

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: January 10, 2023
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady Brown
Lee Barnes
Andrea Bough
Pam Mason
Jeffrey Williams

TAXING DIST: Jay Harris, Platte R-III School District
Angie Hughes, Platte R-III School District
Jerry Nolte, Clay County
Matt Fritz, North Kansas City School District
Shana Long, Kansas City School District District

ABSENT: Ryana Parks-Shaw
Tammy Queen
Ron Schieber, Platte County
Joe Vanover, Platte County
Mike Kimbrel, Park Hill School District
William Brown, Platte County other
Frank Offutt, Platte County other
Paul Kelly, Park Hill School District
Terry Ward, North Kansas City School District
Robert Nance, Clay County
Jim Staley, Jackson/Clay Counties, other
Bruce Eddy, Jackson County, other
Caleb Clifford, Jackson County
Kathleen Pointer, Kansas City School

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

Joey Flickner
Karen Rogers
Patty Hilderbrand

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, Andrea Bough, Pam Mason, Angie Hughes (Platte R-III School District), and Jay Harris (Platte R-III School District). Absent were: Ryana Parks-Shaw, 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),.

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

Action taken: ACCEPT THE DECEMBER 13, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. MASON, 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 \$838,457.82 and bond draw \$829,831.59, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL AS AMENDED AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. MASON, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 1-1-23).

3. **KCI Corridor TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance No. 7 in connection with Project 21 – Northland Sports Complex within the KCI Corridor TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE KCI CORRIDOR CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 7 IN CONNECTION 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 MS. MASON, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 1-2-23).

PLATTE-CLAY COUNTIES /PLATTE RIII AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

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

4. **Platte Purchase Development Plan – Eighth Amendment: Consideration of approval of the proposed Eighth Amendment to the Platte Purchase Development Plan, and other matters related thereto.**

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MR. BARNES, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (**RES 1-3-23**).

APPROVE THE PROPOSED EIGHTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN, AND FORWARDING THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL. MOTION MADE BY MR. BARNES, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (**RES 1-4-23**).

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

Action taken:

ACCEPT THE DECEMBER 13, 2022 PLATTE-CLAY COUNTIES/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MR. BARNES, SECONDED BY MS. BOUGH 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 \$50,921.86 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. BARNES, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (**RES 1-5-23**).

Commissioner Williams arrived at this time.

7. **Platte Purchase Development Plan:** Consideration of a Redevelopment 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 REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND PLATTE COUNTY R-3 SCHOOL DISTRICT, 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 AND SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE EIGHTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. HARRIS AND CARRIED UNANIMOUSLY (RES 1-6-23).

8. **Platte Purchase Development Plan:** Consideration of a Third Amendment to the Reimbursement Prioritization Agreement among the TIF Commission, the City of Kansas City, Missouri, Hunt Midwest Real Estate Development, Inc., MD Management, Inc. and Platte County R-3 School District regarding the reimbursement of costs related to certain improvements contemplated by the Platte Purchase Development Plan and other matters related thereto.

Action taken:

APPROVE THE THIRD AMENDMENT TO THE REIMBURSEMENT PRIORITIZATION AGREEMENT AMONG THE TIF COMMISSION, THE CITY OF KANSAS CITY, MISSOURI, MD MANAGEMENT, INC., HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., AND PLATTE COUNTY R-3 SCHOOL DISTRICT 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 8 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE EIGHTH AMENDMENT TO PLATTE PURCHASE DEVELOPMENT PLAN. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 1-7-23).

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, Lee Barnes, Andrea Bough, Pam Mason, Jeffrey Williams, Jerry Nolte (Clay County), and Matt Fritz (North Kansas City School District). Absent were: Ryana Parks-Shaw, Tammy Queen, Robert Nance (Clay County), Jim Staley (Clay County other), and Terry Ward (North Kansas City School District).

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

Action taken: ACCEPT THE DECEMBER 13, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY.

10. **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 \$130,000, 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. MASON AND CARRIED UNANIMOUSLY (RES 1-8-23).

11. **Arlington Road TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance No. 6 in connection with Project Management Fee, TIF Administrative Fees, G.C. Fees within the Arlington Road TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE ARLINGTON ROAD CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 6 FOR PROJECT MANAGEMENT FEE, TIF ADMINISTRATIVE FEES, AND G.C. FEES TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR SOFT 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 1-9-23)

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, Andrea Bough, Pam Mason, Jeffrey Williams, Jerry Nolte (Clay County), Matt Fritz (North Kansas City School District), and Shana Long (Kansas City School District). Absent were: Ryana Parks-Shaw, Tammy Queen, Caleb Clifford (Jackson County), and Debbie Siragusa (other).

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

Action taken: ACCEPT THE DECEMBER 13, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES 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 AS CORRECTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES 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.

19. **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 14, 2023
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

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

TAXING DIST: Mike Kimbrel, Park Hill School District
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

ABSENT: Lee Barnes
Ron Schieber, Platte County
Joe Vanover, Platte County
William Brown, Platte County other
Frank Offutt, Platte County other
Jay Harris, Platte R-III School District
Paul Kelly, Park Hill School District
Jim Staley, Jackson/Clay Counties, other
Bruce Eddy, Jackson County, other
Caleb Clifford, Jackson County
Terry Ward, North Kansas City School District
Shana Long, 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
Sean Carroll, KCMO
Aaron Dispenza, KCMO
Patty Hilderbrand, KCMO

Kellee Madinger, Rouse Frets
Jacquelin Vernon
Garry Hayes

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, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Mike Kimbrel (Park Hill School District), 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), 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 JANUARY 10, 2023 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 \$2,178,333.05, and other matters related thereto.

KCI TIF Plan: Consideration of certification of costs totaling \$501,154.25, 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. BOUGH AND CARRIED UNANIMOUSLY (RES 2-1-23).

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, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), and Angie Hughes (Platte R-III School District). Absent were: Lee Barnes, Ron Schieber (Platte County), Joe Vanover (Platte County), Jim Staley (Clay County other), 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 JANUARY 10, 2023 PLATTE-CLAY COUNTIES/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. HUGHES AND CARRIED UNANIMOUSLY.

4. **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 TIF Plan: Consideration of certification of costs totaling \$4,873.76 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 MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 2-2-23).

CLAY COUNTY/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 Brown, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), and Angie Hughes (Platte R-III School District). Absent were: Lee Barnes, Jim Staley (Clay County other) and Jay Harris (Platte R-III School District).

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

Action taken:

ACCEPT THE DECEMBER 13, 2022 CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY.

6. **Metro North Crossing TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 6 in connection with Plan Improvements in 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 NO. 6 IN CONNECTION WITH PLAN IMPROVEMENTS IN PROJECT AREAS 1 – 5 WITHIN THE METRO NORTH CROSSING 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. MASON AND CARRIED UNANIMOUSLY (RES 2-3-23).

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 Brown, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), and Angie Hughes (Platte R-III School District). Absent were: Lee Barnes, Ron Schieber (Platte County), Joe Vanover (Platte County), Jim Staley (Clay County other), William Brown (Platte County other), and Jay Harris (Platte R-III School District).

7. **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 MARCH 14, 2023.
MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND
CARRIED UNANIMOUSLY (RES 2-4-23).

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, Jerry Nolte (Clay County), Robert Nance (Clay County), and Matt Fritz (North Kansas City School District). Absent were: Lee Barnes, Jim Staley (Clay County other) and Terry Ward (North Kansas City School District).

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

Action taken:

ACCEPT THE JANUARY 10, 2023 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.**

North Oak TIF Plan: Consideration of bond draw totaling \$11,442.50, 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 2-5-23).

10. **North Oak Tax Increment Financing Plan – Advisory Committee Recommendation:** Consideration of approval of the recommendation from the North Oak Tax Increment Financing Plan Advisory Committee regarding the North Oak Corridor Housing & Infrastructure Program, and other matters related thereto.

Action recommended: APPROVAL OF THE PROPOSED RECOMMENDATIONS TO THE NORTH OAK TAX INCREMENT FINANCING PLAN’S NORTH OAK CORRIDOR HOUSING & INFRASTRUCTURE PROGRAM. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 2-6-23).

11. **Parvin Road TIF Plan:** Consideration of the Funding Redevelopment Agreement between the TIF Commission and City of Kansas City, Missouri, in connection with the implementation of the Parvin Road TIF Plan, and other matters related thereto.

Action taken: APPROVE THE EXECUTION OF THE FUNDING AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 11 RELATIVE TO THE PARVIN ROAD TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 2-7-23).

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, Jerry Nolte (Clay County), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Lee Barnes, Ron Schieber (Platte County), Caleb Clifford (Jackson County) and Debbie Siragusa (other).

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

Action taken: ACCEPT THE JANUARY 10, 2023 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON 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 MS. MASON 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.

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, and Kathleen Pointer (Kansas City School District). Absent were: Lee Barnes, Caleb Clifford (Jackson County), Debbie Siragusa (other), and Shana Long (Kansas City School District).

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

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

20. **River Market TIF Plan: Consideration of certification of costs totaling \$61,658.73, and other matters related thereto.**

Action taken: APPROVE CERTIFICATION OF COSTS TOTALING \$51,427.05 AND WAIVER OF THE 18-MONTH RULE TO INCLUDE THE QUESTIONED COSTS OF \$10,231.68 FOR A TOTAL OF \$61,658.73 FOR THE RIVER MARKET TIF PLAN AND AUTHORIZING AND DIRECTING 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. MASON AND CARRIED UNANIMOUSLY (RES 2-8-23).

