

Board Meeting Agenda

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: December 14, 2021
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

Videoconference

- Do not delete or change any of the following text. –

<https://zoom.us/j/92182348011?pwd=R0FXNGMzRGtnRzB0a0l0OWx3Z0hkdz09>

Meeting ID: 921 8234 8011

Passcode: 377462

By Telephone Dial: 1 (312) 626-6799

Meeting number (access code) 921 8234 8011

PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

ROLL CALL

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

Minutes of the November 9, 2021 Platte County/Platte RIII-Park Hill meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE NOVEMBER 9, 2021 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED.

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

The Consent Agenda items for December 2021 are included in the Commission’s Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (**Exhibit 2**)

KCI TIF Plan: Consideration of certification of costs totaling \$615,092.28, and other matters related thereto. (*Rick DeSimone*)

Request from:	MD Management, Inc.
Total amount requested:	\$615,092.28
Use of funds:	Street Improvements and Administrative Cost
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	96% compliant for the current reporting period (1st half 2021), 96% Compliant for the last reporting period (2nd half 2020).

Notes: Street Improvement Project 21 Northland Sports Complex Storm Water Detention, Engineering Cost and related Commission Expenses, Contingencies, Legal Fees and Construction Interest.

Notes: A portion of this request will be paid from a bond draw—see schedule below.

	Bond Draw Portion	Pay As You Go Portion	Total Certification
KCI Corridor			
- MD Management, Inc.	\$ 610,179.29	\$ 4,912.99	\$ 615,092.28

Recommendation: Approval of certification of costs totaling \$615,092.28 and payment of related bond draw of \$610,179.29. Reimbursement is subject to the issuance of a Certificate of Partial Completion.

Action recommended: APPROVAL OF 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.

3. KCI Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance relative to Administrative and Soft Costs in connection with the KCI Corridor TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 3

This Certificate of Partial Completion and Compliance is issued to MD Management, Inc. (the “Redeveloper”) in accordance with Section 14 of the Agreement, dated March 30, 2006, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper (the “Redevelopment Agreement”) for all such requirements and obligations in connection with the implementation of the Public Improvements described on Exhibit B (the “Partially Completed Public Improvements”) contemplated by the KCI Corridor Tax Increment Financing Plan.

	<u>Redevelopment Project Costs</u>	
	<u>Budget</u>	<u>Actual</u>
TIF Administrative Costs	\$ 500,000	\$386,544
Engineering Costs Contingency	\$2,500,000	\$303,446
Developer Legal Fees	\$ 750,000	\$640,012
Construction Period Interest	\$ 375,000	\$ 88,465 ¹

Redeveloper’s Report: The Redeveloper has provided satisfactory compliance documentation related to the Partially Completed Administrative and Soft Costs.

Cost Certification: All costs to date have been certified by the Commission.

Compliance With Policies: The Redeveloper satisfactorily complied with the policies attached to and incorporated within the Redevelopment Agreement, including the Commission’s Work Force Policy and Ordinance No. 180535, as amended.

Staff recommends approval of the Certificate of Partial Completion and Compliance.

Action recommended: APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO MD MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED ADMINISTRATIVE AND SOFT COSTS IN CONNECTION WITH THE KCI CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

4. **KCI Corridor TIF Plan - Project 21: Consideration of approval of the Certificate of Partial Completion and Compliance in connection with Project 21 of the KCI Corridor TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 4**

This Certificate of Partial Completion and Compliance is issued to MD Management, Inc. (the “Redeveloper”) in accordance with Section 14 of the Agreement, dated June 28, 2021, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper (the “Redevelopment Agreement”) for all such requirements and obligations in connection with the construction of a portion of certain public infrastructure improvements related to the development of a Sports Complex (the “Partially Completed 21 Improvements”) contemplated by the KCI Corridor Tax Increment Financing Plan.

	<u>Redevelopment Project Costs</u>	
	Budget	Actual
Total Public Improvement 21 Costs	\$15,570,000	\$1,020,807
Reimbursable Public Improvement 21 Costs	\$15,570,000	\$1,020,807

REDEVELOPER’S REPORT OF PROJECT IMPROVEMENTS: Exhibit B

The design and construction of the improvements contemplated by Public Improvement 21 have been partially completed in accordance with the construction plans prepared by Olsson, Inc.,

Cost Certification: All costs to date have been certified by the Commission.

Compliance With Policies: The Redeveloper satisfactorily complied with the policies attached to and incorporated within the Redevelopment Agreement, including the Commission’s Work Force Policy and Ordinance No. 180535, as amended (the “MBE/WBE Ordinance.”)

Staff recommends approval of the Certificate of Partial Completion and Compliance.

Action recommended: APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO MD MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PROJECT 21 PUBLIC IMPROVEMENT COSTS WITHIN THE KCI CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

5. **KCI Corridor TIF Plan - Project 17 Public Improvements No. 13: Consideration of approval of the Certificate of Partial Completion and Compliance in connection with Project 17 Public Improvements No. 13 within the KCI Corridor TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 5**

This Certificate of Partial Completion and Compliance is issued to MD Management, Inc. (the “Redeveloper”) in accordance with Section 14 of the Agreement, dated March 30, 2006, and as amended from time to time, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper (the “Redevelopment Agreement”) for all such requirements and obligations in connection with the construction of a portion of certain improvements to Line Creek Parkway (the “Partially Completed 17 Improvements”) contemplated by the KCI Corridor Tax Increment Financing Plan.

	<u>Redevelopment Project Costs</u>	
	Budget	Actual
Total Public Improvement 17 Costs	\$3,030,324	\$2,992,118
Reimbursable Public Improvement 17 Costs	\$3,030,324	\$2,992,118

REDEVELOPER’S REPORT OF PROJECT IMPROVEMENTS:

The design and construction of the improvements contemplated by Public Improvement 17 have been partially completed in accordance with the construction plans referenced in the Redevelopment Agreement. In connection with the completion of the Partially Completed 17 Improvements, as described in Exhibit B.

