

Board Meeting Agenda

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: April 11, 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 March 14, 2023 Platte County/Platte RIII-Park Hill meeting are included for the Commission's review prior to the meeting.

Action recommended: ACCEPTANCE OF THE MARCH 14, 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. (*Gloria Garrison*) Exhibit 2**

The Consent Agenda items for April 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 \$291,886.56, and other matters related thereto. (*Jennifer Brasher*)

Request from:	MD Management, Inc.
Total amount requested:	\$291,886.56
Use of funds:	Public Improvements, Administrative Cost
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	78.9% 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, Sitework and Utilities, Miscellaneous Site Features and Soft Costs. General expenses include Legal Fees and Construction Period Interest for both TIF Administration and Developer Administration.

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

	Bond Draw Portion-		
	Project & Admin Fund	Pay As You Go Portion	Total Certification
KCI Corridor			
MD Management TIF Admin	\$ 1,943.00		\$ 1,943.00
MD Management Project 21	287,264.94		287,264.94
MD Management Project 17		566.72	566.72
MD Management Interest & Legal		2,111.90	2,111.90
	\$ 289,207.94	\$ 2,678.62	\$ 291,886.56

Recommendation: Approval of certification of costs totaling \$291,886.56 and payment of related bond draws of \$289,207.94. 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. 8 in connection with Project 21 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 February 28, 2023 by Independent Accountant’s Report (the “Certification Report”) dated March 8, 2023 and revised on March 15, 2023 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.

	<u>Redevelopment Project Costs</u>	
	Budget	Actual
Public Improvement 21 Reimbursable Soft Costs	\$15,570,000	\$14,081,740
Total Public Improvement 21 Reimbursable Costs	\$15,570,000	\$14,081,740

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy and the Commission, pursuant to the Cost Certification Resolution, has certified all Public Improvement Reimbursable Project Costs incurred that relate to Partially Completed Project 21. Staff recommends approval of the Certificate of Partial Completion and Compliance.

Action recommended: APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO MD MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PROJECT IMPROVEMENT 21 COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

ROLL CALL

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

Minutes of the March 14, 2023, Administrative TIFC meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE MARCH 14, 2023, ADMINISTRATIVE TIFC MINUTES AS PRESENTED.

- 5. Economic Activity Taxes: Consideration of acceptance of the Economic Activity Taxes Report, and other matters related thereto. (Gloria Garrison) Exhibit 5**

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

6. **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 6 & 6A**

The Affirmative Action/Contract Compliance Committee met on March 19, 2023, to review the MBE/WBE Compliance Report of expenditure activity through February 2023 Enclosed with your board packet is a copy of that report for your information.

Action recommended: NONE; INFORMATION ONLY

7. **Governance, Finance and Audit Subcommittee: Consideration of acceptance of the Governance, Finance and Audit Reports, and other matters related thereto. (Tammy Queen) Exhibit 7 & 7A**

The Governance, Finance and Audit Subcommittee met on April 3, 2023, to consider the following item:

- Monthly Financials as prepared by Hood & Associates
(Michael Keenen of Hood & Associates)
- FY 2024 Budget

Action recommended: ACCEPTANCE OF THE FINANCIAL REPORT

8. **Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto. (Ryana Parks-Shaw) Exhibit 8**

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

10. **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

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

Minutes of the March 14, 2023, Jackson County/KCMO meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE MARCH 14, 2023, JACKSON COUNTY/KCMO MINUTES AS PRESENTED.

12. Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #17 (*Heather Brown*) Exhibit 12

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 \$23,433,520, 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 on December 15th, 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 #17 March 2nd, 2023 (the “Cost Certifier Report”), which, with the consent of the City, the Redeveloper requested \$50,670 in costs and the Certifier certified \$50,670 of redevelopment project costs related to Design and Engineering, Landscaping, Site Utilities, Excavation/ Earthwork, General Contractor, and Contingency for reimbursement from CCEDI. 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 \$50,670 of redevelopment project costs funded with Central City Sales Tax.

Action Recommended:

APPROVAL OF THE CERTIFICATION OF \$50,670 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.

