

REVISED

Board Meeting Agenda
Tax Increment Financing Commission
City of Kansas City, Missouri

DATE: January 10, 2023
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 December 13, 2022 Platte County/Platte RIII-Park Hill meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE DECEMBER 13, 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. (*Jennifer Brasher*) Exhibit 2**

The Consent Agenda items for January 2023 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 \$839,506.54, and other matters related thereto. (*Jennifer Brasher*)

Request from:	MD Management, Inc.
Total amount requested:	\$839,506.54
Use of funds:	Public Improvements, Engineering and Administrative Cost
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	87% compliant for the current reporting period (1 st half 2022), prior reporting cycle 92% (2nd half 2021).

Notes: 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, Sidewalk Improvements, Road Improvements, Sitework & Utilities, Miscellaneous Site Features and Soft Costs. General expenses include Legal Fees and Construction Period Interest.

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 Management Project 7D	\$ 1,048.72			\$ 1,048.72
MD Management Project 21	829,831.59			829,831.59
MD Management Project 17			598.54	598.54
MD Management Const Interest			101.95	101.95
MD Management TIF Expenses		7,925.74		7,925.74
	\$ 830,880.31	\$ 7,925.74	\$ 700.49	\$ 839,506.54

Recommendation: Approval of certification of costs totaling \$839,506.54 and payment of related bond draws of \$830,880.31 and \$7,925.74. 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. 7 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 as of November 16, 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).

	Redevelopment Project Costs	
	Budget	Actual
Public Improvement 21 Reimbursable Soft Costs	\$15,570,000	\$12,257,953
Total Public Improvement 21 Reimbursable Costs	\$15,570,000	\$12,257,953

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 KCI CORRIDOR CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 7 IN CONNECTION TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS 21 COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

PLATTE-CLAY COUNTY/PLATTE RIII AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

ROLL CALL

4. **Platte Purchase Tax Increment Financing Plan – Eighth Amendment: Consideration of approval of the proposed Eighth Amendment to the Platte Purchase Tax Increment Financing Plan, and other matters related thereto. (Heather Brown) Exhibit 4**

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 Eighth Amendment to the Platte Purchase Tax Increment Financing Plan (the “Redevelopment Plan” or “Plan”).

The Missouri General Assembly amended the TIF Act, effective August 28, 2008 (the “2008 Amendment”), to provide that cities within a county having a charter form of government and having more than two hundred fifty thousand inhabitants and less than three hundred fifty thousand inhabitants shall establish a tax increment financing commission, pursuant to Section 99.820.3 of the TIF Act. Section 99.820.3 of the TIF Act provides that a tax increment financing commission established for the purpose of considering tax increment financing plans and projects shall be comprised of the following members: (1) six members appointed by the presiding commissioner of such county, (2) three members appointed by cities, towns and villages located within the boundaries of such county, in a manner in which the chief elected officials of such cities, towns, or villages shall agree, (3) two members appointed by the school boards whose districts are included in such county, in a manner in which the school boards agree and (4) one member to represent all other districts levying ad valorem taxes in the redevelopment area described by a tax increment financing plan and located within such county.

The County of Clay County, Missouri (“Clay County”), by the passage of its Constitution, created a charter form of government that became effective on January 1, 2021 (the “Charter Form of Government Condition). On July 1, 2021, the 2020 census for Clay County was confirmed and provides that 253,335 inhabitants reside within Clay County (the “Population Condition”). As a result of Clay County satisfying the Charter Form of Government Condition and the Population Condition, the TIF Commission should be reconstituted to consider tax increment financing plans in Clay County, including the Platte Purchase Tax

Increment Financing Plan. The City of Kansas City, Missouri and the Clay County have not appointed a TIF Commission in accordance with Section 99.820.3 of the TIF Act and this public hearing may have to be reconvened at a later date to reconsider for recommendation of this Eighth Amendment to the Platte Purchase Tax Increment Financing Plan to the City of Kansas City, Missouri.

Redevelopment Plan Area: The redevelopment area that is described by the Plan is generally located at the intersection of 152 Highway and N Platte Purchase Drive, extending north along the west side of N Platte Purchase Drive to a point approximately 1,200 feet south of NW 100th Street and extending 1,200 to 3,000 feet to the west of N Platte Purchase Drive; extending north along the eastside of N Platte Purchase Drive to N Fountain Hill Drive and 1,000 feet to the east of N Platte Purchase Drive; and extending south of M-152 along the east side of N Platte Purchase Drive to approximately NW 88th Street on the south and approximately 1,200 feet east of N Platte Purchase Drive; and extending south of M-152 along the west side of N Platte Purchase Drive approximately 1,800 feet, extending 600 to 1,000 feet west of N Platte Purchase Drive including approximately 294 acres of land in Kansas City, Clay County, Missouri.

Development Program: The Platte Purchase Tax Increment Financing 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 in the Redevelopment Area.

Notices: All notices required by the TIF statute have been published and/or mailed as required by law.

