

# **Board Meeting Agenda**

## **Tax Increment Financing Commission**

**City of Kansas City, Missouri**

DATE: January 11, 2022  
TIME: **9:30 a.m.**  
PLACE: Economic Development Corporation Board Room, 4<sup>th</sup> Floor  
300 Wyandotte  
Kansas City, Missouri

## **Videoconference**

<https://us06web.zoom.us/j/89120225749?pwd=cHc3OTlpMmFNK2pqZFIGdEROazlvdz09>

**Meeting ID: 891 2022 5749**

**Passcode: 199445**

**By Telephone: +1 312 626 6799**

# ***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 December 14, 2021 Platte County/Platte RIII-Park Hill meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE DECEMBER 14, 2021 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED.

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

The Platte Purchase Development Plan provided for the appointment of a representative to the Advisory Committee by the Platte County Commission. The Commission has requested the appointment of Joe Vanover to the Platte Purchase Advisory Committee as the representative of the Commission, replacing John Elliott.

Recommendation: Accept the recommendations from Platte County Commission the appointment of Joe Vanover as the regular appointee, with Ron Scheiber as the alternate.

*Action recommended:* APPROVAL OF THE APPOINTMENT OF JOE VANOVER REPRESENTING PLATTE COUNTY TO THE KCI CORRIDOR TIF ADVISORY COMMITTEE.

# ***PLATTE-CLAY COUNTY/PLATTE RIII AGENDA ITEMS***

## **PUBLIC HEARING – 9:45 AM**

## ***ROLL CALL***

- 3. Barry Towne TIF Plan - Fourth Amendment: Consideration of approval of the Fourth Amendment of the Barry Towne TIF Plan, and other matters related thereto (*David Leader*) Exhibit 3**

Purpose: The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri approval of the Fourth Amendment to the Barry Towne Tax Increment Financing Plan (the "TIF Plan" or "Redevelopment Plan").

Redevelopment Plan Area: The redevelopment area described by the Plan is approximately 345 acres generally located at the intersection of U.S. Route 169 and N.W. Barry Road and described as being generally bounded by U.S. Route 169 on the East, the extension of 80<sup>th</sup> Street on the South, Missouri Route 152 on the North, and N.W. Stagecoach Road (North of

N.W. Barry Road) and Hickory Road (South of N.W. Barry Road) on the west (the “Redevelopment Area”), all located in Kansas City, Missouri, (The “City”) located in Clay County.

Development Program: The TIF Plan provides for public infrastructure improvements. The public infrastructure improvements consist of road improvements, signage, signaling, sidewalks, curbs, sewer improvements, and other related public infrastructure improvements that will encourage construction of above and below ground development.

Notices: Staff delivered notice by certified mail on November 27, 2021 to the taxing districts from which taxable property is included in the Redevelopment Area and such notice contained an invitation to each such taxing district to submit comments to the TIF Commission concerning the Fourth Amendment to the TIF Plan prior to the date of this hearing. Staff prepared and published notices in Kansas City Star on December 12, 2021 and January 2, 2022. Staff prepared and delivered notices on December 29, 2021 by certified mail to the person or persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land located within the Redevelopment Area, which shall be subjected to payments in lieu of taxes and economic activity taxes.

General Description of the Fourth Amendment to the Barry Towne Tax Increment Financing: The Fourth Amendment provides for (a) a modification to the legal description of the Redevelopment Area, (b) modification to the legal descriptions of Redevelopment Project Areas III.B and VI, (c) modifications to the Site Plan, (d) the elimination of all improvements contemplated by or funded with tax increment financing generated by the portions of Redevelopment Project Areas III.B. and VI, (e) modifications to the Estimated Redevelopment Project Costs, (f) modifications to the Sources of Funds, (g) modifications to the Estimated Annual Payments in Lieu of Taxes and Economic Activity Taxes (h), modifications to the Estimated Equalized Assessed Valuation after Redevelopment, and (i) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications. The Fourth Amendment does not alter or modify the intent of the Plan, as amended, except for those changes specifically mentioned herein.

