.

10. **Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.**

Action taken:

NONE; INFORMATION ONLY.

11. **Affirmative Action and Contract Compliance Subcommittee Reports:** Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY

12. **Governance, Finance and Audit Subcommittee:** Consideration of Governance, Finance and Audit Reports, and other matters related thereto.

Action taken: ACCEPT THE YEAR-ENDING APRIL 30, 2022 AUDIT REPORT AND OCTOBER 2022 FINANCIAL REPORT. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY. (RES 10-7-22)

13. **Neighborhood & Housing Subcommittee:** Consideration of the Neighborhood & Housing Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

14. **Administrative:** Consideration of the Chair's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

15. **Administrative:** Consideration of the Executive Director's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

JACKSON COUNTY/KCMO AGENDA ITEMS

Responding to the roll call for the Jackson County/KCMO TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, and Caleb Clifford (Jackson County), Bruce Eddy (other), and Barbara Lunn (Kansas City School District). Absent were: Alissia Canady, Debbie Siragusa (other), Kathleen Pointer (Kansas City School District), and Shana Long (Kansas City School District).

16. **Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE SEPTEMBER 13, 2022 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY.

17. **Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #9**

Action taken:

APPROVE THE CERTIFICATION OF \$21,197 OF REDEVELOPMENT PROJECT COSTS IDENTIFIED BY THE OVERLOOK TIF PLAN TO BE FUNDED WITH CENTRAL CITY SALES TAX, AS HAS BEEN CERTIFIED BY THE NOVAK BIRKS, P.C. AND CONSENTED TO BY THE CITY OF KANSAS CITY, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 10-8-22)

18. **Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #10**

Action taken:

APPROVE THE CERTIFICATION OF \$154,708 OF REDEVELOPMENT PROJECT COSTS IDENTIFIED BY THE OVERLOOK TIF PLAN TO BE FUNDED WITH CENTRAL CITY SALES TAX, AS HAS BEEN CERTIFIED BY THE NOVAK BIRKS, P.C. AND CONSENTED TO BY THE CITY OF KANSAS CITY, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 10-9-22)

19. **Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #11**

Action taken:

APPROVE THE CERTIFICATION OF \$34,774 OF REDEVELOPMENT PROJECT COSTS IDENTIFIED BY THE OVERLOOK TIF PLAN TO BE FUNDED WITH CENTRAL CITY SALES TAX , AS HAS BEEN CERTIFIED BY THE NOVAK BIRKS, P.C. AND CONSENTED TO BY THE CITY OF KANSAS CITY, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 10-10-22)

20. **Linwood Shopping Center TIF Plan. Consideration of an Acknowledgment of a Second Amended and Restated Absolute Assignment of Tax Increment Payments between Linwood Shopping Center Redevelopment Company, LLC and UMB Bank, N.A., in connection with the Linwood Shopping Center TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE FORM OF SECOND AMENDED AND RESTATED ABSOLUTE ASSIGNMENT OF TAX INCREMENT PAYMENTS BETWEEN LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC AND UMB BANK, N. A. AND AUTHORIZE THE CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER THE ACKNOWLEDGEMENT TO LINWOOD SHOPPING CENTER

REDEVELOPMENT COMPANY, LLC AND UMB BANK, N.A., UPON THE COMMISSION'S RECEIPT OF A FULLY-EXECUTED SECOND AMENDED AND RESTATED ABSOLUTE ASSIGNMENT OF TAX INCREMENT PAYMENTS, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 20 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY **(RES 10-11-22)**

JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS

Responding to the roll call for the Jackson County/Hickman Mills TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, and Caleb Clifford (Jackson County), and Jim Staley (other). Absent were: Alissia Canady, Yaw Obeng (Hickman Mills School District), and Shellie Wiltsey (Hickman Mills School District).

- 21. Consideration of acceptance of the Jackson County/Hickman Mills TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE AUGUST 9, 2022 JACKSON COUNTY/HICKMAN MILLS MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY.

