

Board Meeting Agenda

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: August 9, 2022
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th 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 July 12, 2022 Platte County/Platte RIII-Park Hill meeting are included for the Commission's review prior to the meeting.

Action recommended: ACCEPTANCE OF THE JULY 12, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED.

- 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. (*Gloria Garrison*) Exhibit 2**

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

- Cost Certifications (**Exhibit 2**)

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

Request from:	MD Management, Inc.
Total amount requested:	\$436,846.12
Use of funds:	Street Improvements and Administrative Cost
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None

EATs reporting requirement: 35% compliant for the current reporting period (1st half 2022), 1st half reports due 7-31-2022 (prior reporting cycle 92% 2nd half 2021).

Notes: Commission expenses, Street and Public Improvements Project 7D Old Tiffany Springs Road-soft costs. Street and Public Improvements Project 17 Line Creek Parkway-soft costs. Project 21 Northland Sports Complex Road Improvements, Sitework & Utilities, Contingency & Soft Costs.

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

	Bond Draw Portion- Project Fund	Bond Draw Portion-Admin Fund	Pay As You Go Portion	Total Certification
KCI Corridor				
MD Manangement Project 7D	\$ 177.18			\$ 177.18
MD Manangement Project 21	436,084.64			436,084.64
MD Manangement Project 17			581.67	581.67
MD Manangement Interest		2.63		2.63
	\$ 436,261.82	\$ 2.63	\$ 581.67	\$ 436,846.12

Recommendation: Approval of certification of costs totaling \$436,846.12 and payment of related bond draw of \$436,264.45. Reimbursement is subject to the issuance of a Certificate of Partial Completion.

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

Request from: MD Management, Inc.
Total amount requested: **\$2,233,437.62**
Use of funds: Street Improvements and Administrative Cost
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 35% compliant for the current reporting period (1st half 2022), 1st half reports due 7-31-2022 (prior reporting cycle 92% 2nd half 2021).

Notes: Commission expenses, Street and Public Improvements Project 7D Old Tiffany Springs Road-soft costs. Street and Public Improvements Project 17 Line Creek Parkway-soft costs. Project 21 Northland Sports Complex Road Improvements, Stormwater detention, Sitework & Utilities, Contingency & Soft Costs.

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

	Bond Draw Portion- Project Fund	Bond Draw Portion-Admin Fund	Pay As You Go Portion	Total Certification
KCI Corridor				
MD Manangement Project 7D	\$ 9,066.77			\$ 9,066.77
MD Manangement Project 21	2,222,371.02			2,222,371.02
MD Manangement Project 17			1,996.91	1,996.91
MD Manangement Interest		2.92		2.63
	\$2,231,437.79	\$ 2.92	\$ 1,996.91	\$2,233,437.33

Recommendation: Approval of certification of costs totaling \$2,233,437.33 and payment of related bond draw of \$2,231,440.71. 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 No. 4 in connection with Project 21 – Northland Sports Complex within 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 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, as amended (the “KCI Corridor TIF Plan”) and that are identified on Exhibit A to the KCI Corridor TIF Plan – City of Kansas City, Missouri Schedule of Project Costs Submitted and Certified for Reimbursement through June 30, 2022 by Independent Accountant’s Report (the “Certification Report”) dated July 11, 2022 by Ralph C. Johnson & Company, P.C.

The KCI Corridor Tax Increment Financing Plan, which was approved by City Council on March 11, 1999 and which has been amended several times thereafter by a series of Ordinances passed by the City Council (the “TIF Plan”), provides for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including, but not limited to, storm water detention, sidewalk and road improvements, site work, site features and utilities required in connection with the development of a Sports Complex (“Public Improvement 21”), including the Partially Completed 21 Improvements described on the Certification Report.

	<u>Redevelopment Project Costs</u>	
	Budget	Actual
Public Improvement 21 Reimbursable Soft Costs	\$15,570,000	\$7,413,795
Total Public Improvement 21 Reimbursable Costs	\$15,570,000	\$7,413,795

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, as amended from time to time, including the certification of costs related to the Partially Completed 21 Improvements. Staff recommends approval of this Certificate of Partial Completion and Compliance.

Action recommended:

APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE 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.

4. KCI Corridor TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance No. 16 in connection with Project 17 withing the KCI Corridor TIF Plan, and other matters related thereto. (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 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, as amended (the “KCI Corridor TIF Plan”) and that are identified on Exhibit A to the KCI Corridor TIF Plan – City of Kansas City, Missouri Schedule of Project Costs Submitted and Certified for Reimbursement through June 30, 2022 by Independent Accountant’s Report (the “Certification Report”) dated July 11, 2022 by Ralph C. Johnson & Company, P.C.