Statutory Findings: It is Staff’s recommendation that the Fourth Amendment to Barry Towne Tax Increment Financing Plan meets each of the required statutory findings identified by the TIF Act. Specifically:

- Economic Development Area: The Fourth Amendment does not alter the City’s previous finding that the Redevelopment Area, on the whole, is an Economic Development Area.
- Expectations for Development: The Fourth Amendment does not alter the City’s previous finding that the Redevelopment Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing.
- Conforms to Comprehensive Plan of City: The Fourth Amendment does not alter the City’s previous finding that the Plan conforms to the City’s comprehensive plan.

- **Date to Adopt Redevelopment Project:** The Fourth Amendment does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the plan.
- **Date to Retire Obligations:** In the event, Obligations are issued to finance Redevelopment Project Costs, it is anticipated that such Obligations will be retired in less than twenty-three (23) years from the adoption of the Ordinance approving the last Redevelopment Project to be approved by the City Council from which TIF Revenue is utilized to pay principal and interest on such Obligations.
- **Acquisition by Eminent Domain:** The Fourth Amendment does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.
- **Cost-Benefit Analysis:** The Fourth Amendment does not alter the previous cost-benefit analysis approved by the City, which assesses the economic impact of the Plan on each affected Taxing District and provides sufficient information to evaluate whether the Redevelopment Projects, as proposed by the Plan, are financially feasible.
- **Gambling Establishment:** The Fourth Amendment does not include the initial development or redevelopment of any gambling establishment as defined in the Act. **Recommendation:** Staff recommends approval of the Fourth Amendment to the Barry Towne Tax Increment Financing Plan.

**Recommendation:** Staff recommends approval of the Fourth Amendment to the Barry Towne Tax Increment Financing Plan.

*Action recommended:*                    **(1 of 2)** CLOSING THE PUBLIC HEARING.

**(2 of 2)** APPROVAL OF THE FOURTH AMENDMENT OF THE BARRY TOWNE TAX INCREMENT FINANCING PLAN, AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

**4. 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 December 14, 2021 Platte-Clay County/Platte RIII meeting are included for the Commission’s review prior to the meeting.

*Action recommended:*                    ACCEPTANCE OF THE DECEMBER 14, 2021 PLATTE-CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED.

5. **Platte Purchase Development Plan: Public Improvements 3/4/7A/10, NW, TSR, M152 & N Platte Purchase Interchange, N Platte Purchase, Line Creek Parkway, Sanitary Sewer: Consideration of approval of the Certificate of Partial Completion and Compliance No. 8 in connection with the Platte Purchase Development Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 5**

This Certificate of Partial Completion and Compliance is issued to MD Management, Inc. (the “Redeveloper”) in accordance with the Agreement (the “Redevelopment Agreement”), dated July 21, 2016, as it has been and may be amended from time to time, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper, for the implementation of certain public infrastructure improvements described by the Platte Purchase Development Plan, as amended (the “TIF Plan”).

	<b><u>Redevelopment Project Costs</u></b>	
	<b>Budget</b>	<b>Actual</b>
Total Costs of Public Improvements	\$14,382,000	\$11,949,196
Eligible Reimbursable Project Costs	\$14,382,000	\$11,949,196
Reimbursable Commission Plan Expenses	\$ 650,000	\$ 372,151
Reimbursable Redeveloper Legal Fees	\$ 600,000	\$ 536,184
Construction Period Interest	\$ 500,000	\$ 111,793

Redeveloper’s Report: The Redeveloper has provided satisfactory compliance documentation related to the Partially Completed Public Improvements.

Cost Certification: All costs through September 30, 2021 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 further 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 PUBLIC IMPROVEMENT COSTS WITHIN THE PLATTE PURCHASE DEVELOPMENT PLAN AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

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

The Platte Purchase Development Plan provided for the appointment of a representative to the Advisory Committee by the Platte County Commission. The Commission has requested the appointment of Joe Vanover to the Platte Purchase Advisory Committee as the representative of the Commission, replacing Ron Schieber.

Recommendation: Accept the recommendations from Platte County Commission the appointment of Joe Vanover as the regular appointee, with Ron Scheiber as the alternate.

