

# **Board Meeting Agenda**

## **Tax Increment Financing Commission**

**City of Kansas City, Missouri**

DATE: December 13, 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 November 8, 2022 Platte County/Platte RIII-Park Hill meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE NOVEMBER 8, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED.

2. **KCI Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 6 in connection with Project 21 – Northland Sports Complex within the KCI Corridor TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 2**

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 as of September 30, 2022 by Independent Accountant's Report (the "Certification Report") dated October 20, 2022 by Ralph C. Johnson & Company, P.C. (All capitalized terms not defined herein shall have the respective meanings ascribed to them in the Redevelopment Agreement).

	<b><u>Redevelopment Project Costs</u></b>	
	<b>Budget</b>	<b>Actual</b>
Public Improvement 21 Reimbursable Soft Costs	\$15,570,000	\$10,080,194
Total Public Improvement 21 Reimbursable Costs	\$15,570,000	\$10,080,194

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 the Certificate of Partial Completion and Compliance.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO.6 TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS COSTS FOR PROJECT 21 WITHIN THE KCI CORRIDOR TIF PLAN 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***

### **3. 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 8, 2022 Platte-Clay County/Platte RIII meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE NOVEMBER 8, 2022 PLATTE-CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED.

### **4. Platte Purchase Development Plan: Consideration of acceptance of the recommendations to the Platte Purchase TIF Plan Advisory Committee, and other matters related thereto. (*Wesley Fields*) Exhibit 4 & 4A**

The Platte Purchase TIF Plan Advisory Committee (the "Advisory Committee") met on November 16, 2022 to consider funding for certain public infrastructure improvements contemplated by the Platte Purchase Development Plan (the "Platte Purchase TIF Plan").

The Advisory Committee recommends that the Commission (A) amend the Platte Purchase TIF Plan to provide for the design and construction of a turn lane and the installation of a water main extension and streetlights along N. Platte Purchase Drive, between approximately NW 92nd Street and NW 95<sup>th</sup> Street (the "Phase 3 N Platte Purchase Drive Improvements") and the reimbursement of redevelopment project costs related thereto in an amount not in excess of \$485,000 and (B) enter into all agreements reasonably necessary to implement the Phase 3 N Platte Purchase Drive Improvements.

Staff recommends acceptance and approval of the recommendations as presented above.

*Action recommended:* APPROVAL OF THE RECOMMENDATIONS OF THE PLATTE PURCHASE DEVELOPMENT PLAN ADVISORY COMMITTEE.

### **5. Platte Purchase Development Plan: Consideration of a Funding Agreement between the TIF Commission and Platte County R-3 School District regarding certain improvements contemplated by the Platte Purchase Development Plan, and other matters related thereto. (*Wesley Fields*) Exhibit 5**

On July 28, 2016, the City Council (the "Council") of Kansas City, Missouri (the "City"), by way of Ordinance No. 160415, approved the Platte Purchase Development Plan, which has been amended from time to time by a series of ordinances passed by the Council (the "Plan") for an area designated therein as the redevelopment area (the "Platte Purchase Redevelopment Area").

The Plan provides for public infrastructure improvements within and adjacent to the Redevelopment Area, including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements to support commercial development (the "Public Improvements").

On November 16, 2022, the Platte Purchase Advisory Committee convened and recommended that the Commission (A) amend the Platte Purchase TIF Plan to provide for the design and construction of a turn lane and the installation of a water main extension and streetlights along N. Platte Purchase Drive, between approximately NW 92nd Street and NW 95th Street (the “Phase 3 N Platte Purchase Drive Improvements”) and (B) enter into all agreements reasonably necessary to implement the Phase 3 N Platte Purchase Drive Improvement.

Platte County R-3 School District has expressed a desire to implement the Phase 3 N Platte Purchase Drive Improvements; provided it is reimbursed for certain costs related thereto in amount not in excess of \$485,000. To the extent the Commission accepts the Platte Purchase Advisory Committee recommendations, staff and legal counsel recommend that the Commission approve the form of the Funding Agreement attached as **Exhibit 5** to the Board Packet, which provides, in part, that Platte County R- 3 School District shall pay the Commission’s costs and expenses related to (A) the preparation of an amendment to the Platte Purchase TIF Plan that incorporates the Phase 3 N Platte Purchase Drive Improvements and the reimbursement of costs related thereto in an amount not in excess of \$485,000, (B) negotiation of a redevelopment agreement and any and all agreements, instruments and certificates that may be necessary to implement Phase 3 N Platte Purchase Drive Improvements and (C) the reimbursement of all eligible certified redevelopment project costs incurred by Platte County R-3 School District and identified by the Redevelopment Agreement.