21. **River Market TIF Plan: Consideration of a First Amendment to the Cooperative Agreement by and between the River Market Community Improvement District and the and Commission, and other matters related thereto.**

Action taken:

APPROVE THE EXECUTION OF THE FIRST AMENDMENT TO THE COOPERATIVE AGREEMENT WITH RIVER MARKET COMMUNITY IMPROVEMENT DISTRICT, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 21, RELATIVE TO THE RIVER MARKET TIF PLAN SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE ELEVENTH AMENDMENT TO THE RIVER MARKET TIF PLAN. MOTION MADE BY MOTION MADE BY MS. QUEEN, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 2-9-23).


22. **Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #14, and other matters related thereto.**

Action taken:

APPROVE THE CERTIFICATION OF \$428,573 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 MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 2-10-23).

23. **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
all work together**

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

ANNUAL MEETING

DATE: March 14, 2023
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

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

TAXING DIST: Jay Harris, Platte R-III School District
Angie Hughes, Platte R-III School District
Jerry Nolte, Clay County
Robert Nance, Clay County
Matt Fritz, North Kansas City School District
Caleb Clifford, Jackson County
Kathleen Pointer, Kansas City School

ABSENT: Pam Mason
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
Steve Anderson, Liberty School District
Karen Rogers, Liberty School District
Steven Marriott, North Kansas City School District
Bruce Eddy, Jackson County, other
Jim Staley, Jackson/Clay Counties, other
Shana Long, Kansas City School District District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Hood & Associates

Wesley Fields, Bryan Cave
Sean Carroll, KCMO
Aaron Dispenza, KCMO
Kellee Madinger, Rouse Frets
Jim Bowers, Rouse Frets
Joe Mabin
Kitty Stefens
Donald Maxwell
Garry Hayes, MD Management
Josh Wyrlik IUPAT

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, Ryana Parks-Shaw, Tammy Queen, Angie Hughes (Platte R-III School District), and Jay Harris (Platte R-III School District). Absent were: Andrea Bough, Pam Mason, 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),.

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

Action taken: ACCEPT THE FEBRUARY 14, 2023 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 \$210,724.04, 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 3-1-23).

3. KCI Corridor 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 OF THE KCI CORRIDOR TIF PLAN ADVISORY COMMITTEE. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 3-2-23).

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, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Angie Hughes (Platte R-III School District), and Jay Harris (Platte R-III School District). Absent were: Andrea Bough, Pam Mason, Ron Schieber (Platte County), Joe Vanover (Platte County), Jim Staley (other), 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 FEBRUARY 14, 2023 PLATTE-CLAY COUNTIES/PLATTE RIII 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 Platte-Clay Counties/Platte RIII, and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$21,147.96 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 MR. BARNES AND CARRIED UNANIMOUSLY (RES 3-3-23).

6. 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 OF THE PLATTE PURCHASE TIF PLAN ADVISORY COMMITTEE. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 3-4-23).

7. Proposed 1-29 & NW 72nd TIF Plan Consideration of the approval of a form Funding Agreement in connection with the consideration of a proposed tax increment financing plan, and other matters related thereto.

Action taken: APPROVE THE FORM OF THE FUNDING AGREEMENT WITH BLOCK & COMPANY, INC. OR ITS DESIGNATED AFFILIATE, SUBJECT TO SUCH MODIFICATIONS ACCEPTED BY THE COMMISSION'S LEGAL COUNSEL, EXECUTIVE DIRECTOR, AND CHAIR. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 3-5-23).

PUBLIC HEARING – 9:45 AM

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

8. 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 MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 3-6-23).

APPROVE RECOMMENDATION OF THE FOURTH AMENDMENT OF THE BARRY TOWNE TIF PLAN AND FORWARDING THE RECOMMENDATION TO THE CITY COUNCIL FOR CONSIDERATION. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY BY ROLL CALL VOTE (RES 3-7-23).

Commissioner Bough joined at this time.

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, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), and Matt Fritz (North Kansas City School District). Absent were: Pam Mason, Jim Staley (Clay County other) Steve Anderson (Liberty School District), and Karen Rogers (Liberty School District).

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

Action taken:

ACCEPT THE DECEMBER 13, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

10. 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 \$3,956,286.44, 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. BARNES AND CARRIED UNANIMOUSLY (RES 3-8-23).

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, Lee Barnes, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), and Matt Fritz (North Kansas City School District). Absent were: Pam Mason, Jim Staley (Clay County other), Terry Ward (North Kansas City School District) and Steven Marriott (North Kansas City School District).

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

Action taken: ACCEPT THE FEBRUARY 14, 2023 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

- 12. 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 \$719,969 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 3-9-23).

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, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Caleb Clifford (Jackson County), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Pam Mason, Ron Schieber (Platte County) and Debbie Siragusa (other).

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

Action taken: ACCEPT THE FEBRUARY 14, 2023 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES 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 MS. QUEEN, SECONDED BY MR. BARNES 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: APPROVE THE RECOMMENDED SLATE OF 2023 OFFICERS AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 3-10-23).

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, Lee Barnes, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Caleb Clifford (Jackson County), and Kathleen Pointer (Kansas City School District). Absent were: Pam Mason, Debbie Siragusa (other) and Shana Long (Kansas City School District).

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

Action taken: ACCEPT THE FEBRUARY 14, 2023 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

21. **Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #15, and other matters related thereto.**

Action taken:

APPROVE THE CERTIFICATION OF \$872,316 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 MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 3-11-23).

22. **Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #16, and other matters related thereto.**

Action taken:

APPROVE THE CERTIFICATION OF \$300,583 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 MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 3-12-23).


23. **Linwood Shopping Center: Consideration of approval of the Certificate of Partial Completion and Compliance in connection with Project 4 within the Linwood Shopping Center TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC. FOR THE PARTIALLY COMPLETED PROJECT IMPROVEMENT 4 COSTS 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 3-13-23).

24. **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: April 11, 2023
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

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

TAXING DIST: Paul Kelly, Park Hill School District
Mike Kimbrel, Park Hill School District
Kathleen Pointer, Kansas City School
Caleb Clifford, Jackson County
Jerry Nolte, Clay County

ABSENT: Pam Mason
Scott Fricker, Platte County
Dagmar Wood, Platte County
William Brown, Platte County other
Frank Offutt, Platte County other
Jay Harris, Platte R-III School District
Angie Hughes, Platte R-III School District
Matt Fritz, North Kansas City School District
Shana Long, Kansas City School District District
Jim Staley, Jackson/Clay Counties, other
Bruce Eddy, Jackson County, other
Yaw Obeng, Hickman Mills School District
Shellie Wiltsey, Hickman Mills School District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Michael Keenan, Hood Associates
Wesley Fields, Bryan Cave
Aaron Dispenza, KCMO
Kellee Madinger, Rouse Frets
Audrey Manito
Daniel Ferman-Leon
Joey Flickner

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, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Dagmar Wood (Platte County), Mike Kimbrel (Park Hill School District), and Paul Kelly (Park Hill School District). Absent were: Pam Mason, Scott Fricker (Platte County), Dagmar Wood (Platte County), Frank Offutt (other), William Brown (Platte County other), Angie Hughes (Platte R-III 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 MARCH 14, 2023 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES 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 \$291,886.56, 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 4-1-23).

3. **KCI Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 8 in connection with Project 21 within the KCI Corridor TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 8 TO MD MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PROJECT IMPROVEMENT 21 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 4-2-23).

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, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), and Caleb Clifford (Jackson County). Absent were: Pam Mason, Scott Fricker (Platte County), Bruce Eddy (other), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District).

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

Action taken: ACCEPT THE MARCH 14, 2023 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

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

Action taken: NONE; INFORMATION ONLY.

6. **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

7. **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. BARNES AND CARRIED UNANIMOUSLY.

ADOPT THE FY 2024 BUDGET AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

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

Action taken: NONE; INFORMATION ONLY.

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

Action taken: NONE; INFORMATION ONLY.

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

Action taken: NONE; INFORMATION ONLY.

Commissioner Parks-Shaw departed at this time.

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, Andrea Bough, Tammy Queen, Caleb Clifford (Jackson County), and Kathleen Pointer (Kansas City School District). Absent were: Pam Mason, Ryana Parks-Shaw, Bruce Eddy (other), and Shana Long (Kansas City School District),

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

Action taken: ACCEPT THE MARCH 14, 2023 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

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

Action taken: APPROVE THE CERTIFICATION OF \$50,670 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 MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 4-3-23).

13. Linwood Shopping Center TIF Plan. Consideration of an Acknowledgment of a Third Amended and Restated Absolute Assignment of Tax Increment Revenues and Additional City EATs 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 THE THIRD AMENDED AND RESTATED ABSOLUTE ASSIGNMENT OF TAX INCREMENT REVENUE AND ADDITIONAL CITY EATS BETWEEN LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC AND UMB BANK, N.A. AND AUTHORIZE THE CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER THE ACKNOWLEDGMENT TO LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC AND UMB BANK, N.A., UPON THE COMMISSION'S RECEIPT OF A FULLY EXECUTED THIRD AMENDED AND RESTATED ABSOLUTE ASSIGNMENT OF TAX INCREMENT PAYMENTS BETWEEN LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC AND UMB BANK, N.A. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 4-4-23).