13. Linwood Shopping Center TIF Plan. Consideration of an Acknowledgment of a Third Amended and Restated Absolute Assignment of Tax Increment Revenues and Additional City EATs between Linwood Shopping Center Redevelopment Company, LLC and UMB Bank, N.A., in connection with the Linwood Shopping Center TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 13

On May 16, 2016, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 5-27-16 recommending to the City Council of the City of Kansas City, Missouri (the “City Council”) the approval of the Linwood Shopping Center Tax Increment Financing Plan (the “Original Plan”) and the City Council approved the Original Plan on June 16, 2016, by Ordinance Number 160448, and did also designate the area described by the Plan as a redevelopment area (the “Redevelopment Area”). The Original Plan has been amended three (3) times by a series of ordinances passed by the City Council (the Original Plan, as amended, shall hereinafter be referred to as the “Plan”).

The Plan provides for the renovation of approximately 65,000 square feet of retail space and related infrastructure improvements, including parking and landscaping improvement within Redevelopment Project Area 4 and Redevelopment Project Area 5 (the “Project Improvements”), along with certain blight remediation activities located within the portion of the Redevelopment Area that is south of 31st Street, north of Linwood Boulevard, west of Prospect, and east of Olive Street (“Blight Remediation”). On September 20, 2019, the Commission and Linwood Shopping Center Redevelopment Company, LLC, the designated redeveloper of the Plan (the “Redeveloper”), entered into an Agreement to finance and implement the Project Improvements and Blight Remediation (the “TIF Agreement”).

The Redeveloper has entered into a Construction Loan Agreement and two separate promissory notes in the aggregate principal amount of \$4,000,000 with UMB Bank, N.A. (the “Loan Documents”) for the purpose of initially funding Redevelopment Project Costs related to the Project Improvements and the Blight Remediation. UMB Bank has required as a condition of the consummation of the Loan Documents that the Redeveloper absolutely assign to UMB Bank (and grant to UMB Bank a security interest in) all of the Redeveloper’s right, title and interest in and to certain PILOTS and EATS generated within Project Area 4 of the Plan (the “TIF Revenue”) and such additional earnings taxes, utility taxes and the capital improvements portion of sales taxes generated within Project Area 4 of the Plan, which are not subject to capture, in accordance with the TIF Act, and that would otherwise be deposited into the City’s general fund (the “Additional City EATs”) to which the Redeveloper is entitled, pursuant to the terms and conditions of the TIF Agreement, as it may be amended from time to time.

The Loan Documents were modified pursuant to that certain Loan Modification Agreement among the Redeveloper, UMB Bank and the guarantors identified therein, dated March 23, 2021 (the “First Loan Modification Agreement”). The Loan Documents were further modified pursuant to that certain Second Loan Modification Agreement among the Redeveloper, UMB Bank and the guarantors identified therein, dated November 24, 2021 (the “Second Loan Modification Agreement”). The Loan Documents were further modified pursuant to that certain Third Loan Modification Agreement among the Redeveloper, UMB Bank and the guarantors identified therein, dated October 15, 2022 (the “Third Loan Modification Agreement”). UMB Bank and the Redeveloper desire to further amend the Loan Documents to adjust the interest rate and interest payments and the application of certain financial covenants, as more specifically set forth in a Fourth Loan Modification Agreement (the “Fourth Loan Modification Agreement” and together with the First Loan Modification Agreement, the Second Loan Modification Agreement, and the Third Loan Modification Agreement, the “Loan Modification Agreements”).

In connection with the Loan Modification Agreements, including the Fourth Loan Modification Agreement, UMB Bank is requesting that the Redeveloper (i) grant UMB Bank the right to receive and control such TIF Revenue and Additional City EATs that the Redeveloper is entitled to receive under the TIF Agreement, in an amount up to the Redeveloper’s obligations under the Loan Documents upon disbursement of such TIF Revenue and Additional City EATs by the TIF Commission; (ii) execute and deliver a copy of a Third Amended and Restated Absolute Assignment of Tax Increment Revenues and Additional City EATs, in the form attached as **Exhibit 13** to the TIF Commission Board Packet, to the TIF Commission; (iii) take such steps as may be reasonably necessary to evidence and perfect the assignment of (and first priority security interest in) such TIF Revenue and Additional City EATs to UMB Bank in applicable public records and any other means necessary; and (iv) direct the TIF Commission to forward all TIF Revenue and Additional City EATs to UMB Bank for application to the Redeveloper’s obligations under the Loan Documents.