- 22. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Jackson County/Hickman Mills, and other matters related thereto.**

Pioneer Plaza: Consideration of certification of costs totaling \$1,725,094, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR JACKSON COUNTY/HICKMAN MILLS AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY **(RES 10-12-22)**.

JACKSON COUNTY/RAYTOWN AGENDA ITEMS

Responding to the roll call for the Jackson County/Raytown TIFC, thus constituting a quorum, were the following Board members: Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Caleb Clifford (Jackson County), Jim Staley (other), and Jacquie Vernon (Raytown School District). Absent were: Alissia Canady, Penelope Martin-Knox (Raytown School District), and Terry Gibson (Raytown School District).

- 23. Consideration of acceptance of the Jackson County/Raytown TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT THE APRIL 12, 2022 JACKSON COUNTY/RAYTOWN
MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN,
SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY.

24. **Consent Agenda (Cost Certifications):** Consideration of approval of the Cost Consent Agenda for Jackson County/Raytown, and other matters related thereto.

40 Highway and Noland Rd TIF Plan: Consideration of certification of costs totaling \$1,875,000, and other matters related thereto.

Action taken:

TABLE

25. **Adjournment**

There being no further action to come before the Board, the meeting was duly adjourned.



Secretary

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Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: November 8, 2022
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady Brown
Lee Barnes
Tammy Queen
Jeffrey Williams

TAXING DIST: Robert Nance, Clay County
Mike Kimbrel, Park Hill School District
Jay Harris, Platte R-III School District
Angie Hughes, Platte R-III School District
Matt Fritz, North Kansas City School District
Yaw Obeng, Hickman Mills School District
Shellie Wiltsey, Hickman Mills School District
Jim Staley, Jackson/Clay Counties, other
Caleb Clifford, Jackson County
Kathleen Pointer, Kansas City School
Terry Gibson, Raytown School District
Jacquie Vernon, Raytown School District

ABSENT: Andrea Bough
Pam Mason
Ryana Parks-Shaw
Ron Schieber, Platte County
Joe Vanover, Platte County
William Brown, Platte County other
Frank Offutt, Platte County other
Paul Kelly, Park Hill School District
Steve Anderson, Liberty School District
Nick Bartlow, Liberty School District
Terry Ward, North Kansas City School District
Jerry Nolte, Clay County
Shana Long, Kansas City School District District
Penelope Martin-Knox, Raytown School District
Brian Huff, Raytown School District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Cochran Head
Wesley Fields, Bryan Cave
Sean Carroll, KCMO
Aaron Dispena
Jim Bowers, Rouse Frets
Bob Langenkamp,
Daniel Ferman-Leo
Kellee Madinger, Rouse Frets
Curt Petersen
Robert de la Fuente
Mike Bell

PLATTE-CLAY COUNTIES /PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Platte-Clay Counties/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Tammy Queen, Jeffrey Williams, Jim Staley (Clay County other), Angie Hughes (Platte R-III School District), and Jay Harris (Platte R-III School District). Absent were: Andrea Bough, Pam Mason, Ryana Parks-Shaw, Ron Schieber (Platte County), Joe Vanover (Platte County), Jerry Nolte (Clay County), Robert Nance (Clay County), and William Brown (Platte County other).

4. Consideration of acceptance of the Platte-Clay Counties/Platte RIII TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE SEPTEMBER 13, 2022 PLATTE-CLAY COUNTIES/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

5. Platte Purchase TIF Plan: Consideration of Rescinding Resolution 5-11-22 and approving a Seventh Amendment to the Redevelopment Agreement between the TIF Commission and MD Management regarding certain improvements contemplated by the Platte Purchase TIF Plan and other matters related thereto.

Action taken: APPROVE RESCINDING RESOLUTION 5-11-22 AND APPROVING THE SEVENTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND MD MANAGEMENT INC., IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF THE EXTENSION OF LINE CREEK PARKWAY FROM THE CURRENT TERMINUS AT THE FUTURE NW 93RD STREET NORTH TO NW 100TH STREET/NW TIFFANY SPRINGS PARKWAY, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (**RES 11-1-22**).

CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS

Responding to the roll call for the Clay County/Liberty-NKC TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Tammy Queen, Jeffrey Williams, Jim Staley (Clay County other) and Matt Fritz (North Kansas City School District). Absent were: Andrea Bough, Pam Mason, Ryana Parks-Shaw, Jerry Nolte (Clay County), Robert Nance (Clay County), Terry Ward (North Kansas City School District), Steve Anderson (Liberty School District) and Nick Bartlow (Liberty School District).

6. **Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE JULY 12, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

7. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/Liberty-NKC, and other matters related thereto.**

Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$158,286, and other matters related thereto.

Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$334,038, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (11-2-22).

8. **Shoal Creek Parkway TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance in connection with Public Improvements Q, R, & S within the Shoal Creek Parkway TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO STAR ACQUISITIONS FOR THE PUBLIC IMPROVEMENTS Q, R, & S AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (11-3-22)

CLAY COUNTY/NKC AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

Responding to the roll call for the Arlington Road TIF Plan Eighth Amendment public hearing, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Tammy Queen, Jeffrey Williams, Jim Staley (Clay County other) and Matt Fritz (North Kansas City School District). Absent were: Andrea Bough, Pam Mason, Ryana Parks-Shaw, Jerry Nolte (Clay County), Robert Nance (Clay County), and Terry Ward (North Kansas City School District).

9. Arlington Road TIF Plan - Eighth Amendment: Consideration of approval of the Eighth Amendment of the Arlington Road TIF Plan, and other matters related thereto.

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY **(11-4-22)**

APPROVE THE EIGHTH AMENDMENT OF THE ARLINGTON ROAD TIF PLAN AND FORWARD A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY **(11-5-22)**

APPROVE RECOMMENDATION TO CITY COUNCIL DESIGNATION BY SEPARATE ORDINANCE FOR EACH PROJECT AREA A3 AND J2 OF THE ARLINGTON ROAD TIF PLAN. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS.

BARNES QUESTION

AND CARRIED UNANIMOUSLY **(11-6-22)**

11-6-22	Arlington Road	RECOMMENDS TO CITY COUNCIL BY SEPARATE ORDINANCE THAT A3 & J2 NOT IN EXISTENCE PRIOR TO THE 8TH AMENDMENT
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10. Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto.

Action taken:

ACCEPT THE SEPTEMBER 13, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

11. **Consent Agenda (Cost Certifications):** Consideration of approval of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto.

North Oak TIF Plan: Consideration of certification of costs totaling \$334,038, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY (11-7-22).

PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

Responding to the roll call for the Platte County/Platte RIII-Park Hill TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Tammy Queen, Jeffrey Williams, Angie Hughes (Platte R-III School District), and Jay Harris (Platte R-III School District). Absent were: Andrea Bough, Pam Mason, Ryana Parks-Shaw, Ron Schieber (Platte County), Joe Vanover (Platte County), Frank Offutt (other), William Brown (Platte County other), Mike Kimbrel (Park Hill School District), and Paul Kelly (Park Hill School District).

1. **Consideration of acceptance of the Platte County/Platte RIII-Park Hill TIFC Minutes,** and other matters related thereto.

Action taken:

ACCEPT THE OCTOBER 11, 2022 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

2. **Consent Agenda (Cost Certifications):** Consideration of approval of the Cost Consent Agenda for Platte County/Platte RIII-Park Hill, and other matters related thereto.

KCI TIF Plan: Consideration of certification of costs totaling \$1,008,514.88, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (11-8-22).

3. **KCI Corridor TIF Plan:** Consideration of Approval of the Certificate of Partial Completion and Compliance No. 5 in connection with Project 21 – Northland Sports Complex within the KCI Corridor TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 5 TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS COSTS FOR PROJECT 21 WITHIN THE KCI CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (11-9-22)

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Tammy Queen, Jeffrey Williams, Caleb Clifford (Jackson County), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Andrea Bough, Pam Mason, Ryana Parks-Shaw, Ron Schieber (Platte County), Jerry Nolte (Clay County), and Debbie Siragusa (other).

