

REVISED

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

DATE: February 14, 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 January 10, 2023 Platte County/Platte RIII-Park Hill meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE JANUARY 10, 2023 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 February 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 \$2,178,333.05, and other matters related thereto. (*Jennifer Brasher*)

Request from:	MD Management, Inc.
Total amount requested:	\$2,178,333.05
Use of funds:	Public Improvements, Administrative Cost
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	35.2% compliant for the current reporting period (2 nd half 2022), 2 nd half reports due 1-31-2023 (prior reporting cycle 87.3% 1st half 2022)

Notes: Street and Public Improvements 17 Line Creek Parkway-soft costs. Project 21 Northland Sports Complex Road Improvements, Sidewalk Improvements, Road Improvements, Miscellaneous Site Features, and Soft Costs. General expenses include Legal Fees and Construction Period Interest.

Notes: Notes: A portion of this request, subject to the issuance of the Certificate of Partial Completion and Compliance, will be paid from a bond draw—see schedule below.

	Bond Draw Portion- Project Fund	Pay As You Go Portion	Total Certification
KCI Corridor			
MD Management Project 21	2,177,758.72		2,177,758.72
MD Management Project 17		448.15	448.15
MD Management Interest & Legal		126.18	126.18
	\$ 2,177,758.72	\$ 574.33	\$ 2,178,333.05

Recommendation: Approval of certification of costs totaling \$2,178,333.05 and payment of related bond draws of \$2,178,333.05. Reimbursement is subject to the issuance of a Certificate of Partial Completion.

KCI TIF Plan: Consideration of certification of costs totaling \$501,154.25, and other matters related thereto. (Jennifer Brasher)

Request from: MD Management, Inc.
Total amount requested: \$501,154.25
Use of funds: Public Improvements, Administrative Cost
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 35.2% compliant for the current reporting period (2nd half 2022), 2nd half reports due 1-31-2023 (prior reporting cycle 87.3% 1st half 2022).

Notes: Street and Public Improvements 17 Line Creek Parkway-soft costs. Project 21 Northland Sports Complex Road Improvements, Sidewalk Improvements, Road Improvements, Miscellaneous Site Features, General Expenses 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	Pay As You Go Portion	Total Certification
KCI Corridor			
MD TIF Administration Fees	\$ 1,956.50		\$ 1,956.50
MD Management Project 21	498,660.32		498,660.32
MD Management Project 17		496.84	496.84
MD Management Interest & Legal		40.59	40.59
	\$ 500,616.82	\$ 537.43	\$ 501,154.25

Recommendation: Approval of certification of costs totaling \$501,154.25 and payment of related bond draws of \$500,616.82. 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.

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)**

Action recommended: CONTINUING THE PUBLIC HEARING TO 9:45 AM MARCH 14, 2023.

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 January 10, 2023 Platte-Clay County/Platte RIII meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE JANUARY 10, 2023 PLATTE-CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED.

5. **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 5**

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

- Cost Certifications (Exhibit 5)

Platte Purchase TIF Plan: Consideration of certification of costs totaling \$4,873.76 and other matters related thereto. (Jennifer Brasher)

Request from:	MD Management, Inc.
Total amount requested:	\$4,873.76
Use of funds:	Administrative Cost
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None

EATs reporting requirement: 0% compliant for the current reporting period (2nd half 2022), 2nd Half reports due 1-31-23; prior reporting cycle 100% 1st half 2022.

Notes: Costs certified related to Developer legal and interest.

Recommendation: Approval of certification of costs totaling \$4,873.76.

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.