Cost Certification: All costs to date have been certified by the Commission.

Compliance With Policies: The Redeveloper satisfactorily complied with the policies attached to and incorporated within the Redevelopment Agreement, including the Commission’s Affirmative Action and Work Force Policies.

Staff recommends approval of the Certificate of Partial Completion and Compliance.

Action recommended: APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO MD MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PROJECT 17 PUBLIC IMPROVEMENT No. 13 COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

PLATTE-CLAY COUNTY/PLATTE RIII AGENDA ITEMS

ROLL CALL

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

Minutes of the November 9, 2021 Platte-Clay County/Platte RIII meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE NOVEMBER 9, 2021 PLATTE-CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED.

7. Consent Agenda (Cost Certifications): Consideration of the Cost Consent Agenda for Platte-Clay County/Platte RIII, and other matters related thereto. (Rick DeSimone) Exhibit 7

The Consent Agenda items for December 2021 are included in the Commission’s Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (Exhibit 7)

Platte Purchase Development Plan: Consideration of certification of costs totaling \$1,117,587.02, and other matters related thereto. (Rick DeSimone)

Request from: Hunt Midwest Real Estate
 Total amount requested: \$1,117,587.02.
 Use of funds: Water & Sewer Main Extension
 Cost certifier: Ralph Johnson
 Questioned or disallowed costs: None
 EATs reporting requirement: 100% compliant for the current reporting period (1st half 2021). 100% Compliant for the last reporting period (2nd half 2020).

Notes: Street and Public Improvement Cost Includes Project 11 Water & Sewer Construction and Waterline Design and Project 7C Roadway Design cost.

Notes: A portion of this request will be paid from bond draw—see schedule below.

Description	Bond Draw Portion	City Contribution	Total Certification
Platte Purchase			
- Hunt Midwest Water & Sewer Const.-Project 11	\$ 868,807.46	\$ -	\$ 868,807.46
- Hunt Midwest Roadway Design-Project 7C	-	202,743.01	202,743.01
- Hunt Midwest Waterline Design-Project 11	-	46,036.55	46,036.55
	<u>\$ 868,807.46</u>	<u>\$ 248,779.56</u>	<u>\$ 1,117,587.02</u>

Recommendation: Approval of certification of costs totaling \$1,117,587.02 and payment of related bond draw of \$868,807.46. Reimbursement is subject to the issuance of a Certificate of Partial Completion.

Action recommended: APPROVAL OF THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

8. Platte Purchase Development Plan - Public Improvement 11: Consideration of approval of the Certificate of Partial Completion and Compliance in connection with Public Improvement 11 within the Platte Purchase Development Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 8

This Certificate of Partial Completion is issued to Hunt Midwest Real Estate Development, Inc. (the “Redeveloper”) in accordance with Section 19 of the Redevelopment Agreement for all such requirements and obligations in connection with the construction of a portion of certain Public Infrastructure Improvements described on Exhibit B and Exhibit C, attached hereto (the “Partially Completed Public Improvements”), and for which costs through September 30, 2021 were submitted and certified.

PLATTE PURCHASE DEVELOPMENT PLAN:

	Budget	Actual to Date
Total Cost of Public Improvements	\$2,300,000	\$ 917,304
Redevelopment Project Costs Eligible for Reimbursement	\$1,134,000	\$ 917,304

REDEVELOPER’S REPORT OF PARTIALLY COMPLETED IMPROVEMENTS:

The Partially Completed Public Improvements for which Redevelopment Project Costs are specifically described on Exhibit B and Exhibit C.

Compliance With Policies: The Redeveloper satisfactorily complied with the policies attached to and incorporated within the Redevelopment Agreement, including the Commission’s Work Force Policy and Ordinance No. 180535, as further amended (the “MBE/WBE Ordinance”).

Staff recommends approval of the Certificate of Partial Completion and Compliance.

Action recommended: APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE 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.

CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS

ROLL CALL

9. **Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 1**

Minutes of the November 9, 2021 Clay County/Liberty-NKC meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE NOVEMBER 9, 2021 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED.

10. **Consent Agenda (Cost Certifications): Consideration of the Cost Consent Agenda for Clay County/Liberty-NKC, and other matters related thereto. (Rick DeSimone) Exhibit 10**

The Consent Agenda items for December 2021 are included in the Commission’s Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (**Exhibit 10**)

Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$26,091.97, and other matters related thereto. (Rick DeSimone)

Request from:	Hunt Midwest
Total amount requested:	\$26,091.97
Use of funds:	Maplewoods Parkway Street Project W
Cost certifier:	CHV CPAs
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the current reporting period (1st half 2021), 99% Compliant for the last reporting period (2nd half 2020).

Notes: Street Improvements Project W, Maplewoods Parkway – Shoal Creek Parkway to Northeast 112th Street. Pay Request #3 paid by City Contributions.

Recommendation: Approval of certification of costs totaling \$26,091.97.

Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$360,190.00, and other matters related thereto. (Rick DeSimone)

Request from:	Star Acquisitions
Total amount requested:	\$360,190.00
Use of funds:	Street Improvement Project
Cost certifier:	Novak Birks
Questioned or disallowed costs:	None

EATs reporting requirement: 100% compliant for the current reporting period (1st half 2021), 99% Compliant for the last reporting period (2nd half 2020).

Notes: Public Roadway Improvements MO Route 152 Highway at Booth Avenue. Public Improvements include Public Utilities for Sanitary Sewers. Request #3, Pay as you go for Project Q, Project R and Project S.