General Description of the Eighth Amendment to the Platte Purchase Tax Increment Financing Plan: The Eighth Amendment to the Plan modifies the (1) the description of Project Improvements, (3) the Site Plan, (4) the Estimated Redevelopment Project Costs, (4) the Sources of Funds and (5) modifications to the Redevelopment Schedule and it incorporates conforming changes within the Exhibits to the Plan.

Specifically, the Eight Amendment provides for adding a new Public Improvement and providing for the reimbursement of costs related thereto in an amount not to exceed \$485,000. The new Public Improvement is **N. Platte Purchase Drive from NW 95th Street to NW 92nd Street – Turn Lane, Water Main Extension and Streetlight Installation at the intersection at NW 93rd Street (Phase 3)**

Statutory Findings: It is Staff's recommendation that the Eighth Amendment to the Platte Purchase Tax Increment Financing Plan meets each of the required statutory findings identified by the TIF Act.

- **Economic Development Area:** The Eighth 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 Eighth 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 Eighth 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 Eighth 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 Eighth 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 Eighth 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 Eighth Amendment does not include the initial development or redevelopment of any gambling establishment as defined in the Act.

Recommendation: Staff recommends approval of the Eighth Amendment to the Platte Purchase Tax Increment Financing Plan.

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

(2 of 2) APPROVAL OF THE PROPOSED EIGHTH AMENDMENT TO THE PLATTE PURCHASE TAX INCREMENT FINANCING PLAN, AND FORWARDING THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL.

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

Action recommended: ACCEPTANCE OF THE DECEMBER 13, 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. (Jennifer Brasher) Exhibit 6**

The Consent Agenda items for January 2023 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 \$50,921.86 and other matters related thereto. (Jennifer Brasher)

Request from:	MD Management, Inc.
Total amount requested:	\$50,921.86
Use of funds:	Administrative Cost
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the current reporting period (1 st half 2022), prior reporting cycle 100% 2nd half 2021.

Notes: Costs certified related to Commission Expenses and Other Expenses.

Recommendation: Approval of certification of costs totaling \$50,921.86.

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 TIF Plan: Consideration of a Redevelopment Agreement between the TIF Commission and Platte County R-3 School District regarding certain improvements contemplated by the Platte Purchase TIF Plan and other matters related thereto. (Wesley Fields) Exhibit 7**

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.

The Commission, pursuant to Resolution 12-2-22, approved the Platte Purchase Advisory Committee’ recommendations and 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. Pursuant to the Platte Purchase Advisory Committee recommendations and at the request of Platte County R-3 School District, attached to the Board Packet as **Exhibit 7** is a Redevelopment Agreement between the Commission and Platte County R-3 School District, which provides, in part for the Platte County R-3 School District to implement the Phase 3 Platte Purchase Drive Improvements by March 2023. To the extent the Commission finds the terms and conditions of the Redevelopment Agreement to be acceptable, staff and legal counsel recommend its approval, subject to the City Council’s Approval of the Eighth Amendment to the Platte Purchase Development Plan, which shall provide for the reimbursement of costs in the amount up \$485,000 that relate to the Phase 3 N Platte Purchase Drive Improvements.

Action Recommended: APPROVAL OF THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND PLATTE COUNTY R-3 SCHOOL DISTRICT, IN A FORM SUBSTANTIALLY SIMILAR TO **EXHIBIT 7** ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE CITY COUNCIL’S APPROVAL OF THE EIGHTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN.

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

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 “TIF Plan”) for an area designated therein as the redevelopment area (the “Platte Purchase Redevelopment Area”).

The Plan provides, among other things, for the improvement of certain roadways within and adjacent to the Redevelopment Area, including, (1) (a) the construction of a 6,900 linear foot sanitary sewer line extension near NW Tiffany Springs Road and Line Creek Parkway and south of MO-152 near N. Platte Purchase Drive, (b) the construction of NW Tiffany Springs Road from N. Platte Purchase Drive to Line Creek Parkway, (c) the construction of N. Platte

Purchase Drive from MO-152 to Tiffany Springs Parkway (Phase 1) and (d) the construction of Line Creek Parkway, from Old Tiffany Springs Road to Tiffany Springs (2) the design and construction of a water line along N. Platte Purchase Drive, beginning at NE 108th Street and continuing south to Platte Purchase Park entrance and including water and sewer lines within Platte Purchase Park, (3) the construction of an Interchange at MO-152 and N. Platte Purchase Drive, and the construction of 6100 linear feet of trails along Second Creek between Line Creek Parkway and NW 97th Street, (4) and the design and construction of improvements to N. Platte Purchase Drive, beginning at NE 108th Street and continuing south to NE 100th Street, (5) the design and construction of an extension of Line Creek Parkway, including a water main, between the current terminus at the future NW 93rd Street north to NW 100th Street/NW Tiffany Springs Parkway (collectively, the “Prioritized Improvements”).

The Commission, the City, MD Management, Inc. and the Hunt Midwest Real Estate Development, Inc. entered into a Reimbursement Prioritization Agreement, dated April 26, 2020, which was amended on June 9, 2022 and _____, 2022 (the “Amended Prioritization Agreement”), and which provides, in part, for the prioritization of reimbursement of redevelopment project costs with respect to each of the Prioritized Improvements.