To the extent the TIF Commission finds the terms of the Third Amended and Restated Absolute Assignment Agreement, as set forth on **Exhibit 13**, to be acceptable, staff is recommending that the TIF Commission approve the form of the Third Amended and Restated Absolute Assignment of Tax Increment Revenue between the Redeveloper and UMB Bank, which is attached to the Board Packet as **Exhibit 13**, and upon receipt of a fully-executed copy of such Third Amended and Restated Absolute Assignment of Tax Increment Revenue and Additional City EATs, execute and deliver the Acknowledgment (Exhibit A to the Absolute Assignment) to the Redeveloper and UMB Bank.

Action recommended:

APPROVAL OF THE FORM OF THE THIRD AMENDED AND RESTATED ABSOLUTE ASSIGNMENT OF TAX INCREMENT REVENUE AND ADDITIONAL CITY EATS BETWEEN LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC AND UMB BANK, N.A. AND AUTHORIZE THE CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER THE ACKNOWLEDGMENT TO LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC AND UMB BANK, N.A., UPON THE COMMISSION’S RECEIPT OF A FULLY EXECUTED THIRD AMENDED AND RESTATED ABSOLUTE ASSIGNMENT OF TAX INCREMENT PAYMENTS BETWEEN LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC AND UMB BANK, N.A.

14. **87th and Hillcrest TIF Plan. Consideration of First Amendment to an Amended and Restated Redevelopment Agreement between Foley Industries, Inc., and the Commission, in connection with the 87th & Hillcrest TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 14**

A plan for redevelopment known as the 87th Street & Hillcrest Road Tax Increment Financing Plan (the “Original TIF Plan”) for an area designated therein as the redevelopment area (the “TIF Area”) was approved by the City Council of the City of Kansas City, Missouri (the “City Council”) by its passage of Committee Substitute for Ordinance No. 050212 (the “TIF Ordinance”). The Original TIF Plan was amended by the City Council’s passage of Ordinance 060708. (The Original Plan, as amended, shall hereinafter be referred to as the “Plan”).

The Plan provides for (1) major earth fill to the level 30-40 foot fall from north to south on the 25 acre site; (2) other site improvements to include relocation of sanitary sewers, abandonment of some utilities, and relocation of power sources; (3) construction of two buildings totaling approx. 150,000 sq. ft., including a main building consisting of 55,000 sq. ft. of equipment service area, 40,000 sq. ft. of parts/warehousing area, and a two story section consisting of 40,000 sq. ft. of administrative/sales & rental space, and a 12,000 – 15,000 sq. ft. utility building for equipment cleaning, painting, and track repair; (4) surface parking lot consisting of 161 parking spaces; (5) offsite public improvements include possible installation of traffic signals at 87th Street, improvements to Hillcrest Road, water main extension at 87th Street, including installation of a fire hydrant, installation of monument signs on 87th Street; streetscape/landscape along site; and, (6) concrete pavement areas for equipment marshalling and equipment display areas along 87th Street and Hillcrest Road (the “Plan Improvements”). On June 15, 2005, the Commission and Dean Realty Company (the “Original Redeveloper”) entered into a redevelopment agreement to implement the Plan Improvements (the “Original Redevelopment Agreement”).

The Commission, on November 10, 2010, pursuant to Resolution No. 11-17-10, issued to the Original Redeveloper a Certificate of Completion and Compliance, which is an acknowledgement by the Commission that Dean Realty Company satisfied certain obligations and duties under the Redevelopment Agreement with respect to the implementation of the Plan Improvements described therein.