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

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

7. Metro North Crossing TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 6 in connection with Plan Improvements in Project Areas 1 – 5 within the Metro North Crossing TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 7

This Certificate of Partial Completion and Compliance is issued to Metro North Crossing, LLC (the “Redeveloper”) in accordance with the Agreement (the “Redevelopment Agreement”), dated May 19, 2016 and amended on May 19, 2016, November 14, 2018, April 16, 2020 and April 15, 2022 between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and Metro North Crossing, LLC. (the “Redeveloper”) for the implementation of certain improvements (the “Plan Improvements”) contemplated by the Metro North Crossing Tax Increment Financing Plan, as amended (the “TIF Plan”).

This Certificate of Partial Completion and Compliance is issued to the Redeveloper, in accordance with Section 20 of the Redevelopment Agreement for the implementation of a portion of the improvements contemplated by the TIF Plan that are described on Exhibit A, attached hereto (the “Partially Completed Improvements”), and identified by the TIF Plan and for which Redevelopment Project Costs through September 27, 2022 were submitted and certified, pursuant to the Bergan KDV, Ltd Independent Accountant’s Report, dated November 8, 2022 (the “Certification of Costs Report”) and Commission Resolution No. 12-4-22 (the “Certification of Costs Resolution”).

REDEVELOPMENT PROJECT COSTS:

	<u>Budget</u>	<u>Actual</u>
Total Cost of Project and Public Improvements	\$191,930,691	\$76,248,037
Project Costs Eligible for Reimbursement	\$146,676,567	\$52,028,305

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 certain costs related to such Partially Completed Project and Public 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 IN CONNECTION WITH PLAN IMPROVEMENTS IN PROJECT AREAS 1 – 5 WITHIN THE METRO NORTH CROSSING 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

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

Minutes of the January 10, 2023 Clay County/NKC meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE JANUARY 10, 2023 CLAY COUNTY/NKC MINUTES AS PRESENTED.

9. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto. (Rick DeSimone) Exhibit 9

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

Cost Certifications (Exhibit 9)

North Oak TIF Plan: Consideration of bond draw totaling \$11,442.50, and other matters related thereto.

Request from: Northland Neighborhoods
Total amount requested: \$11,442.50
Use of funds: Administrative fees and Contractor reimbursement in connection with the Encore Housing Program.

North Oak TIF Plan	Bond Draw Portion	Project Funds Portion	Total
- Administrative Fee NNI	\$ 1,492.50		\$ 1,492.50
- NNI Reimbursement 4417 N Oak Housing	9,950.00		9,950.00
	<u>\$ 11,442.50</u>	<u>\$ -</u>	<u>\$ 11,442.50</u>

Notes: The draw is for \$1,492.50 Administrative Fees and \$9,950.00 subcontractor’s reimbursement as part of the Encore Housing Program and payable from the project account of the bonds related to the North Oak TIF Plan. Bond Request #64.

Recommendation: Approval of a bond draw totaling \$11,442.50

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.

10. North Oak Tax Increment Financing Plan – Advisory Committee Recommendation: Consideration of approval of the recommendation from the North Oak Tax Increment Financing Plan Advisory Committee regarding the North Oak Corridor Housing & Infrastructure Program, and other matters related thereto. (David Leader)

Purpose: The purpose of this item is for the TIF Commission to consider approval of the North Oak TIF Plan Advisory Committee’s recommendation to make a revision to Exhibit 13 of the North Oak TIF Plan – “Façade and Site Improvement Program Guidelines”.

Program Area: is defined as “Businesses that are adjacent to North Oak Trafficway between 33rd Street (KCMO City Limit) on the south and 46th Street on the North.”

General Description of the recommendation from the North Oak Tax Increment Financing Plan Advisory Committee: Increase the total amount payable to a single Commercial Façade Project from \$20,000 to \$50,000, in the “Façade and Site Improvement Program Guidelines”.

Recommendation: Staff recommends approval of the North Oak TIF Plan Advisory Committee’s recommendations.

Action recommended: APPROVAL OF THE PROPOSED RECOMMENDATIONS TO THE NORTH OAK TAX INCREMENT FINANCING PLAN’S NORTH OAK CORRIDOR HOUSING & INFRASTRUCTURE PROGRAM.