*Action recommended:*

APPROVAL OF THE FUNDING AGREEMENT BETWEEN THE TIF COMMISSION AND PLATTE COUNTY R-3 SCHOOL DISTRICT, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 5 ATTACHED TO THE COMMISSION BOARD PACKET RELATIVE TO THE PLATTE PURCHASE DEVELOPMENT PLAN, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

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

### ***ROLL CALL***

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

Minutes of the September 13, 2022 Clay County/Platte RIII meeting are included for the Commission’s review prior to the meeting.

*Action recommended:*

ACCEPTANCE OF THE SEPTEMBER 13, 2022 CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED.

**7. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/Platte RIII, and other matters related thereto. (*Jennifer Brasher*) Exhibit 7**

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

- Cost Certifications (**Exhibit 7**)

**Metro North TIF Plan: Consideration of certification of costs totaling \$2,021,168.01, and other matters related thereto. (Jennifer Brasher)**

Request from: Metro North Crossing LLC  
Total amount requested: \$2,021,168.01  
Use of funds: Project Expenses  
Cost certifier: Bergan KDV  
Questioned or disallowed costs: None  
EATs reporting requirement: 100% compliant for the current reporting period (1st half 2022), 100% Compliant for the last reporting period (2nd half 2021).

Notes: Site Work/ Landscaping/ Signage, Demolition/ Renovation, Survey/ Soils, General Conditions, Construction Interest, Off-Site Road Improvements and Contingency, pay application #8.

Recommendation: Approval of certification of costs totaling \$2,021,168.01.

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

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

### ***ROLL CALL***

**8. 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 8, 2022 Clay County/Liberty-NKC meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE NOVEMBER 8, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED.

**9. Shoal Creek Parkway TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 3 in connection with Public Improvements Project W – Maplewoods Parkway within the Shoal Creek Parkway TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 9**

This Certificate of Partial Completion and Compliance is issued to Hunt Midwest Real Estate Development, Inc. (the "Redeveloper") in accordance with Section 14 of the Agreement, dated May 10, 2021, 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 the construction of certain improvements to Maplewoods Parkway between Shoal Creek Parkway and NE 112<sup>th</sup> Street (the "Partially Completed Improvements") that are identified on Exhibit B to the Shoal Creek Parkway TIF Plan Schedule of Project Costs Submitted and Certified for Reimbursement as of March 31, 2022, with

Independent Accountant’s Report (the “Certification Report”) dated June 30, 2022, by Hood & Associates CPAs., P.C.

	<b>Budget</b>	<b>Actual</b>
Public Improvement Costs	\$2,234,000	\$2,008,051
Eligible Reimbursement Costs	\$2,234,000	\$2,008,051

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy and the Commission has certified all Redevelopment Project Costs incurred that are eligible for reimbursement that relates to the Partially Completed Improvements. Staff recommends approval of the Certificate of Partial Completion and Compliance.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 3 TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE COMPLETED PUBLIC IMPROVEMENTS COSTS FOR PROJECT W WITHIN THE SHOAL CREEK PARKWAY TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

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

### ***ROLL CALL***

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

Minutes of the November 8, 2022 Clay County/NKC meeting are included for the Commission’s review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE NOVEMBER 8, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED.

#### **11. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto. (Jennifer Brasher) Exhibit 11**

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

Cost Certifications (**Exhibit 11**)

**Arlington Road Link TIF Plan: Consideration of certification of costs totaling \$60,255, and other matters related thereto. (Jennifer Brasher)**

Request from:	Hunt Midwest
Total amount requested:	\$60,255
Use of funds:	Project Expenses
Cost certifier:	Novak Birks
Questioned or disallowed costs:	None

EATs reporting requirement: 67% compliant for the current reporting period (1st half 2022), 100% Compliant for the last reporting period (2nd half 2021).

Notes: Engineering/Survey Costs, Professional Services, TIF Administration Cost, and Construction Period Interest. Pay Application #31.

Recommendation: Approval of certification of costs totaling \$60,255.

