

# **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. **11<sup>th</sup> Street Corridor TIF Plan/YMCA – Project C:** Consideration of approval of the Certificate of Completion and Compliance in connection with the 11<sup>th</sup> 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.

  
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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: Alistia 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: Alistia 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 79<sup>th</sup> 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 79<sup>TH</sup> 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 22<sup>ND</sup> 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 58<sup>th</sup> 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 58<sup>TH</sup> 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 22<sup>ND</sup> 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 22<sup>ND</sup> 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 22<sup>ND</sup> 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 22<sup>ND</sup> 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 63<sup>rd</sup> 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 63<sup>rd</sup> Street TIF Plan: Consideration of approval of the SouthPointe at 63<sup>rd</sup> 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/31<sup>st</sup> & Baltimore TIF Plan: Consideration of approval of the Certificate of Completion and Compliance in connection with the Southtown/31<sup>st</sup> & 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.

  
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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 63<sup>rd</sup> 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 63<sup>rd</sup> Street TIF Plan: Consideration of approval of the SouthPointe at 63<sup>rd</sup> 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 63<sup>RD</sup> 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.

  
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Secretary

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