*Action recommended:* APPROVAL OF THE APPOINTMENT OF JOE VANOVER REPRESENTING PLATTE COUNTY TO THE PLATTE PURCHASE ADVISORY COMMITTEE.

## ***CLAY COUNTY/NKC AGENDA ITEMS***

### **PUBLIC HEARING – 10:00 AM**

#### ***ROLL CALL***

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

*Action recommended:* CONTINUING THE PUBLIC HEARING TO 10:00 AM FEBRUARY 8, 2022.

### **PUBLIC HEARING – 10:15 AM**

#### ***ROLL CALL***

- Arlington Road TIF Plan – Seventh Amendment: Consideration of approval of a Seventh Amendment to the Arlington Road Tax Increment Financing plan, approval of Redevelopment Project 5, approval of Redevelopment Project 7, approval of the modification to the legal description for Redevelopment Project 3, and other matters related thereto. (*David Leader*) Exhibit 8 & 8A**

Purpose: The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri approval of the Seventh Amendment to the Arlington Road Tax Increment Financing Plan (the “TIF Plan” or “Redevelopment Plan”), approval of Redevelopment Project 5, approval of Redevelopment Project 7, approval of the modification to the legal description for Redevelopment Project 3, and release of ordinance 140918 from the semi-annual docket.

Redevelopment Plan Area: The redevelopment area described by the Plan is generally bounded by Claycomo city limits on the north and on the east, Parvin Road on the south, and Worlds of Fun Avenue on the west in Kansas City, Clay County, Missouri (the “Redevelopment Area”).

Development Program: The TIF Plan provides for public infrastructure improvements. The public infrastructure improvements consist of road improvements, signage, signaling, sidewalks, curbs, sewer improvements, and other related public infrastructure improvements that will encourage construction of above and below ground development.

Notices: Staff delivered notice by certified mail on November 27, 2021 to the taxing districts from which taxable property is included in the Redevelopment Area and such notice contained an invitation to each such taxing district to submit comments to the TIF Commission concerning the Seventh Amendment to the TIF Plan prior to the date of this hearing. Staff prepared and published notices in Kansas City Star on December 12, 2021 and January 2, 2022. Staff prepared and delivered notices on December 29, 2021 by certified mail to the person or persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land located within the Redevelopment Area, which shall be subjected to payments in lieu of taxes and economic activity taxes.

General Description of the Seventh Amendment to the Arlington Road Tax Increment Financing: The Seventh Amendment to Plan provides for (1) certain modifications to the description of the Redevelopment Area; (2) the addition of legal descriptions for Redevelopment Project Area 5 and Redevelopment Project Area 7; (3) certain modifications to Redevelopment Project Area 3; (4) the removal of all references to the potential Redevelopment Project Areas 1, 8, 9, 10, 11, 12, 13, 14 and 15; (5) certain modifications to the Site Maps; and (6) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

Statutory Findings: Staff recommends that the Seventh Amendment to Arlington Road Tax Increment Financing Plan meets each of the required statutory findings identified by the TIF Act. Specifically:

- Economic Development Area: The Seventh Amendment does not alter the City's previous finding that the Redevelopment Area, on the whole, is an Economic Development Area.
- Expectations for Development: The Seventh Amendment does not alter the City's previous finding that the Redevelopment Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing.
- Conforms to Comprehensive Plan of City: The Seventh Amendment does not alter the City's previous finding that the Plan conforms to the City's comprehensive plan.
- Date to Adopt Redevelopment Project: The Seventh Amendment does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the plan.
- Date to Retire Obligations: In the event, Obligations are issued to finance Redevelopment Project Costs, it is anticipated that such Obligations will be retired in less than twenty-three (23) years from the adoption of the Ordinance approving the last Redevelopment Project to be approved by the City Council from which TIF Revenue is utilized to pay principal and interest on such Obligations.