11. **Parvin Road TIF Plan: Consideration of the Funding Redevelopment Agreement between the TIF Commission and City of Kansas City, Missouri, in connection with the implementation of the Parvin Road TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 11**

On November 8, 2000, after receiving the comments of all interested persons and taxing districts, the Commission, by Resolution No. 11-13-00, recommended to the City Council (the “City Council”) of the City of Kansas City, Missouri (the “City”) the approval of the Parvin Road Tax Increment Financing Plan (the “Plan”) and the City Council did so on December 14, 2000, by Ordinance Number 001638, and did also designate the area described by the Plan as a redevelopment area (the “Redevelopment Area”). The Plan has been subsequently amended by a series of ordinances passed by the City Council (the “Parvin Road Tax Increment Financing Plan as amended shall hereinafter be referred to as the “Amended Plan”).

The Amended Plan provides for the construction of, or improvements to, certain roadways, curbing, traffic signals, storm sewers, water lines, utilities and related public infrastructure improvements within and adjacent to the Redevelopment Area, as necessary to accommodate an expansion of the existing above ground industrial park and its underground industrial and commercial complex known as the Subtropolis, including the widening of NE 48 Street, beginning at Worlds of Fun Drive and continuing east approximately 3,600 linear feet (the “Road Improvements”),

The City desires to contribute Five Million Dollars (\$5,000,000) (the “City’s Contribution”) toward the costs of construction that relate to the implementation of the Road Improvements (the “Road Improvement Costs”). Commission desires to receive the City’s Contribution and deposit it into a separate account dedicated for the purpose of financing the construction of the Road Improvements.

Attached to the TIF Commission Board Packet as **Exhibit 11** is Funding Agreement by and between the Commission and the City, which provides, in part, that (A) after the receipt of the City’s Contribution or any installment thereof, the Commission shall deposit it in a Road Improvement Account. The Road Improvement Account (i) shall be segregated on the books and records of the Commission from all other money, revenue, funds and accounts of the Commission and (ii) the money therein, including all interest accruing thereto, shall be utilized to pay the Road Improvement Costs the Commission is obligated to reimburse, pursuant to the terms and conditions of a Redevelopment Agreement with Hunt Midwest Real Estate Development, Inc.

To the extent the Commission finds acceptable the terms of the Funding Agreement, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

Action recommended:

APPROVAL OF THE EXECUTION OF THE FUNDING AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 11 RELATIVE TO THE PARVIN ROAD TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

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 January 10, 2023 Administrative TIFC meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE JANUARY 10, 2023 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 met on January 29, 2023 to review the MBE/WBE Compliance Report of expenditure activity of open TIF Projects through December 2022. Included with your board packet is a copy of the MBE/WBE Compliance Report for expenditure activity through December 2022 for your review.

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 met on February 6, 2023 to consider the following item:

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

JACKSON COUNTY/KCMO AGENDA ITEMS

ROLL CALL

19. **Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 6**

Minutes of the December 13, 2022, Jackson County/KCMO meeting are included for the Commission’s review prior to the meeting.

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

20. **River Market TIF Plan: Consideration of certification of costs totaling \$61,658.73, and other matters related thereto. (Jennifer Brasher) Exhibit 20**

Request from:	River Market Community Improvement District
Total amount requested:	\$61,658.73
Use of funds:	Infrastructure Improvements
Cost certifier:	Ralph C. Johnson & Co.
Questioned or disallowed costs:	\$10,231.68
EATs reporting requirement:	62.5% compliant for the current reporting period (2 nd Half 2022). 1 st half of reports are due 1-31-2023. 100% Compliant for the last reporting period (1 st half 2022).

Notes: Improvements include Design Study for Alley and Dumpster improvements and Streetscape & Amenities Plan, surveying and engineering. Improvements are part of the River Market Community Improvement District.