Recommendation: Approval of certification of costs totaling \$360,190.00.

Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$3,156,445.00, and other matters related thereto. (Rick DeSimone)

Request from: Star Acquisitions
Total amount requested: \$3,156,445.00
Use of funds: Street Improvement Project
Cost certifier: Novak Birks
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (1st half 2021), 99% Compliant for the last reporting period (2nd half 2020).

Notes: Public Roadway Improvements MO Route 152 Highway, Booth Avenue to East Shoal Creek Valley View Drive. Public Improvements include Detention Basins, Public Utilities Water Main & Dry Utilities and Financing Cost. Request #4, Pay As You Go for Project Q, Project R and Project S.

Recommendation: Approval of certification of costs totaling \$3,156,445.00.

Action recommended: APPROVAL OF 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.

11. Shoal Creek Parkway TIF Plan/Public Improvement K2: Consideration of approval of the Certificate of Partial Completion and Compliance in connection with the Public Improvement K2 within the Shoal Creek Corridor TIF Plan and other matters related thereto. (Sandra L. Rayford) Exhibit 11

This Certificate of Partial Completion and Compliance is issued to the City of Kansas City, Missouri (the “Redeveloper”) in accordance with Section 11 of the Amended and Restated Redevelopment Agreement, dated January 15, 2020, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper, as it may be modified, amended or restated from time to time (the “Redevelopment Agreement”) for all such requirements and obligations in connection with the portion of the design and construction of NE 104th Street, beginning ½ mile east of MO-291 and continuing to the Liberty/Kansas City city limits that are described on **Exhibit A.**

	Budget	Actual
Public Improvement K2 Redevelopment Project Costs	\$5,360,000	\$3,565,215
Public Improvement K2 Reimbursable Costs	\$5,360,000	\$3,565,215

REDEVELOPER’S REPORT OF PROJECT IMPROVEMENTS: Exhibit A

Cost Certification: All costs to date have been certified by the Commission.

COMPLIANCE WITH POLICIES: As of the date hereof, except as noted below and in the Certification of Costs Resolution, the Redeveloper is in compliance with the policies attached to and incorporated within the Redevelopment Agreement, including Ordinance No. 180535, as further amended (the “MBE/WBE Ordinance”) and the Commission’s Work Force Policy. The Commission, pursuant to the Certification of Costs Resolution, has waived certain provisions within its Certification of Costs and Reimbursement Policy, which require the Redeveloper to submit its Reimbursable Project Costs for certification within eighteen (18) months of such Reimbursable Project Costs being incurred.

Action recommended: APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO THE CITY OF KANSAS CITY, MO FOR THE PUBLIC IMPROVEMENT K2 AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

- 12. Shoal Creek Parkway TIF Plan: Consideration of the approval of a Second Amendment to the Redevelopment Agreement between the Commission and the City of Kansas City, Missouri, through its Board of Parks and Recreation Commissioners for the Conceptual Design of Shoal Creek Parkway, beginning at N. Brighton and continuing to N. Woodland and the construction of certain improvements within Hodge Park, as provided for by the Shoal Creek Parkway TIF Plan, and other matters related thereto. (Jon Otto) Exhibit 12**

On November 10, 1994, the City Council (the “City Council”) of the City of Kansas City, Missouri (the “City”), upon the recommendation of the TIF Commission, approved the Shoal Creek Parkway Tax Increment Financing Plan (the “Shoal Creek TIF Plan”) by Ordinance No. 941443 and designated the area described therein as a redevelopment area (the “Redevelopment Area”). The Shoal Creek TIF Plan has been subsequently amended, pursuant to a series of ordinances passed by the City Council.

The Shoal Creek TIF Plan provides, among other things, for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including (1) the conceptual design of Shoal Creek Parkway, between N. Brighton Road and N Woodland Ave. (“Shoal Creek Conceptual Design”) and (2) the construction of certain improvements within Hodge Park, including general park improvements to support facilities for a playground, trails and athletic fields and to address drainage, signage, landscaping and roadway improvements (“General Park Improvements and Trail Completion”), a multi-purpose sports field in the north portion of Hodge Park (the “Multi-Purpose Playing Field”), a destination playground project, including the installation of play equipment (the “Destination

Playground”), the construction of a parking lot to support the Destination Playground, trails and athletic fields (“Parking Lot Improvements”) and the construction of a water main for Hodge Park and irrigation for sports fields located within Hodge Park (the “Water Main Extension and Irrigation Improvements,” and together with the General Park Improvements and Trail Completion, Multi-Purpose Playing Field, the Destination Playground and the Parking Lot Improvements, the “Hodge Park Improvements”).

The Commission and the City, on May 29, 2017, entered into a Redevelopment Agreement, which was amended on May 28, 2019 and which provides for (A) the City to cause the design and construction of the General Park Improvements and Trail Completion, the Multi-Purpose Playing Field, the destination Playground and the Parking Lot Improvements to be completed by May 2019 and the Water Main Extension to be completed by April 2021 and for (B) the Commission, subject to terms of the Redevelopment Agreement, as amended, to reimburse the City for costs related to the General Improvements and Trail Completion in amount not to exceed \$1,420,000, costs related to the Multi-Purpose field in amount not to exceed \$700,000, costs related to the Destination Playground in an amount not to exceed \$1,350,000, costs related to the Parking Lot Improvements not to exceed \$250,000 and costs related to the Water Main and Irrigation Improvements not to exceed \$900,000.

The City desires to further amend the Redevelopment Agreement to extend the date of completion for the design and construction of the Water Main Extension to July 2023.

