

Board Meeting Agenda

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: July 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=cHc3OTlpMmFNK2pqZFIGdEROazIvdz09>

Meeting ID: 891 2022 5749
Passcode: 199445
By Telephone: +1 312 626 6799

PUBLIC HEARING AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

ROLL CALL FOR PLATTE CLAY COUNTY/PLATTE RIII

1. **Platte Purchase Development – Tenth Amendment:** Consideration of approval of the Tenth Amendment of the Platte Purchase Development Plan, and others matters related thereto.

Action recommended: CONTINUE THE PUBLIC HEARING TO 9:50 A.M. AUGUST 8, 2023.

PUBLIC HEARING – 9:50 AM

ROLL CALL FOR PLATTE CLAY COUNTY/PLATTE RIII

2. **Platte Purchase Development – Ninth Amendment:** Consideration of approval of the Tenth Amendment of the Platte Purchase Development Plan, and others matters related thereto.

Action recommended: CONTINUE THE PUBLIC HEARING TO 9:45 A.M. AUGUST 8, 2023.

PUBLIC HEARING – 10:00 AM

ROLL CALL FOR JACKSON COUNTY/KCMO

3. **14th & Wyandotte TIF Plan:** Consideration of approval of the 14th & Wyandotte TIF Plan and Redevelopment Project Area 1 and Redevelopment Project Area 2 described therein, and other matters related thereto.

Action recommended: CONTINUE THE PUBLIC HEARING TO 10:00 A.M. AUGUST 8, 2023.

ADMINISTRATIVE AGENDA ITEMS

ROLL CALL FOR ADMINISTRATIVE COMMISSION

APPROVAL OF MINUTES

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

Minutes of June 13, 2023, Platte-Clay County/Platte RIII-Park Hill meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE JUNE 13, 2023, PLATTE-CLAY COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED.

5. **Consideration of acceptance of Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 5**

Minutes of March 14, 2023, Platte-Clay County/Platte RIII meeting are included for the Commission’s review prior to the meeting. (

Action recommended: ACCEPTANCE OF THE MARCH 14, 2023, PLATTE-CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED.

6. **Consideration of acceptance of Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 5**

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

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

7. **Consideration of acceptance of Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 4**

Minutes of June 13, 2023, Jackson County/KCMO meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE JUNE 13, 2023, JACKSON COUNTY/KCMO MINUTES AS PRESENTED.

**APPROVAL OF CONSENT AGENDA (COST CERTIFICATIONS)
RELATED TO SPECIFIC TIF PLANS**

PLATTE-CLAY COUNTY/PLATTE RIII-PARK HILL

8. **Consent Agenda (Cost Certification): Consideration of approval of the Cost Consent Agenda for Platte County/Platte RIII-Park Hill, and other matters related thereto. (Gloria Garrison) Exhibit 8**

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

- Cost Certifications (**Exhibit 8**)

KCI TIF Plan: Consideration of certification of costs totaling \$683,491.80, and other matters related thereto. (Gloria Garrison)

Request from: MD Management, Inc.
 Total amount requested: \$683,491.80
 Use of funds: Public Improvements, Administrative Cost
 Cost certifier: Ralph Johnson
 Questioned or disallowed costs: None
 EATs reporting requirement: 87% compliant for the current reporting period (2nd half 2022), prior reporting cycle 87% 1st half 2022.

Notes: Report 2021 – 20. Project 21 Northland Sports Complex Road Improvements, Storm Water Detention, Sidewalk Improvements, Road Improvements, Sitework and Utilities, Contingency 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	\$ 7,218.50		\$ 7,218.50
MD Manangement Project 21	675,082.71		675,082.71
MD Manangement Interest & Legal		1,190.59	1,190.59
	\$ 682,301.21	\$ 1,190.59	\$ 683,491.80

Recommendation: Approval of certification of costs totaling \$683,491.80 and payment of related bond draws of \$682,301.21. 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

9. Consent Agenda (Cost Certification): Consideration of approval of the Cost Consent Agenda for Platte-Clay County/Platte RIII, and other matters related thereto. (Gloria Garrison) Exhibit 9

- Cost Certifications (Exhibit 9)

Platte Purchase Development Plan: Consideration of certification of costs totaling \$19,834.85 and other matters related thereto. (Gloria Garrison)

Request from: MD Management, Inc.
Total amount requested: \$19,834.85
Use of funds: Commission and Other Expenses
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-42 for costs related to commission and other expenses.