Recommendation: Approval of certification of costs totaling \$51,427.05 and waiver of the 18-month rule to include the questioned costs of \$10,231.68 for a total of \$61,658.73.

Action recommended:

APPROVAL OF CERTIFICATION OF COSTS TOTALING \$51,427.05 AND WAIVER OF THE 18-MONTH RULE TO INCLUDE THE QUESTIONED COSTS OF \$10,231.68 FOR A TOTAL OF \$61,658.73 FOR THE RIVER MARKET TIF PLAN AND AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

21. River Market TIF Plan: Consideration of a First Amendment to the Cooperative Agreement by and between the River Market Community Improvement District and the and Commission, and other matters related thereto. (*Wesley Fields*) Exhibit 21

On November 10, 1999, after receiving the comments of all interested persons and taxing districts, the Commission, by Resolution No. 11199, recommended to the City Council (the “City Council”) of the City of Kansas City, Missouri (the “City”) the approval of the River Market Tax Increment Financing Plan (the “Plan”) and the City Council did so on December 16, 1999, by Ordinance Number 991556, and did also designate the area described by the Plan as a redevelopment area (the “Redevelopment Area”). The Plan has been subsequently amended by a series of ordinances passed by the City Council (the “Parvin Road Tax Increment Financing Plan as amended shall hereinafter be referred to as the “Amended Plan”).

The Amended Plan provides for the reimbursement of certain costs related to public infrastructure improvements contemplated by and located within the area described by the Amended Plan. On February 9, 2012, the River Market Community Improvement District (CID) and the Commission entered into a Cooperative Agreement, which provides for the implementation of certain improvements contemplated by the Amended Plan by December 2022 and the reimbursement of certain costs related thereto in an amount not in excess of \$825,000 (“Redevelopment Project Costs”).

The City Council intends to consider the approval of the Eleventh Amendment to Amended Plan, which provides, inter alia, for certain modifications to the Redevelopment Schedule as it relates to the improvements to be undertaken by the River Market CID by extending such date of completion to December 2023 and the inclusion of all conforming changes within the Exhibits to the Amended Plan that are in furtherance of the foregoing modification (the “Eleventh Amendment Modifications”).

Enclosed in the Commission’s Packet, as **Exhibit 21** is First Amendment to the Cooperative Agreement by and between the Commission and the River Market CID, which incorporates the Eleventh Amendment Modifications.

To the extent the Commission finds acceptable the terms and conditions of the First Amendment to the Cooperative, staff and legal counsel recommend its approval, subject to modifications approved by the Chair, the Executive Director and legal counsel and subject to the City Council’s approval of the Eleventh Amendment to the Amended Plan.

Action recommended:

APPROVE THE EXECUTION OF THE FIRST AMENDMENT TO THE COOPERATIVE AGREEMENT WITH RIVER MARKET COMMUNITY IMPROVEMENT DISTRICT, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 21, RELATIVE TO THE RIVER MARKET TIF PLAN SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE ELEVENTH AMENDMENT TO THE RIVER MARKET TIF PLAN.

22. Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #14, and other matters related thereto. (Heather Brown) (Exhibit 22)

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 \$5,150,000 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 and February 3, 2023 (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 #14 December 19th, 2022 (the "Cost Certifier Report"), which, with the consent of the City, the Redeveloper requested \$465,937 in costs and the Certifier certified \$428,573 of redevelopment project costs related to Concrete work, Site Utility, Electrical, Landscaping, and Design & Engineering work for reimbursement from CCEDI funds and questioned \$37,364 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 \$428,573 of redevelopment project costs funded with Central City Sales Tax.

Action recommended:

APPROVAL OF THE CERTIFICATION OF \$428,573 OF REDEVELOPMENT PROJECT COSTS IDENTIFIED BY THE OVERLOOK TIF PLAN TO BE FUNDED WITH CENTRAL CITY SALES TAX, AS 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.

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**

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