To the extent the Commission finds acceptable the terms of the Second Amendment to the Redevelopment Agreement, attached to the Board Packet as **Exhibit 12**, staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

Action recommended: APPROVAL OF THE SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI, THROUGH ITS BOARD OF PARKS AND RECREATION COMMISSIONERS, FOR THE CONCEPTUAL DESIGN OF SHOAL CREEK PARKWAY, BEGINNING AT N. BRIGHTON ROAD AND CONTINUING TO N. WOODLAND AVENUE AND THE DESIGN AND CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN HODGE PARK, AS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL

CLAY COUNTY/NKC AGENDA ITEMS

ROLL CALL

13. Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto. (*La’Sherry Banks*) Exhibit 1

Minutes of the November 9, 2021 Clay County/NKC meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE NOVEMBER 9, 2021 CLAY COUNTY/NKC MINUTES AS PRESENTED.

14. **Consent Agenda (Cost Certifications): Consideration of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto. (Rick DeSimone) Exhibit 14**

The Consent Agenda items for December 2021 are included in the Commission's Board Packet for review prior to the meeting. The following items are included:

Cost Certifications (**Exhibit 14**)

Arlington Road Link TIF Plan: Consideration of certification of costs totaling \$28,744.00, and other matters related thereto. (Rick DeSimone)

Request from:	Hunt Midwest
Total amount requested:	\$28,744.00
Use of funds:	Street Improvements & Project Expenses
Cost certifier:	Novak Birks
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the current reporting period (1st half 2021), 100% Compliant for the last reporting period (2nd half 2020).

Notes: Street Improvement Project Cost (Project 1), Project Management Expenses and GC Fees. Pay Application #20.

Recommendation: Approval of certification of costs totaling \$28,744.00

Arlington Road TIF Plan: Consideration of certification of costs totaling \$64,313.00, and other matters related thereto. (Rick DeSimone)

Request from:	Hunt Midwest
Total amount requested:	\$64,313.00
Use of funds:	Project Expenses
Cost certifier:	Novak Birks
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the current reporting period (1st half 2021), 100% Compliant for the last reporting period (2nd half 2020).

Notes: Project Expenses includes Engineering Surveys Costs, Professional Services, TIF Administration Fees and Construction Period Interest. Pay Application #29.

Parvin Road TIF Plan: Consideration of certification of costs totaling \$19,167.00, and other matters related thereto. (Rick DeSimone)

Request from: Hunt Midwest
 Total amount requested: \$19,167.00
 Use of funds: Construction, Road & Infrastructure Improvements.
 Cost certifier: Novak Birks
 Questioned or disallowed costs: None
 EATs reporting requirement: 98% compliant for the current reporting period (1st half 2021). 98% Compliant for the last reporting period (2nd half 2020).

Notes: Project Area 3A Expense includes Construction Period Interest. Project Area 4 Expenses include Professional Services, TIF Administration Expenses and Construction Period Interest. Pay Application 128.

Recommendation: Approval of certification of costs totaling \$19,167.00.

North Oak TIF Plan: Consideration of bond draw totaling \$11,117.62, and other matters related thereto. (Rick DeSimone)

Request from: Northland Neighborhoods
 Total amount requested: \$11,117.62
 Use of funds: Administrative fees and Contractor reimbursement in connection with the Encore Housing Program.

North Oak TIF Plan	Bond Draw Portion	Project Funds Portion	Total
- Administrative Fee R Thompson - Inv 77	1,450.12	-	1,450.12
- Home Performances Services Inv 2719-19	9,667.50	-	9,667.50
	\$ 11,117.62	\$ -	\$ 11,117.62

Notes: The draw is for \$1,450.12 Administrative Fees and \$9,667.50 subcontractor's reimbursement as part of the Encore Housing Program and payable from the project account of the bonds related to the North Oak TIF Plan. Bond Request #58.

Recommendation: Approval of a bond draw totaling \$11,117.62.

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

Request from: Northland Neighborhoods
 Total amount requested: \$11,500.00
 Use of funds: Administrative fees and Contractor reimbursement in connection with the Encore Housing Program.

North Oak TIF Plan	Bond Draw Portion	Project Funds Portion	Total
- Administrative Fee J. Condon - Inv 78	1,500.00	-	1,500.00
- Custom Express - Inv 2224	8,380.00	-	8,380.00
- Custom Express - Inv 2227	1,620.00	-	1,620.00
	\$ 11,500.00	\$ -	\$ 11,500.00

Notes: The draw is for \$1,500.00 Administrative Fees and \$10,000.00 subcontractor’s reimbursement as part of the Encore Housing Program and payable from the project account of the bonds related to the North Oak TIF Plan. Bond Request #59.

Recommendation: Approval of a bond draw totaling \$11,500.00.

Action recommended: APPROVAL OF 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.

15. Parvin Road Corridor TIF Plan - Project Areas 1 – 4 Uncompleted Private Project Improvements and the Uncompleted Public Improvements No. 8: Consideration of approval of the Certificate of Partial Completion and Compliance in connection with Project Areas 1 – 4 Uncompleted Private Project Improvements and the Uncompleted Public Improvements No. 8 within the Parvin Road Corridor TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 15

This Certificate of Partial Completion and Compliance is issued to Hunt Midwest Real Estate Development, Inc. (the “Redeveloper”), in accordance with Section 19 of the Amended and Restated Redevelopment Agreement (the “Redevelopment Agreement”), dated June 8, 2013 and amended on March 16, 2018 and amended on **September**, 2021, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper for the implementation of a portion of the Uncompleted Private Project Improvements and Uncompleted Public Improvements described on Exhibit A.

	Budget	Actual
Total Public Improvements	\$67,805,614	\$39,155,851

Public Improvement Costs Eligible for Reimbursement \$67,805,614 \$39,155,851

REDEVELOPER'S REPORT OF PARTIALLY COMPLETED PROJECT IMPROVEMENTS:

The Uncompleted Private Project Improvements and the Uncompleted Public Improvements contemplated by the Redevelopment Agreement include the Partially Completed Improvements specifically described on **Exhibit A** and for which Redevelopment Project Costs have been certified.