12. **Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.**

Action taken:

ACCEPT THE OCTOBER 11, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY AND CARRIED UNANIMOUSLY.

13. **Economic Activity Taxes:** Consideration of the Economic Activity Taxes Report, and other matters related thereto.

Action taken:

NONE; INFORMATION ONLY.

14. **Affirmative Action and Contract Compliance Subcommittee Reports:** Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto.

Action taken:

NONE; INFORMATION ONLY

15. **Governance, Finance and Audit Subcommittee:** Consideration of Governance, Finance and Audit Reports, and other matters related thereto.

Action taken:

ACCEPT THE FINANCIAL REPORT. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

16. **Neighborhood & Housing Subcommittee:** Consideration of the Neighborhood & Housing Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

17. **Administrative: Consideration of the Chair's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

18. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

EXECUTIVE SESSION

22. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission and its auditor, pursuant to Section 610.021(1), (2), (12), or (17), RSMo, respectively.**

Motion to go into Executive Session pursuant to RSMo Section 610.021(1) to discuss legal matters related to the Platte/Clay County & School Districts (Platte RIII, NKC, Liberty, Park Hill) was made by Ms. Queen, seconded by Mr. Williams and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

JACKSON COUNTY/KCMO AGENDA ITEMS

Responding to the roll call for the Jackson County/KCMO TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Tammy Queen, Jeffrey Williams, Caleb Clifford (Jackson County), and Kathleen Pointer (Kansas City School District). Absent were: Andrea Bough, Pam Mason, Ryana Parks-Shaw, Debbie Siragusa (other), and Shannon Jaax (Kansas City School District),

19. **Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE OCTOBER 11, 2022 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

20. **Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #12, and other matters related thereto.**

Action taken: APPROVE THE CERTIFICATION OF \$147,496 OF REDEVELOPMENT PROJECT COSTS IDENTIFIED BY THE OVERLOOK TIF PLAN TO BE FUNDED WITH CENTRAL CITY SALES TAX, AS HAS BEEN CERTIFIED BY NOVAK BIRKS, P.C. AND CONSENTED TO BY THE CITY OF KANSAS CITY, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A

RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY (11-10-22)

21. **Overlook TIF Plan:** Consideration of the approval of a Second Amendment to the Tax Contribution Agreement among the TIF Commission, the City of Kansas City, Missouri, Oz Development, LLC Novak Birks, PC, in connection with the implementation of the Overlook TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE SECOND AMENDMENT TO THE TAX CONTRIBUTION AGREEMENT AMONG THE COMMISSION, THE CITY OF KANSAS CITY, MISSOURI OZ DEVELOPMENT COMPANY, LLC, AND NOVAK BIRKS, PC, IN CONNECTION WITH THE FINANCING OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE OVERLOOK TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL AND SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE FIRST AMENDMENT TO THE OVERLOOK TAX INCREMENT FINANCING PLAN. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (11-11-22)

Commissioner Queen departed at this time.

22. **Overlook TIF Plan:** Consideration of the approval of a First Amendment to the Redevelopment Agreement among the TIF Commission, the Planned Industrial Development Authority of Kansas City, Missouri and Oz Development, LLC, in connection with the implementation of the Overlook TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT AMONG THE COMMISSION, OZ DEVELOPMENT COMPANY, LLC, THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE OVERLOOK TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL AND SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE FIRST AMENDMENT TO THE OVERLOOK TAX INCREMENT FINANCING PLAN. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. BARNES AND CARRIED UNANIMOUSLY (11-12-22)

23. **River Market TIF Plan:** Consideration of Approval of the Certificate of Partial Completion and Compliance in connection with Public Infrastructure Improvements within the River market TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO RIVER MARKET COMMUNITY IMPROVEMENT DISTRICT FOR THE PARTIALLY COMPLETED PUBLIC INFRASTRUCTURE IMPROVEMENTS COSTS WITHIN THE RIVER MARKET TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING

THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. BARNES AND CARRIED UNANIMOUSLY (11-13-22)

JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS

Responding to the roll call for the Jackson County/Hickman Mills TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Tammy Queen, Jeffrey Williams, and Caleb Clifford (Jackson County),. Absent were: Andrea Bough, Pam Mason, Ryana Parks-Shaw, Jim Staley (other), Yaw Obeng (Hickman Mills School District), and Shellie Wiltsey (Hickman Mills School District).

No quorum

- 24. Consideration of acceptance of the Jackson County/Hickman Mills TIFC Minutes, and other matters related thereto.**

Minutes of the October 11, 2022 Jackson County/Hickman Mills meeting were included for the Commission's review prior to the meeting.

Action taken: TABLE

- 25. Pioneer Plaza TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance in connection with Private and Public Improvements within the Pioneer Plaza TIF Plan, and other matters related thereto.**

Action taken: TABLE

JACKSON COUNTY/RAYTOWN AGENDA ITEMS

Responding to the roll call for the Jackson County/Raytown TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Tammy Queen, Jeffrey Williams, Caleb Clifford (Jackson County), Jacquie Vernon (Raytown School District) and Terry Gibson (Raytown School District). Absent were: Andrea Bough, Pam Mason, Ryana Parks-Shaw, and Jim Staley (other).

- 26. Consideration of acceptance of the Jackson County/Raytown TIFC Minutes, and other matters related thereto.**

Minutes of the September 8, 2020 Jackson County/Raytown meeting were included for the Commission's review prior to the meeting.

Action taken: TABLE

27. **Consent Agenda (Cost Certifications):** Consideration of approval of the Cost Consent Agenda for Jackson County/Raytown, and other matters related thereto.

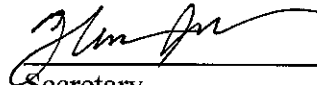
40 Highway and Noland Rd: Consideration of certification of costs totaling \$1,875,000, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA FOR JACKSON COUNTY/RAYTOWN AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. VERNON AND CARRIED UNANIMOUSLY (11-14-22).

28. **Adjournment**

There being no further action to come before the Board, the meeting was duly adjourned.


Secretary

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technology
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people
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Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: December 13, 2022
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alistia Canady Brown Brown
Andrea Bough
Pam Mason
Ryana Parks-Shaw
Tammy Queen
Michael McGee

TAXING DIST: Angie Hughes, Platte R-III School District
Jerry Nolte, Clay County
Robert Nance, Clay County
Matt Fritz, North Kansas City School District
Kathleen Pointer, Kansas City School
Shana Long, Kansas City School District District
Yaw Obeng, Hickman Mills School District
Shellie Wiltsey, Hickman Mills School District

ABSENT: Lee Barnes
Ron Schieber, Platte County
Joe Vanover, Platte County
William Brown, Platte County other
Frank Offutt, Platte County other
Paul Kelly, Park Hill School District
Mike Kimbrel, Park Hill School District
Jay Harris, Platte R-III School District
Steve Anderson, Liberty School District
Nick Bartlow, Liberty School District
Terry Ward, North Kansas City School District
Jim Staley, Jackson/Clay Counties, other
Bruce Eddy, Jackson County, other
Caleb Clifford, Jackson County

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Cochran Head
Michael Keenan, Cochran Head
Wesley Fields, Bryan Cave
Sean Carroll, KCMO
Cory Adrian, KCMO
Aaron Dispenza, KCMO
Jim Bowers, Rouse Frets
Kellee Madinger, Rouse Frets
Richard Allen
Patty Hilderbrand
Kimberly Carter
Shawn Delgado

PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

Responding to the roll call for the Platte County/Platte RIII-Park Hill TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brownn, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Michael McGee, and Angie Hughes (Platte R-III School District). Absent were: Lee Barnes, Ron Schieber (Platte County), Joe Vanover (Platte County), Frank Offutt (other), William Brown (Platte County other), Mike Kimbrel (Park Hill School District), Paul Kelly (Park Hill School District), and Jay Harris (Platte R-III School District).