14. **87th and Hillcrest TIF Plan.** Consideration of First Amendment to an Amended and Restated Redevelopment Agreement between Foley Industries, Inc., and the Commission, in connection with the 87th & Hillcrest TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN FOLEY INDUSTRIES, INC. AND THE COMMISSION AND AUTHORIZE THE CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER THE SAME, UPON THE CITY COUNCIL'S APPROVAL OF A SECOND AMENDMENT TO THE 87TH & HILLCREST TIF PLAN THAT INCORPORATES THE MODIFICATIONS DESCRIBED IN THIS AGENDA ITEM AND PRESENTED TO THE COMMISSION. MOTION MADE BY MS. QUEEN, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 4-5-23).

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, Andrea Bough, Tammy Queen, and Caleb Clifford (Jackson County). Absent were: Pam Mason, Ryana Parks-Shaw, Jim Staley (other), Yaw Obeng (Hickman Mills School District), and Shellie Wiltsey (Hickman Mills School District).

Lack of quorum

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

Action taken:

TABLE

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

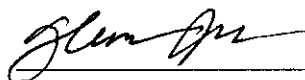
Bannister & I-435 TIF Plan: Consideration of request for certification of costs totaling \$14,923,089 and request for reimbursement of \$3,946,530, and other matters related thereto.

Action taken:

TABLE

17. **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: May 9, 2023
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

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

TAXING DIST: Brian Johanning, Platte County other
Mike Kimbrel, Park Hill School District
Angie Hughes, Platte R-III School District
Matt Fritz, North Kansas City School District
Barbara Lunn, Kansas City School
Caleb Clifford, Jackson County

ABSENT: Pam Mason
Tammy Queen
Scott Fricker, Platte County
Dagmar Wood, Platte County
Jim Staley, Jackson/Clay Counties, other
Bruce Eddy, Jackson County, other
Kathleen Pointer, Kansas City School
Shana Long, Kansas City School District District
Yaw Obeng, Hickman Mills School District
Shellie Wiltsey, Hickman Mills School District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Hood Associates
Wesley Fields, Bryan Cave
Sean Carroll, KCMO
Aaron Dispenza, KCMO
Kellee Madinger, Rouse Frets
Jim Bowers, Rouse Frets
Bob Langenkamp, Community Builders of KC
Audrey Manito
Garry Hayes

PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

PUBLIC HEARING –9:30 AM

Responding to the roll call for the Twenty-second Amendment of the KCI Corridor TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Andrea Bough, Ryana Parks-Shaw, Jeffrey Williams, Brian Johanning (Platte County other), Mike Kimbrel (Park Hill School District), and Angie Hughes (Platte R-III School District. Absent were: Pam Mason, Tammy Queen, Scott Fricker (Platte County), and Dagmar Wood (Platte County),.

1. **KCI Corridor TIF Plan -Twenty-second Amendment: Consideration of approval of the Twenty-second Amendment of the KCI Corridor TIF Plan, and other matters related thereto.**

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (**RES 5-1-23**)

APPROVE THE TWENTY-SECOND AMENDMENT TO THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN, AND FORWARDING THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (**RES 5-2-23**)

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

Action taken:

ACCEPT THE APRIL 11, 2023 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

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, Andrea Bough, Ryana Parks-Shaw, and Jeffrey Williams. Absent were: Pam Mason, Tammy Queen, Scott Fricker (Platte County), Dagmar Wood (Platte County), Robert Nance (Clay County), Jerry Nolte (Clay County), Jim Staley (Clay County other), Jay Harris (Platte R-III School District), and Angie Hughes (Platte R-III School District).

No quorum

3. **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 \$47,038.77 and other matters related thereto.

Action taken: TABLE

PUBLIC HEARING – 9:45 AM

No quorum

4. **Platte Purchase Development Plan - Ninth Amendment:** Consideration of approval of the Ninth Amendment of the Platte Purchase Development Plan, and other matters related thereto.

Action taken: CONTINUE THE PUBLIC HEARING TO 9:45 AM JUNE 13, 2023 . (RES 5-3-23)

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, Andrea Bough, Ryana Parks-Shaw, Jeffrey Williams, Matt Fritz (North Kansas City School District), and Barbara Lunn (Kansas City School District). Absent were: Pam Mason, Tammy Queen, Scott Fricker (Platte County), Jerry Nolte (Clay County), Caleb Clifford (Jackson County), and Bruce Eddy (other).

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

Action taken: ACCEPT THE APRIL 11, 2023 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

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

Action taken: NONE; INFORMATION ONLY.

7. **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

8. **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.

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

Action taken: NONE; INFORMATION ONLY.

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

Action taken: NONE; INFORMATION ONLY.

11. **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, Lee Barnes, Andrea Bough, Ryana Parks-Shaw, Jeffrey Williams, Caleb Clifford (Jackson County), and Barbara Lunn (Kansas City School District). Absent were: Pam Mason, Tammy Queen, Bruce Eddy (other), Kathleen Pointer (Kansas City School District), and Shana Long (Kansas City School District).

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

Action taken: ACCEPT THE APRIL 11, 2023 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

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

11th Street Corridor NIF: Consideration of certification of costs totaling \$197,019.27, 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 MR. WILLIAMS, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-4-23).

17. **Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #18, and other matters related thereto.**

Action taken:

APPROVE THE CERTIFICATION OF \$102,994 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 MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-5-23).

18. **Overlook TIF Plan: Consideration of the Redeveloper's request to amend the Tax Contribution and Disbursement Agreement among the TIF Commission, the City of Kansas City, Missouri, Oz Development Company, LLC Novak Birks, PC, in connection with the implementation of the Overlook TIF Plan, and other matters thereto.**

Action recommended:

RECOMMENDATION TO DIRECT STAFF AND LEGAL COUNSEL TO PREPARE A THIRD AMENDMENTS TO THE TAX CONTRIBUTION AGREEMENT THAT WOULD INCLUDE THE MODIFIED CCED BUDGET AND BE CIRCULATED TO EACH OF THE PARTIES AS A THIRD AMENDMENT TO THE TAX CONTRIBUTION AGREEMENT. THE SECOND ACTION IS TO DELEGATE EXECUTIVE DIRECTOR AND LEGAL COUNSEL TO PREPARE A FOURTH AMENDMENT RESPONSIVE TO WHAT WAS REQUESTED BY COMMISSION AND LANGUAGE RESPONSIVE TO WHAT THE DEVELOPERS REQUESTED AND DISSEMINATE THE SAME TO EACH OF THE PARTIES THERETO. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-6-23).

19. **Proposed 14TH Street and Wyandotte TIF Plan Consideration of the approval of a form Funding Agreement in connection with the consideration of a proposed tax increment financing plan, and other matters related thereto.**

Action taken:

APPROVE THE FUNDING AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND MONTE ROSA, LLC, SUBJECT TO THE ANY MODIFICATIONS APPROVED BY THE CHAIRMAN, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-7-23).

PUBLIC HEARING – 10:00 AM

Responding to the roll call for the Seventh Amendment of the Linwood Shopping Center TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Andrea Bough, Ryana Parks-Shaw, Jeffrey Williams, Caleb Clifford (Jackson County), and Barbara Lunn (Kansas City School District). Absent were: Pam Mason, Tammy Queen, Bruce Eddy (other), Kathleen Pointer (Kansas City School District), and Shana Long (Kansas City School District).

12. **Linwood Shopping Center TIF Plan – Seventh Amendment:** Consideration of approval of the Seventh Amendment of the Linwood Shopping Center TIF Plan, and other matters related thereto.

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MOTION MADE BY MR. WILLIAMS,, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-8-23)

APPROVE THE SEVENTH AMENDMENT OF THE LINWOOD SHOPPING CENTER TIF PLAN AND FORWARDING A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL. MOTION MADE BY MOTION MADE BY MR. WILLIAMS,, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-9-23)

13. **Linwood Shopping Center TIF Plan.** Consideration of a Fourth Amendment to the Amended Redevelopment Agreement between the TIF Commission and Linwood Shopping Center Redevelopment Company, LLC in connection with the implementation of certain improvements and blight remediation activities contemplated by the Linwood Shopping Center TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE FOURTH AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC FOR THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS WITHIN REDEVELOPMENT PROJECT AREA 4 AND THE COMPLETION OF CERTAIN ADDITIONAL BLIGHT REMEDIATION WITHIN THE REDEVELOPMENT AREA DESCRIED BY LINWOOD SHOPPING CENTER TIF PLAN, AS AMENDED, SUBJECT TO THE ANY MODIFICATIONS APPROVED BY THE CHAIRMAN, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE SEVENTH AMENDMENT TO THE LINWOOD SHOPPING CENTER TIF PLAN. MOTION MADE BY MOTION MADE BY MR. WILLIAMS,, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-10-23)

PUBLIC HEARING – 10:15 AM

Responding to the roll call for the First Amendment of the SouthPointe at 63rd Street TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Andrea Bough, Ryana Parks-Shaw, Jeffrey Williams, Caleb Clifford (Jackson County), and Barbara Lunn (Kansas City School District). Absent were: Pam Mason, Tammy Queen, Lee Barnes, Bruce Eddy (other), Kathleen Pointer (Kansas City School District), and Shana Long (Kansas City School District).

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

Action taken:

CONTINUE THE PUBLIC HEARING TO 10:15 AM JUNE 13, 2023.
MOTION MADE BY MOTION MADE BY MR. WILLIAMS,, SECONDED
BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 5-11-23)

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, Ryana Parks-Shaw, Jeffrey Williams, and Caleb Clifford (Jackson County). Absent were: Lee Barnes, Pam Mason, Tammy Queen, Jim Staley (other), Yaw Obeng (Hickman Mills School District), and Shellie Wiltsey (Hickman Mills School District).

No quorum

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

Action taken: TABLE.