The KCI Corridor Tax Increment Financing Plan, which was approved by City Council on March 11, 1999 and which has been amended several times thereafter by a series of Ordinances passed by the City Council (the “TIF Plan”), provides for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including Line Creek Parkway from current terminus of Line Creek Parkway at Old Tiffany Springs Road to the proposed entrance of the Platte County R-III School District Complex (“Public Improvement 17”), including the Partially Completed 17 Improvements described on the Certification Report .

	<u>Redevelopment Project Costs</u>	
	Budget	Actual
Total Public Improvement Costs	\$3,130,324	\$3,114,803
Total Reimbursable Construction Costs	\$2,658,129	\$2,658,129
Total Reimbursable Engineering Costs	\$ 335,000	\$ 333,989
Total Reimbursable Soft Costs	\$ 137,195	\$ 127,358

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, as amended from time to time, including the certification of costs related to the Partially Completed 17 Improvements. Staff recommends the approval of the Certificate of Partial Completion and Compliance.

Action recommended:

APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS 17 COSTS AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

PLATTE-CLAY COUNTY/PLATTE RIII AGENDA ITEMS

ROLL CALL

5. 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 July 12, 2022 Platte-Clay County/Platte RIII meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE JULY 12, 2022 PLATTE-CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED.

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

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

- Cost Certifications (**Exhibit 6**)

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

Request from: MD Management, Inc.
 Total amount requested: **\$339,933.59.**
 Use of funds: Construction and Street Improvement Cost
 Cost certifier: Ralph Johnson
 Questioned or disallowed costs: None
 EATs reporting requirement: 0% compliant for the current reporting period (1st half 2022), 1st half reports due 7-31-2022 (prior reporting cycle 100% 2nd half 2021).

Notes: Cost Includes Commission Expenses, Construction Period Interest, Legal Fees & Street Improvement Cost. Street Improvement Cost includes N Platte Purchase Dr, Line Creek Parkway Sanitary Sewer Professional Services.

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

	Bond Draw Portion	Pay As You Go Portion	Total Certification
Platte Purchase			
- MD Management, Inc.	\$ 21,545.51	\$ 318,388.08	\$ 339,933.59

Recommendation: Approval of certification of costs totaling \$339,933.59 and payment of related bond draw of \$21,545.51. Reimbursement is subject to the issuance of a Certificate of Partial Completion.

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

Request from: Olsson
 Total amount requested: \$6,156.52.
 Use of funds: Professional Services for work completed on Platte Purchase Project 6 - MO Route 152 and Platte Purchase Interchange.

Olsson	Date	Bond Draw Portion	Pay As You Go Portion	Total
Invoice No. 421685	5/24/2022	6,156.52	-	6,156.52
		\$ 6,156.52	\$ -	\$ 6,156.52

Notes: The draw is for \$6,156.52 for Professional Service payable from the Platte Purchase Project Bond Fund, related to the Platte Purchase TIF Plan.

Recommendation: Approval of payment of bond draw totaling \$6,156.52.

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

Request from: Big 5 LLC
 Total amount requested: \$26,412.15
 Use of funds: NID Special Assessments
 Cost certifier: Ralph Johnson
 Questioned or disallowed costs: None
 EATs reporting requirement: 0% compliant for the current reporting period (1st half 2022), 1st half reports due 7-31-2022 (prior reporting cycle 100% 2nd half 2021).

Notes: NID Special Assessment reimbursement of the 2021 Property Tax Assessment.

Recommendation: Approval of certification of costs totaling \$26,412.15.

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

Request from: Big 5 LLC
 Total amount requested: \$26,937.76
 Use of funds: NID Special Assessments
 Cost certifier: Ralph Johnson
 Questioned or disallowed costs: None

EATs reporting requirement: 0% compliant for the current reporting period (1st half 2022), 1st half reports due 7-31-2022 (prior reporting cycle 100% 2nd half 2021).

Notes: NID Special Assessment reimbursement of the 2020 Property Tax Assessment.

Recommendation: Approval of certification of costs totaling \$26,937.76.

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.

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

This Certificate of Partial Completion and Compliance is issued to Hunt Midwest Real Estate Development, Inc. (the “Redeveloper”) in accordance with the Agreement (the “Redevelopment Agreement”), dated August 26, 2020 and amended on August 16, 2021, 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”). This Certificate of Partial Completion is issued to 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 that relate to the design and construction of the water main extension along N. Platte Purchase Drive, south approximately 2700 feet to the entrance of Platte Purchase Park, and including Water and Sewer Main extensions within Platte Purchase Park relate to the described on **Exhibit B** and **Exhibit C**, attached hereto (the “Partially Completed Public Improvements”), and for which costs through December 31, 2021 were submitted and certified by Ralph C. Johnson & Company, P.C. Independent Accountant’s Report (the “Cost Certification Report”), dated May 13, 2022 and Commission Resolution No. 6-4-22 (the “Certification of Costs Resolution”), as contemplated by the TIF Plan.