Cost Certification: All costs to date have been certified by the Commission.

Compliance With Policies: The Redeveloper satisfactorily complied with the policies attached to and incorporated within the Redevelopment Agreement, including the Commission's Work Force Policy and the City's Affirmative Action Policy, as set forth in Ordinance No. 180535, as further amended, and as it may be amended from time to time (the "MBE/WBE Ordinance").

Staff recommends approval of the Certificate of Partial Completion and Compliance.

Action recommended: APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE UNCOMPLETED PRIVATE PROJECT IMPROVEMENTS AND THE UNCOMPLETED PUBLIC IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

ROLL CALL

16. Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto. (La'Sherry Banks) Exhibit 1

Minutes of the November 9, 2021 Administrative TIFC meeting are included for the Commission's review prior to the meeting.

Action recommended: ACCEPTANCE OF THE NOVEMBER 9, 2021 ADMINISTRATIVE TIFC MINUTES AS PRESENTED.

17. Economic Activity Taxes: Consideration of acceptance of the Economic Activity Taxes Report, and other matters related thereto. (Rick DeSimone) Exhibit 17

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

- EATs Report

Action recommended: NONE; INFORMATION ONLY

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

The Affirmative Action/Contract Compliance Committee held a closed session meeting to discuss legal matters related to Shoal Creek TIF Plan/Projects Q, R, & S on Monday, November 15, 2021. No other matters were discussed at the meeting.

Action recommended: NONE; INFORMATION ONLY

19. **Governance, Finance and Audit Subcommittee: Consideration of acceptance of the Governance, Finance and Audit Reports, and other matters related thereto. (Tammy Queen) Exhibit 19 & Exhibit 19A**

The Governance, Finance and Audit Subcommittee did not meet in December, however, would like to present the following item:

- Monthly Financials as prepared by Cochran Head
(Michael Keenen of Cochran Head)
- Investment Report presented by Marcus Whitworth

Action recommended: ACCEPTANCE OF THE FINANCIAL REPORT

20. **Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto. (Ryana Parks-Shaw) Exhibit 20**

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

JACKSON COUNTY/KCMO AGENDA ITEMS

ROLL CALL

23. **Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto. (La'Sherry Banks) Exhibit 1**

Minutes of the November 9, 2021 Jackson County/KCMO meeting are included for the Commission's review prior to the meeting.

Action recommended: ACCEPTANCE OF THE NOVEMBER 9, 2021 JACKSON COUNTY/KCMO MINUTES AS PRESENTED.

24. **Consent Agenda (Cost Certifications): Consideration of the Cost Consent Agenda for Jackson County/KCMO, and other matters related thereto. (Rick DeSimone) Exhibit 24**

The Consent Agenda items for December 2021 are included in the Commission's Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (Exhibit 24)

11th Street Corridor TIF Plan: Consideration of certification of costs totaling \$36,025.00, and other matters related thereto. (Rick DeSimone)

Request from: Broadway Square Partners
Total amount requested: \$36,025.00
Use of funds: Streetscape Improvements
Cost certifier: BerganKDV CPAS
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (1st half 2021). 100% Compliant for the last reporting period (2nd half 2020).

Notes: Streetscape Improvements at 1000 Central. 26th Round Award of Assistance (Rd. 26-3).

Recommendation: Approval of certification of costs totaling \$36,025.00.

11th Street Corridor TIF Plan: Consideration of certification of costs totaling \$15,075.00, and other matters related thereto. (Rick DeSimone)

Request from: Landmark Mortgage Co
Total amount requested: \$15,075.00
Use of funds: Streetscape Improvements
Cost certifier: BerganKDV CPAS
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (1st half 2021). 100% Compliant for the last reporting period (2nd half 2020).

Notes: Streetscape Improvements at 300 W. 11th Street. 26th Round Award of Assistance (Rd. 26-1).

Recommendation: Approval of certification of costs totaling \$15,075.00.

11th Street Corridor TIF Plan: Consideration of certification of costs totaling \$41,251.00, and other matters related thereto. (Rick DeSimone)

Request from:	SCOS Inc.
Total amount requested:	\$41,251.00
Use of funds:	Streetscape Improvements & ADA Accessibility
Cost certifier:	BerganKDV CPAS
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the current reporting period (1st half 2021). 100% Compliant for the last reporting period (2nd half 2020).

Notes: Streetscape Improvements and ADA Accessibility at 1020 Central. 26th and 27th Round Awards of Assistance (Rd. 26-2 and Rd. 27-1).

Recommendation: Approval of certification of costs totaling \$41,251.00.

River Market TIF Plan: Consideration of certification of costs totaling \$40,522.20, and other matters related thereto. (Rick DeSimone)

Request from:	River Market Community Improvement District
Total amount requested:	\$40,522.20
Use of funds:	Infrastructure Improvements
Cost certifier:	Ralph C. Johnson & Co.
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the current reporting period (1st half 2021). 100% Compliant for the last reporting period (2nd half 2020).

Notes: Improvements include repairing sidewalks & drive entrances at 4th and Locust, Design Study for Alley and Dumpster improvements and Light pole installation on 2nd Street. Improvements are part of the River Market Community Improvement District.

Recommendation: Approval of certification of costs totaling \$40,522.20.

Overlook TIF Plan: Consideration of certification of costs totaling \$388,390.00, and other matters related thereto. (Rick DeSimone)

Request from:	Oz Development Company
Total amount requested:	\$388,390.00
Use of funds:	Project Redevelopment Cost
Cost certifier:	Novak Birks
Questioned or disallowed costs:	None

EATs reporting requirement: Initial Reporting Period Pending Project Completion.