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

Bannister & I-435 TIF Plan: Consideration of request for certification of costs totaling \$14,923,089 and request for reimbursement of \$3,946,530, and other matters related thereto.

Action taken: TABLE.

22. **Adjournment**

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


Secretary

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people
processes
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Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: June 13, 2023
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady Brown
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
Caleb Clifford, Jackson County
Kathleen Pointer, Kansas City School
Yolanda Cargile, Center School District

ABSENT: Scott Fricker, Platte County
Dagmar Wood, Platte County
Mike Kimbrel, Park Hill School District
Jay Harris, Platte R-III School District
Brian Johanning, Platte County other
Paul Kelly, Park Hill School District
Robert Nance, Clay County
Shana Long, Kansas City School District District
Jim Staley, Jackson/Clay Counties, other
Bruce Eddy, Jackson County, other
Michael Weishaar, Center School District
Yaw Obeng, Hickman Mills School District
Shellie Wiltsey, Hickman Mills School District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Hood Associates
Michael Keenan, Hood Associates
Wesley Fields, Bryan Cave
Sean Carroll, KCMO
Aaron Dispenza, KCMO

Cory Adrian, KCMO
Chris Mattix
Kellee Madinger, Rouse Frets
Kitty Stephens
Audrey Manito
Karen Rogers
Robert Farmer

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, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, and Angie Hughes (Platte R-III School District). Absent were: Scott Fricker (Platte County), Dagmar Wood (Platte County), Brian Johanning (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 MAY 9, 2023 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 TIF Plan: Consideration of certification of costs totaling \$291,886.56, and other matters related thereto.

KCI TIF Plan: Consideration of certification of costs totaling \$94,189.09, and other matters related thereto.

KCI TIF Plan: Consideration of certification of costs totaling \$644,772.71, 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 6-1-23).

Commissioner Fricker joined at this time.

3. **KCI Corridor TIF Plan:** Consideration of approval of the appointment of Scott Fricker as representative of the Platte County Commission, and Dagmar Wood and Brian Johanning as alternates, to the KCI Corridor TIF Advisory Committee, and other matters related thereto.

Action taken:

APPROVE THE APPOINTMENT OF SCOTT FRICKER REPRESENTING THE PLATTE COUNTY COMMISSION, AND DAGMAR WOOD AND BRIAN JOHANNING AS ALTERNATES, TO THE KCI CORRIDOR TIF ADVISORY COMMITTEE. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-2-23).

4. **KCI Corridor TIF Plan:** Consideration of a Fourteenth 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 FOURTEENTH 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 AND SUBJECT TO THE CITY COUNCIL APPROVING THE 22ND AMENDMENT TO KCI CORRIDOR TIF PLAN, AS RECOMMENDED BY THE TAX INCREMENT FINANCING COMMISSION. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-3-23).

5. **KCI Corridor TIF Plan:** Consideration of a First Amendment to the Fourth Amended and Restated 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 KCI Corridor TIF Plan and other matters related thereto.

Action taken:

APPROVE THE FIRST AMENDMENT TO THE FOURTH AMENDED AND RESTATED REIMBURSEMENT PRIORITIZATION AGREEMENT BY AND AMONG THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, THE CITY OF KANSAS CIY, MISSOURI, MD MANAGEMENT, INC. AND HUNT MIDWEST REAL ESTATE DEVELOPMENT COMPANY, INC., IN CONNECTION WITH THE KCI CORRIDOR TIF PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE CITY COUNCIL APPROVING THE 22ND AMENDMENT TO KCI CORRIDOR TIF PLAN, AS RECOMMENDED BY THE TAX INCREMENT FINANCING COMMISSION. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FRICKER AND CARRIED UNANIMOUSLY (RES 6-4-23).

PLATTE-CLAY COUNTIES/PLATTE RIII AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

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, Ryana Parks-Shaw, Tammy Queen, and Jerry Nolte (Clay County). Absent were: Andrea Bough, Pam Mason, Scott Fricker (Platte County), Dagmar Wood (Platte County), Robert Nance (Clay County), Jim Staley (Clay County other), Brian Johanning (Platte County other), and Jay Harris (Platte R-III School District) and Angie Hughes (Platte R-III School District).

No quorum

6. **Platte Purchase Development Plan - Ninth Amendment: Consideration of approval of the Ninth Amendment of the Platte Purchase Development Plan, and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 9:50 AM JULY 11, 2023 DUE TO LACK OF QUORUM.

7. **Consideration of acceptance of the Platte-Clay Counties/Platte RIII TIFC Minutes, 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 Brown, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Caleb Clifford (Jackson County), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Ron Schieber (Platte County), Jerry Nolte (Clay County), Bruce Eddy (other), and Debbie Siragusa (other).

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

Action taken: ACCEPT THE MAY 9, 2023 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

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

Action taken: NONE; INFORMATION ONLY.

10. **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

11. **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.

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

Action taken: NONE; INFORMATION ONLY.

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

Action taken: NONE; INFORMATION ONLY.

14. **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, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Caleb Clifford (Jackson County), and Kathleen Pointer (Kansas City School District). Absent were: Bruce Eddy (other), Debbie Siragusa (other), and Shana Long (Kansas City School District).

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

Action taken: ACCEPT THE MAY 9, 2023 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

16. **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 \$5,482,384.12, 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 6-5-23).

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

Action taken:

APPROVE THE CERTIFICATION OF \$231,476 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 MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-6-23).

18. **Overlook TIF Plan: Consideration of the Approval of a Fourth 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.**

Action taken:

APPROVE THE FOURTH 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 COUNSEL. . MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-7-23).

PUBLIC HEARING – 10:15 AM

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

19. **SouthPointe TIF Plan – First Amendment: Consideration of approval of the proposed First Amendment to the SouthPointe Tax Increment Financing 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 6-8-23).

APPROVE THE PROPOSED FIRST AMENDMENT TO THE SOUTHPOINTE TAX INCREMENT FINANCING PLAN AND FORWARDING THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL. . MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-9-23).

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 Brown, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Caleb Clifford (Jackson County), and Yolanda Cargile (Center School District). Absent were: Jim Staley (other) and Michael Weishaar (Center School District).

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

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

- 21. Bannister & Wornall TIF Plan: Consideration of Approval of the Certificate of Completion and Compliance in connection with Project Improvement B within the Bannister & Wornall TIF Plan, and other matters related thereto.**

Action taken: TABLED

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, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, and Caleb Clifford (Jackson County). Absent were: 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 MAY 9, 2023 JACKSON COUNTY/HICKMAN MILLS 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/Hickman Mills, and other matters related thereto.**

Bannister & I-435 TIF Plan: Consideration of request for certification of costs totaling \$14,923,089 and request for reimbursement of \$3,946,530, 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. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-10-23).

24. Adjournment

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


Secretary

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technology
organizational structure
people
processes
all work together**

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: July 11, 2023
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

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

TAXING DIST: Scott Fricker, Platte County
Brian Johanning, Platte County other
Angie Hughes, Platte R-III School District
Jerry Nolte, Clay County
Robert Nance, Clay County
Matt Fritz, North Kansas City School District
Karen Rogers, Liberty School District
Jim Staley, Jackson/Clay Counties, other
Kathleen Pointer, Kansas City School

ABSENT: Pam Mason
Dagmar Wood, Platte County
Mike Kimbrel, Park Hill School District
Jay Harris, Platte R-III School District
Paul Kelly, Park Hill School District
Steve Anderson, Liberty School District
Terry Ward, North Kansas City School District
Steven Marriott, North Kansas City School District
Shana Long, Kansas City School District
Bruce Eddy, Jackson County, other
Caleb Clifford, Jackson County

STAFF/GUESTS: Heather Brown, EDC
La'Sherry Banks, EDC
Sandra Rayford, EDC
David Leader, EDC
Jennifer Brasher, Hood Associates
Michael Keenan, Hood Associates

Wesley Fields, Bryan Cave
Sean Carroll, KCMO
Aaron Dispenza, KCMO
Kellee Madinger, KCMO
Jim Bowers, Rouse Frets
Aaron Schmidt
Jacquelin Vernon
Audrey Manito

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, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Scott Fricker (Platte County), Jerry Nolte (Clay County), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Pam Mason, Caleb Clifford (Jackson County), and Debbie Siragusa (other).

- 1. Consideration of City Council Ordinance revising TIF Commission structure, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

PUBLIC HEARING – 9:45 AM

Responding to the roll call for the Tenth Amendment of the Platte Purchase Development Plan, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Scott Fricker (Platte County), Jerry Nolte (Clay County), Jim Staley (Clay County other), and Angie Hughes (Platte R-III School District). Absent was: Jay Harris (Platte R-III School District).

- 2. Platte Purchase Development Plan – Tenth Amendment: Consideration of approval of the Tenth Amendment of the Platte Purchase Development Plan, and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 9:50 A.M. AUGUST 8, 2023.
MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND
CARRIED UNANIMOUSLY (RES 7-1-23).

PUBLIC HEARING – 9:50 AM

Responding to the roll call for the Ninth Amendment of the Platte Purchase Development Plan, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Scott Fricker (Platte County),

Jerry Nolte (Clay County), Jim Staley (Clay County other), and Angie Hughes (Platte R-III School District). Absent was: Jay Harris (Platte R-III School District).

3. Platte Purchase Development Plan – Ninth Amendment: Consideration of approval of the Ninth Amendment of the Platte Purchase Development Plan, and other matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 9:45 A.M. AUGUST 8, 2023.
MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND
CARRIED UNANIMOUSLY (RES 7-2-23).