**Parvin Road TIF Plan: Consideration of certification of costs totaling \$622,631, and other matters related thereto. (Jennifer Brasher)**

Request from: Hunt Midwest  
Total amount requested: \$622,631  
Use of funds: Construction, Road & Infrastructure Improvements.  
Cost certifier: Novak Birks  
Questioned or disallowed costs: None  
EATs reporting requirement: 77% compliant for the current reporting period (1st half 2022), 100% Compliant for the last reporting period (2nd half 2021).

Notes: Project Area 1 Expense includes Construction Costs, Project Management and Construction Period Interest, Project Area 3A Expense includes Construction Period Interest. Project Area 4 Expenses include Construction Costs, Project Management, Professional Services, TIF Administration Expenses, Construction Period Interest, and Financing Cost. Pay Application 132.

Recommendation: Approval of certification of costs totaling \$622,631.

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

**12. Chouteau I-35 TIF Plan: Consideration of Certification and Reimbursement of Redevelopment Project Costs regarding certain improvements contemplated by the Chouteau I-35 TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 12**

On April 23, 1998, the City Council of the City of Kansas City, Missouri (the “City”) passed Ordinance No 980426 approving the Chouteau I-35 Tax Increment Financing Plan (the “Plan”), which has been amended from time to time, for an area designated therein that is generally bounded by I-35 on the North, Parvin Road on the South, North Brighton Avenue on the East and North Antioch Road on the South (the “Redevelopment Area”).

The Plan provides, among other things, for the remediation of blight and the construction of certain public improvements, including the design, construction and equipping of a fountain located south of I-35 on NE Chouteau and Russell Road (“Heritage Fountain”). On June 11, 2020, the City and the Commission entered into a Redevelopment Agreement, which provides, in part, for the City to design, construct and equip the Heritage Fountain by December 2020 and the Commission, subject to the terms and conditions of the Redevelopment Agreement, including the

Commission's Certification of Costs and Reimbursement Policy, shall reimburse the City for certain costs related thereto in an amount not to exceed \$100,000.

The Commission's Certification of Costs and Reimbursement Policy requires that a Redeveloper submit to the Commission for certification redevelopment project costs that such Redeveloper has incurred within 18 months of incurring such redevelopment project costs (the "18 Month Submission Requirement"). The City has submitted redevelopment project costs related to the designing, constructing and/or equipping of the Heritage Fountain that were incurred prior to the 18 months in which they were submitted. The City has requested that the Commission waive the 18 Month Submission Requirement set forth the Commission's Certification of Costs and Reimbursement Policy.

On December 5, 2022, the Governance, Finance and Audit Committee (the "Committee") of the Commission convened to consider, among other things, the City's request. Upon receiving, considering and discussing such request, the Committee recommended that the Commission waive the 18<sup>th</sup> Month Submission Requirement, certify Redevelopment Project Costs identified by Hood and Associates CPA's PC Independent Accountant's Report, dated November 21, 2022, in the amount of \$186,535 and of such certified amount reimburse the City \$55,911, subject to the availability of funds and the issuance of a Certificate of Completion and Compliance; provided such amounts shall not include interest incurred by the City and further provided such waiver shall not extend to any additional submissions by the City that relate to the Heritage Fountain.

*Action recommended:*

APPROVAL OF WAIVING THE REQUIREMENT OF SUBMITTING REDEVELOPMENT PROJECTS FOR CERTIFICATION WITHIN 18 MONTHS OF INCURRING SUCH COSTS, CERTIFYING REDEVELOPMENT PROJECTS IN THE AMOUNT OF \$186,535 AND OF SUCH CERTIFIED AMOUNT REIMBURSE THE CITY \$55,911, SUBJECT TO THE AVAILABILITY OF FUNDS AND THE ISSUANCE OF A CERTIFICATE OF COMPLETION AND COMPLIANCE; PROVIDED SUCH AMOUNTS SHALL NOT INCLUDE INTEREST INCURRED BY THE CITY AND FURTHER PROVIDED SUCH WAIVER SHALL NOT EXTEND TO ANY ADDITIONAL SUBMISSIONS BY THE CITY THAT RELATE TO THE HERITAGE FOUNTAIN WITHIN THE CHOUTEAU I-35 TIF PLAN.

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

### ***ROLL CALL***

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

Minutes of the November 8, 2022 Administrative TIFC meeting are included for the Commission's review prior to the meeting.

*Action recommended:*

ACCEPTANCE OF THE NOVEMBER 8, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED.