- Acquisition by Eminent Domain: The Seventh Amendment does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.
- Cost-Benefit Analysis: The Seventh Amendment does not alter the previous cost-benefit analysis approved by the City, which assesses the economic impact of the Plan on each affected Taxing District and provides sufficient information to evaluate whether the Redevelopment Projects, as proposed by the Plan, are financially feasible.
- Gambling Establishment: The Seventh Amendment does not include the initial development or redevelopment of any gambling establishment as defined in the Act. Recommendation: Staff recommends approval of the Seventh Amendment to the Arlington Road Tax Increment Financing Plan.

Recommendation: Staff recommends approval of the Seventh Amendment to the Arlington Road Tax Increment Financing Plan.

*Action recommended:* (1 of 3) CLOSING OF THE PUBLIC HEARING.

(2 of 2) APPROVAL OF THE SEVENTH AMENDMENT OF THE ARLINGTON ROAD TAX INCREMENT FINANCING PLAN, AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

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

Minutes of the December 14, 2021 Clay County/NKC meeting are included for the Commission’s review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE DECEMBER 14, 2021 CLAY COUNTY/NKC MINUTES AS PRESENTED.

**10. Arlington Road TIF Plan - Arlington Link Phase I Sanitary Sewers: Consideration of approval of the Certificate of Partial Completion and Compliance No. 4 in connection with the Arlington Road TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 10**

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 Second Amended and Restated Agreement (the “Redevelopment Agreement”), dated June 22, 2018, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper for the implementation of the Arlington Road Tax Increment Financing Plan, as amended (the “TIF Plan”), as such Redevelopment Agreement relates to the implementation of certain public improvements as described by the TIF Plan, including Phase 8 – Sanitary Sewers.



	<b>Budget for City Funds</b>	<b>Actual</b>
Total Costs of Public Improvements	\$1,600,000	\$1,574,672
Costs Eligible for Reimbursement with City Funds	\$1,600,000	\$1,574,672

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 Affirmative Action Policy.

Cost Certification: All costs through October 31, 2020 have been certified by the Commission.

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

*Action recommended:* APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 4 TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENT COSTS WITHIN THE ARLINGTON ROAD TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

## ***ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS***

### ***ROLL CALL***

#### **11. Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 1**

Minutes of the December 14, 2021 Administrative TIFC meeting are included for the Commission’s review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE DECEMBER 14, 2021 ADMINISTRATIVE TIFC MINUTES AS PRESENTED.

#### **12. Economic Activity Taxes: Consideration of acceptance of the Economic Activity Taxes Report, and other matters related thereto. (Rick DeSimone) Exhibit 12**

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

13. **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) Exhibit 13**

The Affirmative Action/Contract Compliance Committee meeting was canceled.

*Action recommended:* NONE; INFORMATION ONLY

14. **Governance, Finance and Audit Subcommittee: Consideration of acceptance of the Governance, Finance and Audit Reports, and other matters related thereto. (Tammy Queen) Exhibit 14**

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)

*Action recommended:* ACCEPTANCE OF THE FINANCIAL REPORT

15. **Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto. (Ryana Parks-Shaw) Exhibit 15**

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

*Action recommended:* NONE; INFORMATION ONLY.

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

*Action recommended:* NONE; INFORMATION ONLY.

17. **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***

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

Minutes of the December 14, 2021 Jackson County/KCMO meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE DECEMBER 14, 2021 JACKSON COUNTY/KCMO MINUTES AS PRESENTED.

**19. Overlook TIF Plan: Consideration of the Approval of a First Amendment to the Tax Contribution and Disbursement Agreement among the TIF Commission, the City of Kansas City, Missouri, Oz Development, LLC Novak Birks, PC, in connection with the implementation of the Overlook TIF Plan (Wesley Fields) Exhibit 19**

A plan for redevelopment known as the “Overlook Tax Increment Financing Plan” (the “TIF Plan”) for an area designated therein as the redevelopment area (the “Redevelopment Area”) was approved by the City Council of the City (the “Council”) by its passage of Ordinance No. 200942 (the “TIF Ordinance”).