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, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Jerry Nolte (Clay County), Scott Fricker (Platte County), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Pam Mason, Caleb Clifford (Jackson County), and Debbie Siragusa (other).

MINUTES

4. Consideration of acceptance of Minutes, and other matters related thereto.

Action recommended:

ACCEPT THE JUNE 13, 2023 PLATTE-CLAY COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

5. Consideration of acceptance of Minutes, and other matters related thereto.

Action recommended:

ACCEPT THE MARCH 14, 2023 PLATTE-CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

6. Consideration of acceptance of Minutes, and other matters related thereto.

Action taken:

ACCEPT THE MARCH 14, 2023 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

7. Consideration of acceptance of Minutes, and other matters related thereto.

Action taken:

ACCEPT THE JUNE 13, 2023 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

COST CERTIFICATION ITEMS RELATED TO SPECIFIC TIF PLANS

8. **Consent Agenda:** 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 \$683,491.80, 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 (RES 7-3-23).

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

Platte Purchase Development Plan: Consideration of certification of costs totaling \$19,834.85 and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$47,038.77 and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$14,138.45 and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$178,065.03 and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$179,036.36 and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$721,679.74 and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$1,004,769.46 and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$373,550.80 and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$33,868.68 and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$26,938.45 and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$516,788.69 and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$173,737.43 and other matters related thereto.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$14,688.05 and other matters related thereto.

Action taken:

APPROVE THE CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, 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. WILLIAMS AND CARRIED UNANIMOUSLY (RES 7-4-23).

10. **Consent Agenda:** Consideration of the Consent Agenda for Clay County/NKC, and other matters related thereto.

Briarcliff West TIF Plan: Consideration of certification of costs totaling \$277,430, and other matters related thereto.

North Oak TIF Plan: Consideration of bond draw totaling \$10,331.60, and other matters related thereto.

Parvin Road TIF Plan: Consideration of certification of costs totaling \$1,550,280 and other matters related thereto.

Parvin Road TIF Plan: Consideration of certification of costs totaling \$802,914 and other matters related thereto.

Action taken:

APPROVE THE CONSENT AGENDA FOR CLAY COUNTY/NKC, 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. WILLIAMS AND CARRIED UNANIMOUSLY (RES 7-5-23).

PUBLIC HEARING – 10:00 AM

Responding to the roll call for the 14th & Wyandotte TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, and Kathleen Pointer (Kansas City School District). Absent were: Pam Mason, Caleb Clifford (Jackson County), Debbie Siragusa (other), and Shana Long (Kansas City School District).

11. **14th & Wyandotte TIF Plan:** Consideration of approval of the 14th & Wyandotte TIF Plan and Redevelopment Project Area 1 and Redevelopment Project Area 2 described therein, and other matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 10:00 A.M. AUGUST 8, 2023. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 7-6-23).

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

COST CERTIFICATION ITEMS RELATED TO SPECIFIC TIF PLANS **(CONTINUED)**

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

Action taken:

APPROVE THE CERTIFICATION OF \$291,841 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 MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 7-7-23).

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

13. **KCI Corridor TIF Plan:** Consideration of approval of the Certificate of Partial Completion and Compliance No. 9 in connection with Project Improvements 21 within the KCI Corridor TIF Plan, and other matters related thereto.

Action taken::

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 9 TO MD MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED IMPROVEMENTS IN CONNECTION WITH PROJECT IMPROVEMENTS 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 (RES 7-8-23).

14. **Platte Purchase Development Plan:** Consideration of approval of the Certificate of Partial Completion and Compliance No. 1 in connection with Public Improvement 7C and Public Improvement 11 within the Platte Purchase Development Plan, and other matters related hereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 1 TO HUNT MIDWEST REAL ESTATE

DEVELOPMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS IN CONNECTION WITH PUBLIC IMPROVEMENT 7C AND PUBLIC IMPROVEMENT 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 MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 7-9-23).

Commissioner Queen departed at this time.

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

Action taken:

APPROVE THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO STAR ACQUISITIONS, INC. FOR THE COMPLETED PROJECT IMPROVEMENTS IN CONNECTION WITH PROJECT AREAS Q, R & S 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 MR. WILLIAMS, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 7-10-23).

16. **Shoal Creek Parkway TIF Plan:** Consideration of approval of the Certificate of Partial Completion and Compliance No. 3 in connection with Project Areas G6 and Project M1 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 THE CITY OF KANSAS CITY, MO FOR THE PARTIALLY COMPLETED IMPROVEMENTS IN CONNECTION WITH PROJECT AREAS G6 AND PROJECT M1 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 MR. WILLIAMS, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 7-11-23).

17. **Parvin Road Corridor TIF Plan:** Consideration of approval of the Certificate of Partial Completion and Compliance No. 11 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. 11 TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE COSTS RELATED TO PARTIALLY COMPLETED PROJECT IMPROVEMENTS IN CONNECTION WITH PROJECT AREAS 1 – 4 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 MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 7-12-23).

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

18. **Platte Purchase Development Plan:** Consideration of a Funding Agreement between the TIF Commission and the City of Kansas City, Missouri regarding the design and construction of a Platte Purchase Trail Connector contemplated by the Platte Purchase Development Plan, and other matters related thereto.

Action taken:

APPROVE THE FUNDING AGREEMENT BETWEEN THE COMMISSION AND THE CITY OF KANSAS CITY, IN CONNECTION WITH THE FUNDING OF CERTAIN TRAIL IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 7-13-23).

19. **North Oak TIF Plan:** Consideration of a Redevelopment Agreement between the TIF Commission and the City of Kansas City, Missouri regarding the construction of Sidewalks along North Holmes Street and an Intersection at NE 48th Street and Vivion Road, as contemplated by the North Oak Tax Increment Financing Plan, and other matters related thereto.

Action taken:

APPROVE THE REDEVELOPMENT AGREEMENT BETWEEN THE COMMISSION AND THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH IMPLEMENTATION OF CERTAIN SIDEWALK AND INTERSECTION IMPROVEMENTS CONTEMPLATED BY THE NORTH OAK TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 7-14-23).

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC TIF PLANS

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

Action taken:

NONE; INFORMATION ONLY.

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

Action taken:

NONE; INFORMATION ONLY.

22. **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 MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

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

Action taken: NONE; INFORMATION ONLY.

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

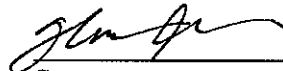
Action taken: NONE; INFORMATION ONLY.

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

Action taken: NONE; INFORMATION ONLY.

26. **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: July 27, 2023
TIME: 2:30 p.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

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

TAXING DIST: Caleb Clifford, Jackson County
Kathleen Pointer, Kansas City School

ABSENT: Pam Mason
Jerry Nolte
Scott Fricker
Bruce Eddy
Matt Fritz

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
David Leader, EDC
La'Sherry Banks, EDC
Wesley Fields, Bryan Cave
Richmond McCoy, Urban America

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, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, and Kathleen Pointer (Kansas City School District), Caleb Clifford (Jackson County). Absent were: Pam Mason, Jerry Nolte (Clay County), Bruce Eddy (other), Matt Fritz (North Kansas City School District), Scott Fricker (Platte County), and Debbie Siragusa (other).

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

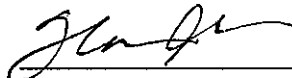
1. **Southpointe TIF Plan**: Consideration of a First Amendment to Development Agreement among the TIF Commission, the City of Kansas City, Missouri, and UA KC Southpointe, LLC the regarding the transfer and subsequent development of certain property located within the redevelopment area described by the Southpointe TIF Plan, and other matters related thereto.

Action recommended:

APPROVE THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND AMONG THE TIF COMMISSION, THE CITY OF KANSAS CITY, MISSOURI, AND UA KC SOUTHPOINTE, LLC, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

x. **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 8, 2023
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady Brown
Andrea Bough
Ryana Parks-Shaw
Tammy Queen

TAXING DIST: Scott Fricker, Platte County
Jerry Nolte, Clay County
Robert Nance, Clay County
Matt Fritz, North Kansas City School District
Kathleen Pointer, Kansas City School
Jacquie Vernon, Raytown School District

ABSENT: Lee Barnes
Pam Mason
Jay Harris, Platte R-III School District
Angie Hughes, Platte R-III School District
Terry Ward, North Kansas City School District
Steven Marriott, North Kansas City School District
Shana Long, Kansas City School District
Keith Smith, Kansas City School District
Caleb Clifford, Jackson County
Brian Johanning, Platte County other
Jim Staley, Jackson/Clay Counties, other
Bruce Eddy, Jackson County, other

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Hood Associates
Michael Keenan, Hood Associates
Wesley Fields, Bryan Cave
Sean Carroll, KCMO
Aaron Dispenza, KCMO
Kellee Madinger, Rouse Frets
Vincent Walker

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, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Lee Barnes, Pam Mason, Caleb Clifford (Jackson County) and Debbie Siragusa (other).

MINUTES

4. Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto.

Action taken:

ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

5. Consent Agenda: Consideration of approval of the Cost Consent Agenda items, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA ITEMS 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 8-1-23).

6. Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATION OF \$187,085 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 MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 8-2-23).

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

7. **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 8-3-23).

PLATTE-CLAY COUNTIES/PLATTE RIII

PUBLIC HEARING – 9:45 AM

LACK OF QUORUM

1. **Platte Purchase Development Plan – Ninth Amendment:** Consideration of approval of the Ninth Amendment of the Platte Purchase Development Plan, and others matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 9:45 A.M. SEPTEMBER 12, 2023. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 8-4-23)

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

8. **Proposed West Bottoms TIF Plan:** Consideration of approval of an agreement with SB Friedman to perform third-party review in connection with the proposed West Bottoms TIF Plan, and other matters related thereto.