The TIF Plan, which was approved by City Council on July 28, 2016 and which has been amended thereafter by a series of Ordinances passed by the City Council, provides for the implementation of several public infrastructure improvements, including the street improvements, traffic signalization, trails, sanity sewer lines and related improvements to support commercial development within the Development Plan Area and specifically the Partially Completed Improvements described on **Exhibits B** and **C**, attached hereto, for which costs have been certified, pursuant to the Certification of Costs Resolution.

	Budget	Actual to Date
Total Cost of Public Improvements	\$2,300,000	\$2,002,156
Redevelopment Costs Eligible for Reimbursement	\$2,300,000	\$2,002,156

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, as amended from time to time, and the Commission, pursuant to the Certification of Costs Resolution, has certified all Redevelopment Project Costs incurred that are eligible for reimbursement that relate to implementation of the Partially Completed Public Improvements. Staff recommends approval of the Certificate of Partial Completion and Compliance No. 2.

Action recommended: APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 2 TO HUNT MIDWEST, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS 11 COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

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

This Certificate of Partial Completion and Compliance is issued to Hunt Midwest Real Estate Development, Inc. (the “Redeveloper”) in accordance with the Agreement (the “Redevelopment Agreement”), dated April 26, 2020 and amended on August 16, 2021, 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”).

This Certificate of Partial Completion is issued to 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 that relate to the design of Platte Purchase Drive, from NE 108th Street to Platte Purchase Park entrance, as described on **Exhibit B**, attached hereto (the “Partially Completed Public Improvements”), and for which costs through December 31, 2021 were submitted and certified by Ralph C. Johnson & Company, P.C. Independent Accountant’s Report (the “Cost Certification Report”), dated November 18, 2021 and Commission Resolution No. 12-5-21 (the “Certification of Costs Resolution”), as contemplated by the TIF Plan.

The TIF Plan, which was approved by City Council on July 28, 2016 and which has been amended thereafter by a series of Ordinances passed by the City Council, provides for the implementation of several public infrastructure improvements, including the street improvements, traffic signalization, trails, sanity sewer lines and related improvements to support commercial development within the Development Plan Area and specifically the Partially Completed Improvements described on **Exhibits B** and **C**, attached hereto, for which costs have been certified pursuant to the Certification of Costs Resolution.

	Budget	Actual to Date
Total Cost of Public Improvements	\$3,787,000	\$244,513
Redevelopment Project Costs Eligible for Reimbursement	\$3,457,000	\$244,513

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, as amended from time to time, and the Commission, pursuant to the Certification of Costs Resolution, has certified all Redevelopment Project Costs incurred that are eligible for reimbursement that relate to implementation of the Partially Completed Public Improvements. Staff recommends the 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 FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS COSTS 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 July 12, 2022 Clay County/Liberty-NKC meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE JULY 12, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED.

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

This Certificate of Completion and Compliance is issued to the City of Kansas City, Missouri, through its Public Works Department (the “Redeveloper”), in accordance with Section 11 of the Agreement, dated August 10, 2017 and amended on May 1, 2019 and June 14, 2022, by and 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 design and construction of certain infrastructure improvements related to and support of a Fire Station to be built at 291 Highway Between No. Belmont Ave. and NE Sherman Road (“Public Improvements O”) as contemplated by the Shoal Creek Parkway Tax Increment Financing Plan, as amended (the “Shoal Creek TIF Plan”), and that are identified on Exhibit A to the Shoal Creek Parkway TIF Plan – City of Kansas City, Missouri Schedule of Project Costs Submitted and Certified for

Reimbursement through December 15, 2020 by the Independent Accountant’s Report (the “Certification Report”) dated May 28, 2021 by Cochran Head Vick CO., P.C. and Commission Resolution No. 2-3-22 (the “Certification of Costs Resolution”).

The Shoal Creek Parkway TIF Plan, which was approved by City Council on November 10, 1994 by its passage of Ordinance No. 941443, has been amended several times thereafter by a series of Ordinances passed by the City Council, provides for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including the construction of certain infrastructure improvements related to and support of a Fire Station to be built at 291 Highway between N. Belmont Ave. and NE Sherman Road described by the Redevelopment Agreement and on **Exhibit A**, attached hereto, and for which Redevelopment Project Costs have been certified, pursuant to the Certification of Costs Resolution. The Redeveloper has provided compliance documentation with respect to all applicable provisions of the Redevelopment Agreement, including the policies incorporated.