1. Consideration of acceptance of the Platte County/Platte RIII-Park Hill TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE NOVEMBER 8, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

2. KCI Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 6 in connection with Project 21 – Northland Sports Complex within the KCI Corridor TIF Plan, and other matters related thereto.

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO.6 TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS COSTS FOR PROJECT 21 WITHIN THE KCI CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (**RES 12-1-22**)

PLATTE-CLAY COUNTIES /PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Platte-Clay Counties/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brownn, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Michael McGee, Jerry Nolte (Clay County), and Angie Hughes (Platte R-III School District). Absent were: Ron Schieber (Platte County), Joe Vanover (Platte County), William Brown (Platte County other), and Jay Harris (Platte R-III School District).

3. Consideration of acceptance of the Platte-Clay Counties/Platte RIII TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE NOVEMBER 8, 2022 PLATTE-CLAY COUNTIES/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

4. Platte Purchase Development Plan: Consideration of acceptance of the recommendations to the Platte Purchase TIF Plan Advisory Committee, and other matters related thereto.

Action taken: APPROVE THE RECOMMENDATIONS OF THE PLATTE PURCHASE DEVELOPMENT PLAN ADVISORY COMMITTEE. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 12-2-22)

5. Platte Purchase Development Plan: Consideration of a Funding Agreement between the TIF Commission and Platte County R-3 School District regarding certain improvements contemplated by the Platte Purchase Development Plan, and other matters related thereto.

Action taken: APPROVE THE FUNDING AGREEMENT BETWEEN THE TIF COMMISSION AND PLATTE COUNTY R-3 SCHOOL DISTRICT, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 5 ATTACHED TO THE COMMISSION BOARD PACKET RELATIVE TO THE PLATTE PURCHASE DEVELOPMENT PLAN, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 12-3-22)

CLAY/PLATTE RIII AGENDA ITEMS

Responding to the roll call for the Clay County/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brownn, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Michael McGee, Jerry Nolte (Clay County), Robert Nance (Clay County), and Angie Hughes (Platte R-III School District). Absent were: Jim Staley (Clay County other) and Jay Harris (Platte R-III School District).

6. Consideration of acceptance of the Clay County/Platte RIII TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE SEPTEMBER 13, 2022 CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN , SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

7. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/Platte RIII, and other matters related thereto.**

Metro North TIF Plan: Consideration of certification of costs totaling \$2,021,168.01, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/PLATTE RIII AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY **(RES 12-4-22)**.

CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS

Responding to the roll call for the Clay County/Liberty-NKC TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Michael McGee, Jerry Nolte (Clay County), Robert Nance (Clay County), and Matt Fritz (North Kansas City School District). Absent were: Terry Ward (North Kansas City School District), Steve Anderson (Liberty School District) and Nick Bartlow (Liberty School District).

8. **Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto.**

Action taken: ACCEPT THE NOVEMBER 8, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

9. **Shoal Creek Parkway TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 3 in connection with Public Improvements Project W – Maplewoods Parkway within the Shoal Creek Parkway TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 3 TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE COMPLETED PUBLIC IMPROVEMENTS COSTS FOR PROJECT W WITHIN THE SHOAL CREEK PARKWAY TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY **(RES 12-5-22)**.

CLAY COUNTY/NKC AGENDA ITEMS

Responding to the roll call for the Clay County/NKC TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Michael McGee, Jerry Nolte (Clay County), Robert Nance (Clay County), and Matt Fritz (North Kansas City School District). Absent were: Jim Staley (Clay County other) and Terry Ward (North Kansas City School District).

10. Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE NOVEMBER 8, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

11. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto.

Arlington Road TIF Plan: Consideration of certification of costs totaling \$60,255, and other matters related thereto.