Action taken:

AUTHORIZE AN AGREEMENT WITH SB FRIEDMAN TO PERFORM A THIRD-PARTY REVIEW IN CONNECTION WITH THE PROPOSED WEST BOTTOMS TIF PLAN ON BEHALF OF THE CITY OF KANSAS CITY AS APPROVED BY THE CHAIR, LEGAL COUNSEL, AND THE EXECUTIVE DIRECTOR. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 8-5-23).

PLATTE-CLAY COUNTIES/PLATTE RIII

PUBLIC HEARING – 9:50 AM

LACK OF QUORUM

2. **Platte Purchase Development Plan – Tenth Amendment:** Consideration of approval of the Tenth Amendment of the Platte Purchase Development Plan, and others matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 9:50 A.M. SEPTEMBER 12, 2023. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 8-6-23).

JACKSON COUNTY/KCMO

PUBLIC HEARING – 10:00 AM

LACK OF QUORUM

3. **14th & Wyandotte TIF Plan:** Consideration of approval of the proposed 14th & Wyandotte TIF Plan, and others matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 10:00 A.M. SEPTEMBER 12, 2023. MOTION MADE BY MS. POINTER, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 8-7-23).

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

9. **Chouteau & I-35 TIF Plan** Consideration of approval of the Certificate of Completion and Compliance in connection with Project 5 within the Chouteau & I-35 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 COSTS RELATED TO THE COMPLETED PROJECT IMPROVEMENTS IN PROJECT 5 WITHIN THE CHOUTEAU & I-35 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 8-8-23).

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

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

Action taken: NONE; INFORMATION ONLY.

14. **Chair's Report:** 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.

EXECUTIVE SESSION

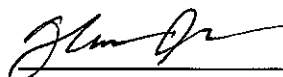
16. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission and its auditor, pursuant to Section 610.021(1), (2), (12), or (17), RSMo, respectively.**

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

17. **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: September 12, 2023
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 2nd Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady Brown
Lee Barnes
Andrea Bough
Ryana Parks-Shaw

TAXING DIST: Matt Fritz, North Kansas City School District
Kathleen Pointer, Kansas City School
Caleb Clifford, Jackson County
Scott Fricker, Platte Co.

ABSENT: Pam Mason
Tammy Queen
Jane Brown
Jeffrey Williams
Dagmar Wood, Platte County
Brian Johanning, Platte County other
Jim Staley, Jackson/Clay Counties, other
Karen Rogers, Liberty School District
Steve Anderson, Liberty School District
Terry Ward, North Kansas City School District
Steven Marriott, North Kansas City School District
Jerry Nolte, Clay County
Robert Nance, Clay County
Barbara Lunn, Kansas City School District District
Keith Smith, Kansas City School District District
Bruce Eddy, Jackson County, other

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

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, Andrea Bough, Ryana Parks-Shaw, Caleb Clifford (Jackson County), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District), Scott Fricker (Platte County). Absent were: Pam Mason, Tammy Queen, Jane Brown, Jeffrey Williams, Jerry Nolte (Clay County), and Debbie Siragusa (other).

MINUTES

6. Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto.

Action taken:

ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

7. Consent Agenda: Consideration of approval of the Cost Consent Agenda items, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA ITEMS 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 MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-1-23).

8. Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #22, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATION OF \$127,076 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 MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-2-23).

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

9. **Shoal Creek Parkway TIF Plan:** Consideration of Approval of a Partial Certificate of Completion and Compliance No. 3 in Connection with Public Improvements N1 – N5 within the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 3 IN CONNECTION WITH PUBLIC IMPROVEMENTS N1 – N5 TO THE CITY OF KANSAS CITY, MO FOR COSTS RELATED TO 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. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-3-23).

10. **Metro North Crossing TIF Plan:** Consideration of Approval of a Partial Certificate of Completion and Compliance No. 6 in Connection with Project Improvements within the Metro North Crossing TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 6 IN CONNECTION WITH PUBLIC IMPROVEMENTS WITHIN THE METRO NORTH CROSSING TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-4-23).

11. **Bannister & Wornall TIF Plan:** Consideration of approval of a Certificate of Completion and Compliance in Connection with Project Improvements within the Bannister & Wornall TIF Plan, and other matters related thereto.

Action taken:

withdrawn

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

12. **Ratification of Actions related to TIF Plans located within Clay County and Platte R-3 School District:** Ratification and approval of certain Administrative Matters related to tax increment financing plans, redevelopment projects and redevelopment areas located within the boundaries of Clay County and Platte R-3 School District, and other matters related thereto.

Action taken:

APPROVE THE RESOLUTION RATIFYING CERTAIN DOCUMENTS, INCLUDING MINUTES, COST CERTIFICATIONS, CERTIFICATES OF COMPLETION AND AGREEMENTS RELATED TO TAX INCREMENT FINANCING PLANS LOCATED WITHIN CLAY COUNTY AND PLATTE R-3 SCHOOL DISTRICT. MOTION MADE BY MS. PARKS-SHAW,

SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-5-23).

13. **Ratification of Actions related to TIF Plans located within Clay County, North Kansas City School District and Liberty 53 School District:** Ratification and approval of certain Administrative Matters related to tax increment financing plans, redevelopment projects and redevelopment areas located within the boundaries of Clay County, North Kansas City School District and Liberty 53 School District, and other matters related thereto.

Action taken:

APPROVE THE RESOLUTION RATIFYING CERTAIN DOCUMENTS, INCLUDING MINUTES, COST CERTIFICATIONS, CERTIFICATES OF COMPLETION, AND AGREEMENTS RELATED TO TAX INCREMENT FINANCING PLANS LOCATED WITHIN CLAY COUNTY, NORTH KANSAS CITY SCHOOL DISTRICT AND LIBERTY 53 SCHOOL DISTRICT. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-6-23).

14. **Ratification of Actions related to TIF Plans located within Clay County, Platte County and Platte County R-3 School District:** Ratification and approval of certain Administrative Matters related to tax increment financing plans, redevelopment projects and redevelopment areas located within the boundaries of Clay County, Platte County and Platte County R-3 School District, and other matters related thereto.

Action taken:

APPROVE THE RESOLUTION RATIFYING CERTAIN DOCUMENTS, INCLUDING MINUTES, COST CERTIFICATIONS, CERTIFICATES OF COMPLETION AND AGREEMENTS RELATED TO TAX INCREMENT FINANCING PLANS LOCATED WITHIN CLAY COUNTY, PLATTE COUNTY AND PLATTE COUNTY R-3 SCHOOL DISTRICT. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-7-23).

15. **Ratification of Actions related to TIF Plans located within Clay County and North Kansas City School District:** Ratification and approval of certain Administrative Matters related to tax increment financing plans, redevelopment projects and redevelopment areas located within the boundaries of Clay County and North Kansas City School District, and other matters related thereto.

Action taken:

APPROVE THE RESOLUTION RATIFYING CERTAIN DOCUMENTS, INCLUDING MINUTES, COST CERTIFICATIONS, CERTIFICATES OF COMPLETION AND AGREEMENTS RELATED TO TAX INCREMENT FINANCING PLANS LOCATED WITHIN CLAY COUNTY AND NORTH KANSAS CITY SCHOOL DISTRICT. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-8-23).

16. **Platte Purchase TIF Plan.** Consideration of an Acknowledgment of an Absolute Assignment of Economic Activity Payments between Ashlar Homes, LLC and Bank of Blue Valley in connection with the Platte Purchase TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE FORM OF ABSOLUTE ASSIGNMENT OF ECONOMIC ACTIVITY PAYMENTS BETWEEN ASHLAR HOMES, LLC AND BANK OF BLUE VALLEY AND AUTHORIZE THE CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER THE ACKNOWLEDGEMENT TO ASHLAR HOMES, LLC AND BANK OF BLUE VALLEY, UPON THE COMMISSION'S RECEIPT OF A FULLY-EXECUTED ABSOLUTE ASSIGNMENT OF ECONOMIC ACTIVITY PAYMENTS, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 16 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-9-23).

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:35 AM

Responding to the roll call for the Country Club Plaza TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Andrea Bough, Ryana Parks-Shaw, Caleb Clifford (Jackson County), and Kathleen Pointer (Kansas City School District). Absent were: Pam Mason, Tammy Queen, Jeffrey Williams, Jane Brown, Debbie Siragusa (other), and Keith Smith (Kansas City School District).

1. **Country Club Plaza TIF Plan: Consideration of a recommendation that the City Council of Kansas City, Missouri terminates the Country Club Plaza Tax Increment Financing Project Areas 2, 7, and 8, the Redevelopment Area, and the Plan by passage of an ordinance, and other matters related thereto.**

Actions taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-10-23).

RECOMMEND THAT THE CITY COUNCIL OF KANSAS CITY, MISSOURI (1) ACKNOWLEDGE THAT THE 23-YEAR PERIOD FOR THE CAPTURE OF TAX INCREMENT FINANCING WITHIN THE PROJECT 1, 7, AND 8 OF THE COUNTRY CLUB PLAZA TIF PLAN HAS EXPIRED, (2) RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE DESIGNATION OF PROJECT 1, 7, AND 8, THE REDEVELOPMENT AREA, AND THE PLAN, (B) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND, IF ANY, AS SURPLUS, AND (C) DISSOLVING THE SPECIAL ALLOCATION FUND. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-11-23).