Source of Funds	Draw 1	Deduct:	Current Cost	Less:	Current Costs
	Request	Retainage Released	Request for Certification	Questioned Cost	Examined Draw 1
Central City EDI	\$ 338,390.00	\$ -	\$ 338,390.00	\$ -	\$ 338,390.00
TIF Reimbursable	-				
Public Improvements (PIAC)	-				
STIF Reimbursable	-	-	-	-	-
	<u>\$ 338,390.00</u>	<u>\$ -</u>	<u>\$ 338,390.00</u>	<u>\$ -</u>	<u>\$ 338,390.00</u>

Notes: Project Costs include Design & Engineering Cost and Building & Site Demolition Costs. Draw Request #1.

Recommendation: Approval of certification of costs totaling \$388,390.00.

Action recommended: APPROVAL OF 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.

25. 12 & Wyandotte TIF Plan: Consideration of the approval of an Assignment and Assumption Agreement of Redevelopment Agreement and Financing Agreement among the TIF Commission, Skyline Investments, Inc., Kansas City MO Hotel Partners, L.P. and the City of Kansas City, Missouri, in connection with Redevelopment Project 4 of the 12th & Wyandotte TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 25

On December 10, 1992, the City Council (the “Council”) of the City of Kansas of City, Missouri passed Ordinance No. 921351, which approved the 12th & Wyandotte Tax Increment Financing Plan (the “TIF Plan”), which has been amended from time to time by a series of ordinances passed by the Council. The TIF Plan provides for the implementation of Redevelopment Project 4, which provides for the redevelopment of the hotel located at 1215 Wyandotte, Kansas City, Missouri, commonly referred to as the Aladdin Hotel (the “Hotel”), along with improvements to the sidewalks adjacent to the Hotel and the pedestrian tunnel connecting the Hotel to the Municipal Auditorium Parking Garage (the “Project 4 Improvements”).

On June 8, 2006, the Commission and Kansas City MO Hotel Partners, L.P. (the “Developer”) entered into an Agreement (the “Redevelopment Agreement”) for the implementation of the Project 4 Improvements. The Commission, by Resolution No. 9-14-08, issued of a Certificate of Completion for the Project 4 Improvements for which the Developer has incurred costs that have been certified by the Commission, and such Certificate of Completion is an acknowledgement by the Commission that the Developer satisfied certain obligations and duties under the Redevelopment Agreement with respect to the implementation of the Project 4 Improvements.

Aladdin Master Tenant, L.L.C., a wholly-owned subsidiary the Developer (“Seller”), and Skyline Investments, Inc. (“Skyline”) are parties to that certain Purchase Contract having an effective date of October 8, 2021 (as amended or supplemented from time to time, the “Purchase Contract”), pursuant to which Seller has agreed to sell and convey to Skyline, or its designee (“Skyline’s Designee”) certain real property upon which the Project 4 Improvements are located, along with the Project 4 Improvements (the “Property”).

Pursuant to the Purchase Contract, Seller is to assign or cause to be assigned to Skyline or Skyline’s Designee all rights, interests, duties and obligations designated by the Purchase Contract or agreements relating to the ownership or operation of the Property, including all of the Developer’s rights, duties, interests and obligations under the Redevelopment Agreement. Section 22 of the Redevelopment Agreement provides that there shall be no assignment of Developer’s rights, interests, duties and obligations under the Redevelopment Agreement, except upon terms and conditions agreeable to the Commission and upon the execution by an assignee of an instrument in writing, for itself and its successors and assigns, and expressly for the benefit of the Commission, assuming all obligations of Developer and agreeing to be subject to all of the conditions and restrictions which Developer is subject under the Redevelopment Agreement.

Additionally, the Developer, the Commission and the City of Kansas City, Missouri (the “City”) entered into the Financing Agreement dated as of August 23, 2006 (“Financing Agreement”) to provide for reimbursement of certain reimbursable redevelopment project costs related to the Project 4 Improvements from additional economic activity taxes, as described by the Financing Agreement (“City Revenue”). In connection with the transfer and conveyance of the Property, pursuant to the Purchase Contract, Developer desires to assign all of its rights, duties, interests and obligations under the Financing Agreement to Skyline or Skyline’s Designee, including the right to receive City Revenue as reimbursement of certain redevelopment project costs incurred in connection with the implementation of the Project 4 Improvements.

Enclosed in the TIF Commission’s Packet as **Exhibit 25** is an Assignment and Agreement by and among the TIF Commission, Skyline, the Developer and the City, which provides, in part, subject to the closing on the sale of the Property pursuant to the Purchase Contract, and subject to the Skyline or Skyline’s designee entering into a separate Funding Agreement and Amended and Restated Redevelopment Agreement with the Commission, the Developer shall assign to Skyline or Skyline’s designee that shall be approved, in writing, by the Commission, (a) all of Developer’s right, title, interests, duties and obligations under the Redevelopment Agreement with respect to Project Area 4 and the right to reimbursement of any and all redevelopment project costs that have been or may be certified by the Commission pursuant to the Redevelopment Agreement and that are due and may be due and owing to Developer for the implementation of the Project 4 Improvements, in accordance with the terms and conditions of the Redevelopment Agreement, and (b) all of Developer’s right, title, interests, duties and obligations under the Financing Agreement and the right to reimbursement of any and all reimbursable project costs to be reimbursed with City Revenue that are due and may be due and owing to Developer, in accordance with the terms and conditions of the Financing Agreement.