14. **Economic Activity Taxes: Consideration of acceptance of the Economic Activity Taxes Report, and other matters related thereto. (Jennifer Brasher) Exhibit 14**

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

15. **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 15**

The Affirmative Action/Contract Compliance Committee did not meet in November 2022. Included with your board packet is a copy of the MBE/WBE Compliance Report for expenditure activity through October 31, 2022, for your review. Developers have until the 15<sup>th</sup> of December to report expenditure activity through November 2022.

*Action recommended:* NONE; INFORMATION ONLY

16. **Governance, Finance and Audit Subcommittee: Consideration of acceptance of the Governance, Finance and Audit Reports, and other matters related thereto. (Tammy Queen) Exhibit 16 & 16A**

The Governance, Finance and Audit Subcommittee met on December 5, 2022 to consider the following item:

- Monthly Financials as prepared by Hood & Associates – Exhibit 16  
(Michael Keenen of Hood & Associates)
- Investment Report presented by Cory Adrian – Exhibit 16A

*Action recommended:* ACCEPTANCE OF THE FINANCIAL AND INVESTMENT REPORTS.

17. **Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto. (Ryana Parks-Shaw) Exhibit 17**

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

*Action recommended:* NONE; INFORMATION ONLY.

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

*Action recommended:* NONE; INFORMATION ONLY.

19. **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***

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

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

*Action recommended:* ACCEPTANCE OF THE NOVEMBER 8, 2022 JACKSON COUNTY/KCMO MINUTES AS PRESENTED.

### **21. Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #13 (*Heather Brown*) Exhibit 21**

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 in 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 #1 November 2, 2022 (the "Cost Certifier Report"), which, with the consent of the City, the Redeveloper requested \$563,050 in costs and the Certifier certified \$536,504 of redevelopment project costs related to Concrete work and Site Utility work for reimbursement from CCEDI funds and questioned \$26,546 of Excavation/ Earthwork for being over budget. 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 approve certification of \$536,504 of redevelopment project costs funded with Central City Sales Tax.

*Action recommended:*

APPROVAL OF THE CERTIFICATION OF \$536,504 OF REDEVELOPMENT PROJECT COSTS IDENTIFIED BY THE OVERLOOK TIF PLAN TO BE FUNDED WITH CENTRAL CITY SALES TAX AND HAS BEEN CERTIFIED BY NOVAK BIRKS, P.C. AND CONSENTED TO BY THE CITY OF KANSAS CITY, MISSOURI, AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

## ***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 October 11, 2022 Jackson County/Hickman Mills meeting are included for the Commission's review prior to the meeting.

*Action recommended:*

ACCEPTANCE OF THE OCTOBER 11, 2022 JACKSON COUNTY/HICKMAN MILLS MINUTES AS PRESENTED.

**23. Pioneer Plaza TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance in connection with Private and Public Improvements within the Pioneer Plaza TIF Plan, and other matters related thereto. (*Sandra L. Rayford*) Exhibit 23**

This Certificate of Partial Completion and Compliance is issued to LR-Kansas City I, LLC. (the "Redeveloper"), in accordance with Section 16 of the Amended and Restated Redevelopment Agreement (the "Redevelopment Agreement"), dated September 25, 2020, between the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") and the Redeveloper for the implementation of the project improvements described on **Exhibit A**, attached hereto (the "Partially Completed Project Improvements"), and identified by the Pioneer Plaza Tax Increment Financing Plan, (the "TIF Plan") and for which Redevelopment Project Costs as of May 2, 2022 were submitted and certified, pursuant to the Novak Birks, P.C.'s Independent Accountant's Report, dated September 16, 2022 (the "Cost Certifier Report") and Commission Resolution No. 10-12-22 (the "Certification of Costs Resolution").

	<b>Budget</b>	<b>Actual</b>
Total Public Improvements	\$24,283,397	\$13,270,339
Public Improvement Costs Eligible for Reimbursement	\$14,927,572	\$ 1,725,094

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 Public Infrastructure Improvements. Staff recommends approval of this Certificate of Partial Completion and Compliance.

*Action recommended:*

APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE FOR PIONEER PLAZA TO LR-KANSAS CITY I, LLC FOR THE PARTIALLY COMPLETED PUBLIC AND PRIVATE IMPROVEMENTS COSTS WITHIN THE PIONEER PLAZA TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

## **EXECUTIVE SESSION**

24. **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**

25. **Adjournment**

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