PUBLIC HEARING –9:40 AM

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

2. **Summit TIF Plan: Consideration of a recommendation that the City Council of Kansas City, Missouri terminates the Summit Tax Increment Financing Project Areas 8, 9A, and 25, the Redevelopment Area, and the Plan by passage of an ordinance, and other matters related thereto.**

Actions taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-12-23).

RECOMMEND THAT THE CITY COUNCIL OF KANSAS CITY, MISSOURI (1) ACKNOWLEDGE THAT THE 23-YEAR PERIOD FOR THE CAPTURE OF TAX INCREMENT FINANCING WITHIN THE PROJECT 8, 9A, AND 25 OF THE SUMMIT TIF PLAN HAS EXPIRED, (2) RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE DESIGNATION OF PROJECT 8, 9A, AND 25, THE REDEVELOPMENT AREA, AND THE PLAN, (B) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND, IF ANY, AS SURPLUS, AND (C) DISSOLVING THE SPECIAL ALLOCATION FUND. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-13-23).

PLATTE-CLAY COUNTIES /PLATTE RIII

PUBLIC HEARING – 9:45 AM

LACK OF QUORUM

3. **Platte Purchase Development Plan – Ninth Amendment: Consideration of approval of the Ninth Amendment of the Platte Purchase Development Plan, and others matters related thereto.**

Action taken:

CONTINUE THE PUBLIC HEARING TO 10:20 A.M. OCTOBER 10, 2023. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-14-23).

PUBLIC HEARING – 9:50 AM

LACK OF QUORUM

4. **Platte Purchase Development Plan – Tenth Amendment:** Consideration of approval of the Tenth Amendment of the Platte Purchase Development Plan, and others matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 10:25 A.M. OCTOBER 10, 2023. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-15-23).

JACKSON COUNTY/KCMO

PUBLIC HEARING – 10:00 AM

LACK OF QUORUM

5. **14th & Wyandotte TIF Plan:** Consideration of approval of the proposed 14th & Wyandotte TIF Plan, and others matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 10:10 A.M. OCTOBER 10, 2023. MOTION MADE BY MS. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY (RES 9-16-23).

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), (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 several TIF plans was made by Ms. Parks-Shaw, seconded by Ms. Bough and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

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

Action taken:

NONE; INFORMATION ONLY.

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

Action taken: NONE; INFORMATION ONLY.

19. **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. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

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

Action taken: NONE; INFORMATION ONLY.

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

Madam Chair addressed the communication she received from Pat Losiwiecz Winchester Housing committee and that she has been trying to get a meeting to resolve some of the funding allocations. We have been unable to convene a quorum of the meeting because there are only three committee members. Madam Chair will be joining the committee going forward. La'Sherry will circulate new meeting dates to try and get the meeting scheduled.


Action taken: NONE; INFORMATION ONLY.

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

Action taken: NONE; INFORMATION ONLY.

24. **Adjournment**

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


Secretary

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TIF Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: October 20, 2023
TIME: 10:00 a.m.
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

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

TAXING DIST: Scott Fricker, Platte County
Dagmar Wood, Platte County
Jerry Nolte, Clay County
Kathleen Pointer, Kansas City School

ABSENT: Pam Mason
Caleb Clifford, Jackson County

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Hood Associates
Wesley Fields, Bryan Cave
Jonathan Nibarker, KCMO
Kellee Madinger, Rouse Frets
Jim Bowers Rouse Frets
Mike Hendricks
Chris Mattix
Chad Rice
Celisa Calacal
Michael Meier

PUBLIC HEARING AGENDA ITEMS

PUBLIC HEARING – 9:40 AM

1. **Pioneer Plaza TIF Plan – First Amendment:** Consideration of approval of the First Amendment of the Pioneer Plaza TIF Plan, and others matters related thereto.

CONTINUED THE PUBLIC HEARING TO 9:40 AM ON NOVEMBER 14, 2023.

PUBLIC HEARING – 9:50 AM

2. **Proposed Historic Northeast TIF Plan:** Consideration of approval of the proposed Historic Northeast TIF Plan, and others matters related thereto.

CONTINUED THE PUBLIC HEARING TO 9:50 AM ON NOVEMBER 14, 2023.

PUBLIC HEARING – 10:00 AM

3. **Proposed West Bottoms TIF Plan:** Consideration of approval of the proposed West Bottoms TIF Plan, and others matters related thereto.

CONTINUED THE PUBLIC HEARING TO 10:00 AM ON NOVEMBER 14, 2023.

PUBLIC HEARING – 10:10 AM

4. **Proposed 14th & Wyandotte TIF Plan:** Consideration of approval of the proposed 14th & Wyandotte TIF Plan, and others matters related thereto.

CONTINUED THE PUBLIC HEARING TO 10:10 AM ON NOVEMBER 14, 2023.

PLATTE-CLAY COUNTIES /PLATTE RIII

PUBLIC HEARING – 10:20 AM

5. **Platte Purchase Development Plan – Ninth Amendment:** Consideration of approval of the Ninth Amendment of the Platte Purchase Development Plan, and others matters related thereto.

CONTINUED THE PUBLIC HEARING TO 10:20 AM ON NOVEMBER 14, 2023.

PUBLIC HEARING – 10:25 AM

6. **Platte Purchase Development Plan – Tenth Amendment:** Consideration of approval of the Tenth Amendment of the Platte Purchase Development Plan, and others matters related thereto.

CONTINUED THE PUBLIC HEARING TO 10:25 AM ON NOVEMBER 14, 2023.

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, Andrea Bough, Ryana Parks-Shaw, Tammy Queen, Jeffrey Williams, Scott Fricker (Platte County), Jerry Nolte (Clay County), and Kathleen Pointer (Kansas City School District). Absent were: Pam Mason, Caleb Clifford (Jackson County), Bruce Eddy (other), Matt Fritz (North Kansas City School District), and Debbie Siragusa (other).

MINUTES

7. **Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto.**

Action taken: ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

8. **Cost Consent Agenda:** Consideration of approval of the Cost Consent Agenda, and other matters related thereto.

87th and Hillcrest TIF Plan: Consideration of certification of costs totaling \$177,852 and other matters related thereto.

KCI Corridor TIF Plan: Consideration of certification of costs totaling \$90,533.50, and other matters related thereto.

Parvin Road Corridor TIF Plan: Consideration of certification of costs totaling \$1,764,092 and other matters related thereto.

Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$737,156.50, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 10-1-23).

Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs

Action taken:

APPROVE THE CERTIFICATION OF \$66,882 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 MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 10-2-23).

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

9. **KCI Corridor TIF Plan:** Consideration of approval of a Partial Certificate of Completion and Compliance No. 2 in Connection with Administrative Costs within the KCI Corridor TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO MD MANAGEMENT, INC. FOR COSTS RELATED TO PARTIALLY COMPLETED ADMINISTRATIVE AND SOFT 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. PARKS-SHAW, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 10-3-23).

10. **Parvin Road Corridor TIF Plan:** Consideration of approval of a Certificate of Partial Completion and Compliance No. 12 in Connection with Public Improvements within the Parvin Road Corridor TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR COSTS RELATED TO PARTIALLY COMPLETED PUBLIC IMPROVEMENTS 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 MS. QUEEN AND CARRIED UNANIMOUSLY (RES 10-4-23).

11. **Southtown/31st & Baltimore TIF Plan:** Consideration of approval of a Certificate of Completion and Compliance in Connection with Project and Public Improvements within 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 COSTS RELATED TO COMPLETED PROJECT IMPROVEMENTS WITHIN THE SOUTHTOWN/31ST & BALTIMORE 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 10-5-23).

12. **River Market TIF Plan:** Consideration of approval of a Certificate of a Partial Completion and Compliance No. 2 in connection with Public Improvements within the River Market TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO RIVER MARKET COMMUNITY IMPROVEMENT DISTRICT FOR PARTIALLY COMPLETED IMPROVEMENTS RELATED TO 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. QUEEN AND CARRIED UNANIMOUSLY (RES 10-6-23).

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

13. **Proposed I-29 & I-435 TIF Plan:** Consideration of a Funding Agreement between the TIF Commission and Kansas City Airport Parking, LLC regarding certain improvements contemplated by the proposed I-29 & I-435 TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE FUNDING AGREEMENT BETWEEN THE TIF COMMISSION AND KANSAS CITY AIRPORT PARKING, LLC, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 13 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. WILLIAMS AND CARRIED UNANIMOUSLY (RES 10-7-23) DAGMAR ABSTAINED.

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

Action taken:

ACCEPT THE DRAFT AUDIT REPORT FISCAL YEAR 2023 AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY.

15. **Proposed Historic Northeast Lofts TIF Plan:** Consideration of a Funding Agreement between the TIF Commission and Historic Northeast Lofts LLC, regarding certain improvements contemplated by the proposed Historic Northeast Lofts TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE FUNDING AGREEMENT BETWEEN THE TIF COMMISSION AND HISTORIC NORTHEAST LOFTS, LLC, 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. MR. NOLTE VOTED NO (RES 10-8-23).

16. **Ratification of Actions related to certain TIF Plans located within Clay County:** Ratification and approval of certain Administrative Matters related to certain tax increment financing plans, redevelopment projects and redevelopment areas located within the boundaries of Clay County, and other matters related thereto.

Action taken: APPROVE THE RESOLUTION RATIFYING CERTAIN DOCUMENTS, INCLUDING MINUTES, COST CERTIFICATIONS, CERTIFICATES OF COMPLETION AND AGREEMENTS RELATED TO CERTAIN TAX INCREMENT FINANCING PLANS LOCATED WITHIN CLAY COUNTY. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED 8-1 (RES 10-9-23).