To the extent the Commission finds acceptable the terms of the Assignment and Assumption Agreement, attached to the Board Packet as **Exhibit 25**, staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

Action recommended:

APPROVE THE ASSIGNMENT AND ASSUMPTION AGREEMENT AMONG KANSAS CITY MO PARTNERS, LLC, SKYLINE INVESTMENTS, INC., THE CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE REDEVELOPMENT PROJECT 4 OF THE 12TH & WYANDOTTE TIF PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

26. 12 & Wyandotte TIF Plan: Consideration of the Amended and Restated Redevelopment Agreement between the TIF Commission and Skyline Investments, Inc. or its approved designee, in connection with Redevelopment Project 4 of the 12th & Wyandotte TIF Plan, and other matters related thereto. (*Wesley Fields*) Exhibit 26

On December 10, 1992, the City Council (the “Council”) of the City of Kansas of City, Missouri passed Ordinance No. 921351, which approved the 12th & Wyandotte Tax Increment Financing Plan (the “TIF Plan”), which has been amended from time to time by a series of ordinances passed by the Council. The TIF Plan provides for the implementation of Redevelopment Project 4, which provides for the redevelopment of the hotel located at 1215 Wyandotte, Kansas City, Missouri, commonly referred to as the Aladdin Hotel (the “Hotel”), along with improvements to the sidewalks adjacent to the Hotel and the pedestrian tunnel connecting the Hotel to the Municipal Auditorium Parking Garage (the “Project 4 Improvements”).

On June 8, 2006, the Commission and Kansas City MO Hotel Partners, L.P. (the “Developer”) entered into an Agreement (the “Redevelopment Agreement”) for the implementation of the Project 4 Improvements. The Commission, by Resolution No. 9-14-08, issued of a Certificate of Completion for the Project 4 Improvements for which the Developer has incurred costs that have been certified by the Commission, and such Certificate of Completion is an acknowledgement by the Commission that the Developer satisfied certain obligations and duties under the Redevelopment Agreement with respect to the implementation of the Project 4 Improvements.

Aladdin Master Tenant, L.L.C., a wholly-owned subsidiary the Developer (“Seller”), and Skyline Investments, Inc. (“Skyline”) are parties to that certain Purchase Contract having an effective date of October 8, 2021 (as amended or supplemented from time to time, the “Purchase Contract”), pursuant to which Seller has agreed to sell and convey to Skyline, or its designee (“Skyline’s Designee”) certain real property upon which the Project 4 Improvements are located, along with the Project 4 Improvements (the “Property”).

Pursuant to the Purchase Contract, Seller is to assign or cause to be assigned to Skyline or Skyline's Designee all rights, interests, duties and obligations designated by the Purchase Contract or agreements relating to the ownership or operation of the Property, including all of the Developer's rights, duties, interests and obligations under the Redevelopment Agreement. Section 22 of the Redevelopment Agreement provides that there shall be no assignment of Developer's rights, interests, duties and obligations under the Redevelopment Agreement, except upon terms and conditions agreeable to the Commission and upon the execution by an assignee of an instrument in writing, for itself and its successors and assigns, and expressly for the benefit of the Commission, assuming all obligations of Developer and agreeing to be subject to all of the conditions and restrictions which Developer is subject under the Redevelopment Agreement.

Additionally, the Developer, the Commission and the City of Kansas City, Missouri (the "City") entered into the Financing Agreement dated as of August 23, 2006 ("Financing Agreement") to provide for reimbursement of certain reimbursable redevelopment project costs related to the Project 4 Improvements from additional economic activity taxes, as described by the Financing Agreement ("City Revenue"). In connection with the transfer and conveyance of the Property, pursuant to the Purchase Contract, Developer desires to assign all of its rights, duties, interests and obligations under the Financing Agreement to Skyline or Skyline's Designee, including the right to receive City Revenue as reimbursement of certain redevelopment project costs incurred in connection with the implementation of the Project 4 Improvements.

The Skyline and the Developer design to enter into an Assignment and Agreement by and among the TIF Commission, Skyline, the Developer and the City, which shall provide, in part, subject to the closing on the sale of the Property pursuant to the Purchase Contract, and subject to the Skyline or Skyline's designee entering into a separate Funding Agreement and Amended and Restated Redevelopment Agreement with the Commission, the Developer shall assign to Skyline or Skyline's designee that shall be approved, in writing, by the Commission, (a) all of Developer's right, title, interests, duties and obligations under the Redevelopment Agreement with respect to Project Area 4 and the right to reimbursement of any and all redevelopment project costs that have been or may be certified by the Commission pursuant to the Redevelopment Agreement and that are due and may be due and owing to Developer for the implementation of the Project 4 Improvements, in accordance with the terms and conditions of the Redevelopment Agreement, and (b) all of Developer's right, title, interests, duties and obligations under the Financing Agreement and the right to reimbursement of any and all reimbursable project costs to be reimbursed with City Revenue that are due and may be due and owing to Developer, in accordance with the terms and conditions of the Financing Agreement.

Pursuant to the Assignment and Assumption Agreement, Skyline desires to enter into an Amended and Restated Redevelopment Agreement, which provides that the Commission and Skyline shall amend and restate the Redevelopment Agreement to acknowledge that certain obligations have been satisfied, but to also set out the remaining and continuing rights and obligations under the Redevelopment Agreement.