The TIF Plan provides for the construction of up to 60,000 square feet of new office building and 185 surface parking spaces, along with interior driveways, and potentially a health fitness trail and public plaza areas associated with the building (the “Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, structured parking facilities, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”). The proposed redevelopment area described by the TIF Plan is generally bounded by Swope Parkway on the north, 49<sup>th</sup> Street on the south, Chestnut Avenue on the west, and College Avenue on the east, all in Jackson County, Kansas City, Missouri (the “Redevelopment Area”).

The TIF Plan further provides that the estimated reimbursable Redevelopment Project Costs related to the implementation of Projects Improvements are approximately \$23,283,520, which include (1) approximately \$2,995,838 of Economic Activity Taxes and (2)(a) approximately \$2,995,838 of Additional City EATs, (b) approximately \$150,000 sales tax approved and allocated by the Public Improvements Advisory Committee (PIAC) and (c) approximately \$5,000,000 in sales tax recommended by the Central City Economic Development Board (collectively, the City’s Additional Tax Contributions”).

On July 9, 2021, the City of Kansas City, Missouri, the Commission, Oz Development Company, LLC and Novak Birks, PC entered into a Tax Contribution and Disbursement Agreement (the “Original Agreement”), which provides that the City, subject to the terms and conditions of the Tax Contribution Agreement, shall contribute the City’s Additional Tax Contributions in an amount up to approximately \$8,145,838, which shall be used by the Commission to reimburse Redevelopment Project Costs that have been certified by the Commission in accordance with the Redevelopment Agreement between the Commission and Oz Development, LLC.

Oz Development Company, LLC desires to amend the Original Agreement for the purpose of modifying the Estimated Redevelopment Project Costs described therein that relate to the improvements recommended by the Central City Economic Development Board (the “CCED Improvements”). Section 18 of the Original Agreement provides that the terms, conditions and provisions of this Agreement can be neither modified nor eliminated, except by written agreement between the parties.

The First Amendment to the Tax Contribution Agreement, attached as **Exhibit 19** to the Commission Board Packet, which modifies the Estimated Redevelopment Project Costs related to the CCED Improvements, been prepared by legal counsel and reviewed by staff and it contains the Commission’s most recent policies and procedures. To the extent the Commission finds acceptable the terms of the First Amendment to the Tax Contribution and Disbursement Agreement, as described in this agenda item and as more particularly set forth on **Exhibit 19**, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, Executive Director and legal counsel and subject to the City Council’s approval of the TIF Plan.

**Action recommended:** APPROVAL OF THE FIRST AMENDMENT TO THE TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT AMONG THE COMMISSION, THE CITY OF KANSAS CITY, MISSOURI OZ DEVELOPMENT COMPANY, LLC, AND NOVAK BIRKS, PC, IN CONNECTION WITH THE FINANCING OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE OVERLOOK TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

**20. Overlook TIF Plan: Consideration of certification of costs totaling \$230,635.00, and other matters related thereto. (Rick Desimone)**

Request from: Oz Development Company  
 Total amount Requested: \$230,635.00  
 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 2 Request	Deduct: Retainage Released	Current Cost Request for Certification	Less: Questioned Cost	Current Costs Examined Draw 2
	\$				
Central City EDI	230,635.00	\$ -	\$230,635.00	\$ -	\$230,635.00
TIF Reimbursable	-				
Public Improvements (PIAC)	-				
STIF Reimbursable	-	-	-	-	-
	\$				
	230,635.00	\$ -	\$ 230,635.00	\$ -	\$ 230,635.00

Notes: Project Costs include Design & Engineering Costs and Building & Site Demolition Costs. Draw Request #2.

Recommendation: Approval of certification of costs totaling \$230,635.00.

*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, SUBJECT TO THE APPROVAL OF THE FIRST AMENDMENT TO THE TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT.

## ***JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS***

### ***ROLL CALL***

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

Minutes of the December 14, 2021 Jackson County/Hickman Mills meeting are included for the Commission’s review prior to the meeting.

*Action recommended:*

ACCEPTANCE OF THE DECEMBER 14, 2021 JACKSON COUNTY/HICKMAN MILLS MINUTES AS PRESENTED.

### **EXECUTIVE SESSION**

- 22. 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**

- 23. Adjournment**

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