	Budget	Actual
Public Improvement Costs	\$2,904,139	\$2,098,239
Eligible Reimbursement Costs	\$2,900,000	\$2,098,239

Except as noted herein and expressly waived by the Commission in the Certification of Costs Resolution, the Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, as amended from time to time, that relate to implementation of the Completed O Improvements.

Action recommended: APPROVAL OF THE CERTIFICATE OF COMPLETION AND COMPLIANCE IN CONNECTION WITH PROJECT O FOR THE COMPLETED PUBLIC IMPROVEMENTS COSTS 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 July 12, 2022 Administrative TIFC meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE JULY 12, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED.

- 12. Economic Activity Taxes: Consideration of acceptance of the Economic Activity Taxes Report, and other matters related thereto. (Gloria Garrison) 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 did not meet during the month of July 2022. Included with your board packet is a copy of the MBE/WBE Compliance Report for expenditure activity through June 30, 2022 for your review. Developers have until the 15th of August to report expenditure activity through July 31, 2022.

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 met on July 28, 2022 to consider the following item:

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

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 July 12, 2022 Jackson County/KCMO meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE JULY 12, 2022 JACKSON COUNTY/KCMO MINUTES AS PRESENTED.

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

The City Council (the “City Council”) of the City of Kansas City, Missouri, by the passage of Ordinance No. 980230 on March 19, 1998, approved the 22nd & Main Tax Increment Financing Plan (the “Plan”) and designated an area described by the Plan as a redevelopment area. The Council approved tax increment financing for Project 1 of the Plan in Ordinance No 980231 on March 19, 1998.

The redevelopment area borders the Kansas City terminal railroad on the south, Broadway Blvd to the west, Southwest Blvd. and 19th street on the north, Walnut Street on the east but does not include the Belger building at 2100 Walnut and 2020 Walnut

The 23-year period for the capture of tax increment allocation financing has expired and it is appropriate to terminate the designation of Project 1

Staff Recommendation: Staff recommends that the TIF Commission adopt a resolution recommending that the City Council acknowledge that the 23-year statutory period for the capture of tax increment allocation financing within the Project 1 of the 22nd & Main TIF Plan has expired and that the City Council pass an ordinance terminating the designation of the project.

Action recommended: APPROVAL OF THE RECOMMENDATION THAT THE CITY COUNCIL OF KANSAS CITY, MISSOURI (1) ACKNOWLEDGE THAT THE 23-YEAR PERIOD FOR THE CAPTURE OF TAX INCREMENT FINANCING WITHIN PROJECT 1 OF THE 22ND & MAIN TIF PLAN HAS EXPIRED AND (2) THAT THE CITY COUNCIL PASS AN ORDINANCE TERMINATING THE DESIGNATION OF THE PROJECT AREA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

20. Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs (Gloria Garrison) (Exhibit 20)

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 that the estimated reimbursable Redevelopment Project Costs related to the implementation of Projects Improvements described therein 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 Commission, the City, the Redeveloper and Novak Birks, P.C. (the “Cost Certifier”) entered into a Tax Contribution and Disbursement Agreement, which was amended on February 2, 2022 (collectively, the “Tax Contribution Agreement”), and which provides, in part, for the procedures related to the certification of redevelopment project costs and the disbursement of the City’s Additional Tax Contributions.

In accordance with the Tax Contribution Agreement and pursuant to the Cost Certifier’s Report to the Commission, dated July 21, 2022 (the “Cost Certifier Report”), which, with the consent of the City, the Cost Certifier certified \$21,197 of redevelopment project costs related to Design and Engineering, Building & Site Demolition and Excavation/Earthwork. Based upon such certification and consent by the City, Central City Sales Tax contributed by the City to the Commission was utilized to pay such redevelopment project costs identified by the Cost Certifier Report.

In accordance with Exhibit B to the Tax Contribution Agreement, entitled, “Cost Certification and Payment Procedures”, staff recommends that the Commission certify \$21,197 of redevelopment project costs funded with Central City Sales Tax.

Action Recommended:

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

EXECUTIVE SESSION

- 21. 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

JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS

ROLL CALL

- 22. Consideration of acceptance of the Jackson County/Hickman Mills TIFC Minutes, and other matters related thereto. (*La'Sherry Banks*) Exhibit 22**

Minutes of the March 8, 2022 Jackson County/Hickman Mills meeting are included for the Commission's review prior to the meeting.

Action recommended: ACCEPTANCE OF THE MARCH 8, 2022 JACKSON COUNTY/HICKMAN MILLS MINUTES AS PRESENTED.

EXECUTIVE SESSION

- 23. 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

- 24. Adjournment**