To the extent the Commission finds acceptable the terms of the Amended and Restated Redevelopment Agreement, attached to the Board Packet as **Exhibit 26**, staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

Action recommended: APPROVE THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND SKYLINE INVESTMENTS, INC. OR ITS APPROVED DESIGNEE, IN CONNECTION WITH THE REDEVELOPMENT PROJECT 4 OF THE 12TH & WYANDOTTE TIF PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

27. **Kansas City Convention Center Headquarters Hotel TIF Plan: Consideration of the First Amendment to the First Amended and Restated Super-TIF Financing Agreement among the TIF Commission, the City of Kansas City, Missouri, the Convention and Visitors Bureau of Greater Kansas City, Inc. D/B/A VISITKC and KC Hotel Property Owner, LLC, in connection with the Kansas City Convention Center Headquarters Hotel TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 27**

On July 23, 2015, the City Council (the “City Council”) of the City of Kansas City, Missouri passed Committee Substitute for Ordinance No. 150597, which approved the Kansas City Convention Center Headquarters Hotel TIF Plan (the “Plan”) and designated the area (the “Redevelopment Area”) and each Redevelopment Project Area described therein (the “Redevelopment Project Areas”). The Plan provides, among other things, for the construction of a convention center headquarters hotel, which shall contain approximately 800 guest rooms, approximately 75,000 square feet of meeting space, an approximately 4,500 square foot winter garden/terrace, approximately 15,450 square feet of retail, restaurant, bar and lounge areas and approximately 9,913 square feet of recreational facilities and related on-site improvements (the “Hotel”), a parking structure accommodating approximately 450 spaces (the “Parking Facility”), a connection between the Hotel and Bartle Hall Convention Center (the “Connector,” together with the Hotel and Parking Facility shall hereinafter be referred to as the “Project Improvements”) and certain public improvements, including sidewalks, streetscape, and any other public improvements required to support the Project Improvements (the “Public Improvements”).

The City Council, by Committee Substitute for Ordinance No. 150597, agreed to provide additional financing for the Project Improvements and Public Improvements by committing, subject to appropriation and collection, in addition to payments in lieu of taxes and economic activity taxes authorized by the TIF Act, the total additional revenue from taxes which are imposed by the City and generated by economic activities within the Redevelopment Area, which are not subject to capture, in accordance with the TIF Act, and would otherwise be deposited into the City’s general municipal funds (the “Additional City EATS”) to be used for payment of certified Redevelopment Project Costs identified by the Plan. Additionally, the Conventions and Visitors Bureau of Greater Kansas City, Inc. (the “CVA”) agrees that there is a need to provide for the marketing and promotion of Kansas City, Missouri as a location for conventions and tourism, and that the development of hotels to service the areas near Downtown is essential to a healthy convention economy and acknowledges that those funds

generated within the Redevelopment Area described by the Plan and which would otherwise be available to the CVA, pursuant to Section 68-553, Code of Ordinances, shall be transferred by the City to the Commission and thereafter distributed to KC Hotel Developers, LLC for reimbursement of certified Redevelopment Project Costs identified by the Plan.

On September 22, 2015, the Commission, the City, CVA and KC Hotel Developers, LLC (the “Developer”) entered into a Super-TIF Financing Agreement, which provides that the City, subject to appropriation and collection, shall contribute to the Commission the Additional EATs, which shall be used fund certified Redevelopment Project Costs identified by the Plan and such Super-TIF Financing Agreement was amended and restated on August 22, 2016 to include a new provision to permit future modifications or amendments to be made to the Super-TIF Financing Agreement with the written consent of the parties affected.

The City and the Developer now desire to further amend the First Amended and Restated Super-TIF Financing Agreement to provide certain modifications necessitated by a change in that certain Catering Agreement between the Developer and City that now provides that the City shall make a one-time lump payment under the Catering Agreement, rather than annual payments.

The First Amendment to the First Amended and Restated Super –TIF Financing Agreement attached as **Exhibit 27** to the Board Packet contains language that conforms the news terms of the Catering Agreement between the City and the Developer.

To the extent the Commission finds acceptable the terms of the First Amendment to the First Amended and Restated Super-TIF Financing Agreement, attached to the Board Packet as **Exhibit 27**, staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

Action recommended:

APPROVE THE FIRST AMENDMENT TO THE FIRST AMENDED AND SUPER-TIF FINANCING AGREEMENT AMONG THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CITY OF KANSAS CITY, MISSOURI, CONVENTION AND VISITORS BUREAU OF GREATER KANSAS CITY, INC. D/B/A VISITKC AND KANSAS CITY HOTEL PROPERTY OWNER, LLC, IN CONNECTION WITH THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS

PUBLIC HEARING – 10:00 AM

ROLL CALL

28. **Pioneer Plaza TIF Plan- First Amendment: Consideration of approval of the First Amendment of the Pioneer Plaza TIF Plan, and other matters related thereto. (Heather Brown)**

Action recommended:

Withdrawn per developer.

29. Consideration of acceptance of the Jackson County/Hickman Mills TIFC Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 1

Minutes of the November 9, 2021 Jackson County/Hickman Mills meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE NOVEMBER 9, 2021 JACKSON COUNTY/HICKMAN MILLS MINUTES AS PRESENTED.

30. Bannister & I-435 TIF Plan - Five-Year Progress Report: Consideration of acceptance of the Five-Year Progress Report on the status of the Cerner Campus Development within the Bannister & I-435 TIF Plan, and other matters thereto. (Sandra L. Rayford) Exhibit 30

The Tax Increment Financing Commission (“the Commission”) entered into an Agreement on March 31, 2016 with the Cerner Property Development, Inc. (the “Redeveloper”) for the implementation of Project Improvements and Public Improvements identified in the Bannister & I-435 TIF Plan (the “TIF Plan”) approved by the City council on October 10, 2013 under Ordinance No. 130737 and amended two additional times. The Redevelopment Agreement requires that the Redeveloper prepare and present to the Commission a detailed report on the progress of implementation of the Project Improvements and Public Improvements. Enclosed with your Board Packets is a PowerPoint provided by the Redeveloper which will be presented to the Commission by the Redeveloper.

Action recommended: ACCEPTANCE OF THE FIVE-YEAR PROGRESS REPORT FOR THE BANNISTER I-435 TIF PLAN.

EXECUTIVE SESSION

31. 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. (Chair Canady)

RESUME BUSINESS SESSION

32. Adjournment

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