On November 16, 2022 the Platte Purchase Advisory Committee convened and recommended that the Commission amend the Amended Prioritization Agreement to include the reimbursement of costs in the amount not to exceed \$485,000 (the “Phase 3 N Platte Purchase Drive Amount”) related to 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 to reprioritize the reimbursement of the Prioritized Improvements described herein.

Pursuant to the Platte Purchase Advisory Committee recommendations, attached to the Commission Board Packet as **Exhibit 8** is a Third Amendment to the Reimbursement Prioritization Agreement, which incorporates the Phase 3 N Platte Purchase Drive Improvements and reprioritizes the Prioritized Improvements. To the extent the Commission finds acceptable the terms of the Third Amendment to the Reimbursement Prioritization Agreement, 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 Eighth Amendment to the Platte Purchase Development Plan.

Action Recommended:

APPROVAL OF THE THIRD AMENDMENT TO THE REIMBURSEMENT PRIORITIZATION AGREEMENT AMONG THE TIF COMMISSION, THE CITY OF KANSAS CITY, MISSOURI, MD MANAGEMENT, INC., HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., AND PLATTE COUNTY R-3 SCHOOL DISTRICT TO PRIORITIZE THE REIMBURSEMENT OF COSTS RELATED TO CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN, IN A FORM SUBSTANTIALLY SIMILAR TO **EXHIBIT 8** ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE CITY COUNCIL’S APPROVAL OF THE EIGHT AMENDMENT TO PLATTE PURCHASE DEVELOPMENT PLAN

CLAY COUNTY/NKC AGENDA ITEMS

ROLL CALL

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 13, 2022 Clay County/NKC meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE DECEMBER 13, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED.

10. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto. (Jennifer Brasher) Exhibit 10**

The Consent Agenda items for January 2023 are included in the Commission’s Board Packet for review prior to the meeting. The following items are included:

Cost Certifications (**Exhibit 10**)

North Oak TIF Plan: Consideration of certification of costs totaling \$130,000, and other matters related thereto. (Jennifer Brasher)

Request from: KCMO
Total amount requested: \$130,000
Use of funds: North Troost Trail Project
Cost certifier: R. Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the reporting period (1st half 2022), 95.8% Compliant for the last reporting period (2nd half 2021).

Notes: certification of costs related to the North Troost Trail.

Recommendation: Approval of certification of costs totaling \$130,000.

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.

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

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 and amended on May 19, 2022, 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”), which provides for the construction of certain road and infrastructure improvements in an area 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, as described by the TIF Plan (“Public Improvements”), and the reimbursement of certain costs related thereto, including costs and fees related to Project Management Fees, General Contractor Fees and TIF Commission Administration costs and expenses (collectively, “Soft Costs”).

This Certificate of Partial Completion and Compliance acknowledges and confirms the Redeveloper has satisfied all requirements and obligations set forth in the Redevelopment Agreement in connection with the implementation of the Public Improvements described on **Exhibit B**, attached hereto (the “Partially Completed Public Improvements”) and for which certain Soft Costs related thereto have been incurred through September 30, 2022 and were submitted and certified pursuant to an Independent Accountant’s Report prepared by Novak Birks P.C. on November 11, 2022 (the “Cost Certifier Report”) and Resolution No. 12-6-22 (the Certification of Costs Resolution”).

SOFT COSTS RELATED TO THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS:

	<u>Reimbursable Budget</u>	<u>Actual</u>
TIF Administrative Fees	\$1,381,946	\$284,009
Engineering/Surveying Costs	\$6,061,183	\$278,381
Professional Services	\$3,448,190	\$337,412
Construction Period Interest	\$27,347,908	\$531,778

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 Soft Costs related to such Partially Completed Public Improvements. Staff recommends approval of the Certificate of Partial Completion and Compliance.

Action recommended: APPROVAL OF THE ARLINGTON ROAD CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 6 FOR PROJECT MANAGEMENT FEE, TIF ADMINISTRATIVE FEES, AND G.C. FEES TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR SOFT COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

ROLL CALL

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

Minutes of the December 13, 2022 Administrative TIFC meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE DECEMBER 13, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED.

13. Economic Activity Taxes: Consideration of acceptance of the Economic Activity Taxes Report, and other matters related thereto. (Gloria Garrison) Exhibit 13

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

14. 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 14

The Affirmative Action/Contract Compliance Committee did not meet during the month of December 2022. Included with your board packet is a copy of the MBE/WBE Compliance Report for expenditure activity through November 2022 for your review. Developers have until the 15th of January to report expenditure activity through December 2022.

Action recommended: NONE; INFORMATION ONLY

15. Governance, Finance and Audit Subcommittee: Consideration of acceptance of the Governance, Finance and Audit Reports, and other matters related thereto. (Tammy Queen) Exhibit 15

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

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

Action recommended: ACCEPTANCE OF THE FINANCIAL REPORT

16. Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto. (Ryana Parks-Shaw) Exhibit 16

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

EXECUTIVE SESSION

19. **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

20. **Adjournment**

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