17. **Santa Fe TIF Plan:** Consideration of the approval of an Assignment and Assumption Agreement of Redevelopment Agreement and Mutual Release among the TIF Commission, Pursell Mid-City Development, LLC, and G&K Sarai Company, in connection with the Santa Fe TIF Plan, and other matters related thereto.

Action taken: APPROVE THE ASSIGNMENT AND ASSUMPTION OF REDEVELOPMENT AGREEMENT AND MUTUAL RELEASE AMONG PURSELL MID-CITY DEVELOPMENT, LLC, G&K SARAI COMPANY AND THE TIF COMMISSION, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MR. WILLIAMS AND CARRIED UNANIMOUSLY (RES 10-10-23).

18. **Santa Fe TIF Plan:** Consideration of a Funding Agreement between the TIF Commission and K&G Sarai Company regarding the Santa Fe TIF Plan, and other matters related thereto.

Action taken: APPROVE THE FUNDING AGREEMENT BETWEEN THE TIF COMMISSION AND K&G SARAI COMPANY, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 17 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. WILLIAMS AND CARRIED UNANIMOUSLY (RES 10-11-23).

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

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 Reports 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. PARKS-SHAW, SECONDED BY MS. BOUGH AND CARRIED UNANIMOUSLY.

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

Action taken: NONE; INFORMATION ONLY.

23. **Chair's Report: 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.

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 Ms. Bough and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

During closed session the commission directed legal counsel to send a default letter to Grand Reserve Delta Quad. A motion was made by Ms. Queen, seconded by Mr. Williams and carried unanimously by roll call vote.

26. **Adjournment**

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



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TIF Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: November 14, 2023
TIME: 9:30 am.
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady Brown
Lee Barnes
Andrea Bough
Jeffrey Williams

TAXING DIST: Caleb Clifford, Jackson County
Jerry Nolte, Clay County
Matt Fritz, North Kansas City School
Kathleen Pointer, Kansas City School
Keith Smith, Kansas City School

ABSENT: Ryana Parks-Shaw
Tammy Queen
Pam Mason
Scott Fricker, Platte County
Dagmar Wood, Platte County
Robert Nance, Clay County
Brian Johanning, Platte County other
Jim Staley, Clay County other
Angie Hughes, Platte R-III School District
Jay Harris, Platte R-III School District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
Jennifer Brasher, Hood Associates
Wesley Fields, Bryan Cave
Sean Carroll, KCMO
Aaron Dispenza, KCMO
Kellee Madinger, Rouse Frets
Craig Wilson
Ashley McAlmond
T Friestad
Brian

Karen Rogers
Daniel Ferman-Leon
Josh Doss
Bob Specht
Andrew Bracker
Ken Jagers

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, Andrea Bough, 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 Ryana Parks-Shaw, Tammy Queen, Pam Mason, Scott Fricker (Platte County), and Debbie Siragusa (other).

MINUTES

1. **Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts and other matters related thereto.**

Action taken: ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

2. **Platte Purchase TIF Plan: Consideration of certification of costs totaling \$32,748.71 and other matters related thereto.**

Action taken: APPROVE THE COST CONSENT AGENDA 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 11-1-23**).

3. **Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #24**

Action taken: APPROVE THE CERTIFICATION OF \$56,336 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 MR. BARNES AND CARRIED UNANIMOUSLY (RES 11-2-23).

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

4. **Bannister & Wornall TIF Plan:** Consideration of approval of a Certificate of Completion and Compliance in Connection with Project Improvements within the Bannister & Wornall TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO THE BURNS & MCDONNELL ENGINEERING COMPANY, LLC FOR THE COSTS RELATED TO THE COMPLETED PROJECT IMPROVEMENTS 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 11-3-23).

5. **Antioch Crossing TIF Plan:** Consideration of approval of a Certificate of Partial Completion and Compliance in Connection with Project and Public Improvements within the Antioch Crossing TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO ANTIOCH REDEVELOPMENT PARTNERS, LLC FOR COSTS RELATED TO PARTIALLY COMPLETED PROJECT AND PUBLIC IMPROVEMENTS 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 11-4-23).

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

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

Action taken:

NONE; INFORMATION ONLY.

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

Action taken:

NONE; INFORMATION ONLY.

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

Action taken:

NONE; INFORMATION ONLY.

9. **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 MS. BOUGH AND CARRIED UNANIMOUSLY.

10. **Chair's Report: Consideration of the Chair's Report and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

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

Action taken: NONE; INFORMATION ONLY.

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/KCMO

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

PUBLIC HEARING – 9:40 AM

12. **Pioneer Plaza TIF Plan – First Amendment: Consideration of approval of the First Amendment of the Pioneer Plaza TIF Plan and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 10:10 AM ON DECEMBER 12, 2023. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 11-5-23).

PUBLIC HEARING – 9:50 AM

13. **Proposed Historic Northeast TIF Plan: Consideration of approval of the proposed Historic Northeast TIF Plan and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 10:20 AM ON DECEMBER 12, 2023. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. POINTER AND CARRIED UNANIMOUSLY (RES 11-6-23).

PUBLIC HEARING – 10:00 AM

14. **Proposed West Bottoms TIF Plan:** Consideration of approval of the proposed West Bottoms TIF Plan and other matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 10:00 AM ON NOVEMBER 21, 2023. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 11-7-23).

EXECUTIVE SESSION

15. **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 proposed 14th Wyandotte TIF Plan was made by Mr. Williams, seconded by Ms. Bough and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

Responding to the roll call for the proposed 14th & Wyandotte TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Andrea Bough, Jeffrey Williams, Caleb Clifford (Jackson County), and Kathleen Pointer (Kansas City School District). Absent were: Ryana Parks-Shaw, Pam Mason, Tammy Queen, Debbie Siragusa (other), and Keith Smith (Kansas City School District).

PUBLIC HEARING – 10:10 AM

16. **Proposed 14th & Wyandotte TIF Plan:** Consideration of approval of the proposed 14th & Wyandotte TIF Plan, and other matters related thereto.

Action taken:

CONTINUE THE PUBLIC HEARING TO 9:30 JANUARY 9, 2023. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED 4-3 BY THE FOLLOWING ROLL CALL VOTE: (RES 11-8-23).

ALISSA CANADY BROWN	AYE
JEFFREY WILLIAMS	NAY
LEE BARNES	NAY
ANDREA BOUGH	NAY
CALEB CLIFFORD	AYE
KATHLEEN POINTER	AYE
KEITH SMITH	AYE

PLATTE-CLAY COUNTIES/PLATTE RIII

Responding to the roll call for the Platte Purchase Development Plan, thus constituting a quorum, were the following Board members: Alissia Canady Brown, Lee Barnes, Andrea Bough, Jeffrey Williams, Absent were: Pam Mason, Ryana Parks-Shaw, Tammy Queen, Scott Fricker (Platte County), Dagmar Wood (Platte County), Jerry Nolte (Clay County), Robert Nance (Clay County), Brian Johanning (Platte County other), Jim Staley (Clay County other), Angie Hughes (Platte R-III School District), and Jay Harris (Platte R-III School District).

PUBLIC HEARING – 10:20 AM

17. **Platte Purchase Development Plan – Ninth Amendment:** Consideration of approval of the Ninth Amendment of the Platte Purchase Development Plan and other matters related thereto.

Action taken: CONTINUE THE PUBLIC HEARING TO 10:30 AM ON DECEMBER 12, 2023 DUE TO LACK OF QUORUM.

PUBLIC HEARING – 10:25 AM

18. **Platte Purchase Development Plan – Tenth Amendment:** Consideration of approval of the Tenth Amendment of the Platte Purchase Development Plan and other matters related thereto.

Action taken: CONTINUE THE PUBLIC HEARING TO 10:35 AM ON DECEMBER 12, 2023 DUE LACK OF QUORUM.

19. **Adjournment**

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



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Special TIF Meeting

<p>Tax Increment Financing Commission City of Kansas City, Missouri</p>

DATE: November 21, 2023
TIME: 9:30 am.
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady Brown
Tammy Queen
Jeffrey Williams

TAXING DIST: Mike Kimbrel, Park Hill
Paul Kelly, Park Hill
Jay Harris, Platte R-III School

ABSENT: Ryana Parks-Shaw
Lee Barnes
Andrea Bough
Pam Mason
Scott Fricker, Platte County
Dagmar Wood, Platte County
Brian Johanning, Platte County other
Angie Hughes, Platte R-III School District
Jay Harris, Platte R-III School District

STAFF/GUESTS: Heather Brown, EDC
Dona Matheiu, EDC
Wesley Fields, Bryan Cave
Sean Carroll, KCMO
Kellee Madinger, Rouse Frets

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, Andrea Bough, 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 Ryana Parks-Shaw, Tammy Queen, Pam Mason, Scott Fricker (Platte County), and Debbie Siragusa (other).

1. **Proposed West Bottoms TIF Plan:** Consideration of approval of the proposed West Bottoms TIF Plan and other matters related thereto.

Action taken: CONTINUE THE PUBLIC HEARING TO 10:30 AM ON DECEMBER 12, 2023 DUE TO LACK OF QUORUM.


2. **I-29 & I-435 TIF Plan:** Consideration of approval of the proposed I-29 & I-435 TIF Plan and other matters related thereto.

Action taken: CONTINUE THE PUBLIC HEARING TO 9:00 AM ON DECEMBER 12, 2023 DUE TO LACK OF QUORUM.

EXECUTIVE SESSION

3. 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.
4. Adjournment

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



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