Pursuant to an Assignment and Assumption Agreement, dated December 14, 2011, by and among the Dean Realty Company (the “Original Redeveloper”), Foley Industries, Inc. (the “Redeveloper”) and the Commission, the Original Redeveloper assigned and the Redeveloper assumed all of the Original Redeveloper’s rights, interests, duties and obligations under the Original Redevelopment Agreement, and the Commission, as provided by Section 15 of the Original Redevelopment Agreement, consented to such assignment and assumption, subject to, inter alia, the execution of an amended and restated Original Redevelopment Agreement (the “Amended Agreement”).

The Amended Agreement provides for the satisfaction of certain obligations under the Original Agreement and it further provides for the continuance of certain ongoing rights and obligations, including, but not limited to, the reimbursement of certain Reimbursable Project Costs described on Exhibit 5 to the TIF Plan in the amount of \$12,840,481, pursuant to and in

accordance with Section 10 of the Schedule 1 to the Original Redevelopment Agreement and Exhibit D and Exhibit E of the Original Redevelopment Agreement.

The Redeveloper has requested that the City Council amend to the TIF Plan to increase the amount of Reimbursable Project Costs by \$254,033. The City Council intends to consider a Second Amendment to the TIF Plan, which provides for an increase of Reimbursable Project Costs by \$254,003 (the “Second Amendment Modifications”). The Redeveloper desires to amend the Amended Agreement for the purpose of incorporating the Second Amendment Modifications.

To the extent the Commission finds acceptable the terms of the First Amendment to the Amended Agreement, which is attached to the Board Packet as **Exhibit 14** and which incorporates the Second Amendment Modifications, staff and legal recommend its approval and execution, subject to the City Council’s approval of the Second Amendment to the TIF Plan, which incorporates the Second Amendment Modifications described in the preceding paragraph.

Action recommended: APPROVAL OF THE FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN FOLEY INDUSTRIES, INC. AND THE COMMISSION AND AUTHORIZE THE CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER THE SAME, UPON THE CITY COUNCIL’S APPROVAL OF A SECOND AMENDMENT TO THE 87TH & HILLCREST TIF PLAN THAT INCORPORATES THE MODIFICATIONS DESCRIBED IN THIS AGENDA ITEM AND PRESENTED TO THE COMMISSION.

JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS

ROLL CALL

15. Consideration of acceptance of the Jackson County/Hickman Mills TIFC Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 15

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

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

16. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Jackson County/Hickman Mills, and other matters related thereto. (Gloria Garrison) Exhibit 16

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

Cost Certifications (**Exhibit 16**)

Bannister & I-435 TIF Plan: Consideration of request for certification of costs totaling \$14,923,089 and request for reimbursement of \$3,946,530, and other matters related thereto. (Jennifer Brasher)

Request from:	Cerner Property Development, Inc.
Current amount requested for Certification:	\$14,923,089
Current amount requested for Reimbursement	\$3,946,530
Use of funds:	Developer Cost (Submission # 13)
Cost certifier:	Novak Birks
Questioned or disallowed costs:	None
EATs reporting requirement:	66.7% 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: All Bannister & I-435 project costs are submitted for certification and include Building Construction, Onsite and Offsite Improvements, General Development Costs, Design Costs, Legal Fees, Personal Property, Construction Period Interest, and Permanent Financing/ Interest Costs. The amount requested for reimbursement is for Permanent Financing/ Interest Costs.

Recommendation: Approval of request for reimbursement of costs totaling \$3,946,530 as shown on the schedule below:

	Total Costs Certified	Reimbursement Request
Site Summary #1 TIF	\$ 13,108,184	\$ 2,131,625
Site Summary #2 STIF	739,715	739,715
Site Summary #3 State	1,075,190	1,075,190
	\$ 14,923,089	\$ 3,946,530

Action recommended: APPROVAL OF THE CERTIFICATION OF COST TOTALING \$14,923,089 AND REQUEST FOR REIMBURSEMENT \$3,946,530 PER THE REDEVELOPMENT AGREEMENT, AND COST CONSENT AGENDA FOR JACKSON COUNTY/HICKMAN MILLS AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

EXECUTIVE SESSION

- 17. 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

18. Adjournment

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