Parvin Road TIF Plan: Consideration of certification of costs totaling \$622,631, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 12-6-22).

12. Chouteau I-35 TIF Plan: Consideration of Certification and Reimbursement of Redevelopment Project Costs regarding certain improvements contemplated by the Chouteau I-35 TIF Plan, and other matters related thereto.

Action taken: APPROVE WAIVING THE REQUIREMENT OF SUBMITTING REDEVELOPMENT PROJECTS FOR CERTIFICATION WITHIN 18 MONTHS OF INCURRING SUCH COSTS, CERTIFYING REDEVELOPMENT PROJECTS IN THE AMOUNT OF \$186,535 AND OF SUCH CERTIFIED AMOUNT REIMBURSE THE CITY \$55,911, SUBJECT TO THE AVAILABILITY OF FUNDS AND THE ISSUANCE OF A CERTIFICATE OF COMPLETION AND COMPLIANCE; PROVIDED SUCH AMOUNTS SHALL NOT INCLUDE INTEREST INCURRED BY THE CITY AND FURTHER PROVIDED SUCH WAIVER SHALL NOT EXTEND TO ANY ADDITIONAL SUBMISSIONS BY THE CITY THAT RELATE TO THE HERITAGE FOUNTAIN WITHIN THE CHOUTEAU I-35 TIF PLAN. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 12-7-22).

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Michael McGee, Jerry Nolte (Clay County), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Ron Schieber (Platte County), Caleb Clifford (Jackson County) and Debbie Siragusa (other).

13. Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE NOVEMBER 8, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

14. Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

15. Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY

16. Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.

Action taken: ACCEPT THE FINANCIAL AND INVESTMENT REPORTS. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

17. Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

18. Administrative: Consideration of the Chair's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

19. Administrative: Consideration of the Executive Director's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

JACKSON COUNTY/KCMO AGENDA ITEMS

Responding to the roll call for the Jackson County/KCMO TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Michael McGee, Shana Long (Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Caleb Clifford (Jackson County), Debbie Siragusa (other).

20. Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE NOVEMBER 8, 2022 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

21. Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #13, and other matters related thereto.

Action taken: APPROVE THE CERTIFICATION OF \$536,504 OF REDEVELOPMENT PROJECT COSTS IDENTIFIED BY THE OVERLOOK TIF PLAN TO BE FUNDED WITH CENTRAL CITY SALES TAX AND HAS BEEN CERTIFIED BY NOVAK BIRKS, P.C. AND CONSENTED TO BY THE CITY OF KANSAS CITY, MISSOURI, AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (**RES 12-8-22**).

JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS

Responding to the roll call for the Jackson County/Hickman Mills TIFC, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Michael McGee, Yaw Obeng (Hickman Mills School District), and Shellie Wiltsey (Hickman Mills School District). Absent were: Caleb Clifford (Jackson County) and Jim Staley (other).

22. Consideration of acceptance of the Jackson County/Hickman Mills TIFC Minutes, and other matters related thereto.

Action taken: ACCEPT THE OCTOBER 11, 2022 JACKSON COUNTY/HICKMAN MILLS MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

23. **Pioneer Plaza TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance in connection with Private and Public Improvements within the Pioneer Plaza TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE FOR PIONEER PLAZA TO LR-KANSAS CITY I, LLC FOR THE PARTIALLY COMPLETED PUBLIC AND PRIVATE IMPROVEMENTS COSTS WITHIN THE PIONEER PLAZA TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY **(RES 12-9-22)**.

EXECUTIVE SESSION

24. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission and its auditor, pursuant to Section 610.021(1), (2), (12), or (17), RSMo, respectively.**

Motion to go into Executive Session pursuant to RSMo Section 610.021(1) to discuss legal matters related to the Pioneer Plaza TIF Plan was made by Ms. Queen, seconded by Ms. Parks-Shaw and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

25. **Adjournment**

There being no further action to come before the Board, the meeting was duly adjourned.


Secretary

**high-performance work system
technology
organizational structure
people
processes
all work together**