Recommendation: Approval of certification of costs totaling \$19,834.85.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$47,038.77 and other matters related thereto. (Gloria Garrison)

Request from: Hunt Midwest
Total amount requested: \$47,038.77
Use of funds: Project 7C
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-43 for costs related to project 7C Platte Purchase Park N Platte Purchase Drive between NE 108th St and Platte Purchase Park – funding from KCMO Contribution

Recommendation: Approval of certification of costs totaling \$47,038.77.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$14,138.45 and other matters related thereto. (Gloria Garrison)

Request from: Hunt Midwest
Total amount requested: \$14,138.45
Use of funds: Project 11
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-44 for costs related to project 11 water and sanitary sewer main extension – funding from KCMO Contribution

Recommendation: Approval of certification of costs totaling \$14,138.45.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$178,065.03 and other matters related thereto. (Gloria Garrison)

Request from: Hunt Midwest
Total amount requested: \$178,065.03
Use of funds: Project 7C
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-45 for costs related to project 7C Platte Purchase Park N Platte Purchase Drive between NE 108th St and Platte Purchase Park

Recommendation: Approval of certification of costs totaling \$178,065.03.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$179,036.36 and other matters related thereto. (Gloria Garrison)

Request from: Hunt Midwest
Total amount requested: \$179,036.36
Use of funds: Project 7C
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-46 for costs related to project 7C Platte Purchase Park N Platte Purchase Drive between NE 108th St and Platte Purchase Park

Recommendation: Approval of certification of costs totaling \$179,036.36.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$721,679.74 and other matters related thereto. (Gloria Garrison)

Request from: Hunt Midwest
Total amount requested: \$721,679.74
Use of funds: Project 7C
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-47 for costs related to project 7C Platte Purchase Park N Platte Purchase Drive between NE 108th St and Platte Purchase Park payment from KCMO contribution funds.

Recommendation: Approval of certification of costs totaling \$721,679.74.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$1,004,769.46 and other matters related thereto. (Gloria Garrison)

Request from: Hunt Midwest
Total amount requested: \$1,004,769.46
Use of funds: Project 7C
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-48 for costs related to project 7C Platte Purchase Park N Platte Purchase Drive between NE 108th St and Platte Purchase Park payment from KCMO contribution funds.

Recommendation: Approval of certification of costs totaling \$1,004,769.46.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$373,550.80 and other matters related thereto. (Gloria Garrison)

Request from: Hunt Midwest
Total amount requested: \$373,550.80
Use of funds: Project 7C
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-49 for costs related to project 7C Platte Purchase Park N Platte Purchase Drive between NE 108th St and Platte Purchase Park payment from KCMO contribution funds.

Recommendation: Approval of certification of costs totaling \$373,550.80.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$33,868.68 and other matters related thereto. (Gloria Garrison)

Request from: Hunt Midwest
Total amount requested: \$33,868.68
Use of funds: Project 11
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-50 for costs related to project 11 water and sanitary sewer main extension.

Recommendation: Approval of certification of costs totaling \$33,868.68.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$26,938.45 and other matters related thereto. (Gloria Garrison)

Request from: Hunt Midwest
Total amount requested: \$26,938.45
Use of funds: Project 11
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-51 for costs related to project 11 water and sanitary sewer main extension.

Recommendation: Approval of certification of costs totaling \$26,938.45.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$516,788.69 and other matters related thereto. (Gloria Garrison)

Request from: Hunt Midwest
Total amount requested: \$516,788.69
Use of funds: Project 7C
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-52 for costs related to project 7C Platte Purchase Park N Platte Purchase Drive

Recommendation: Approval of certification of costs totaling \$516,788.69.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$173,737.43 and other matters related thereto. (Gloria Garrison)

Request from: Hunt Midwest
Total amount requested: \$173,737.43
Use of funds: Project 7C
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-53 for costs related to project 7C Platte Purchase Park N Platte Purchase Drive

Recommendation: Approval of certification of costs totaling \$173,737.43.

Platte Purchase Development Plan: Consideration of certification of costs totaling \$14,688.05 and other matters related thereto. (Gloria Garrison)

Request from:	MD Management, Inc.
Total amount requested:	\$14,688.05
Use of funds:	Commission and Other Expenses
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the current reporting period (2nd half 2022); prior reporting cycle 100% 1st half 2022.

Notes: Certification Report 2017-54 for costs related to commission and other expenses.

Recommendation: Approval of certification of costs totaling \$14,688.05.

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

CLAY COUNTY/NKC

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

- Cost Certifications (Exhibit 10)

Briarcliff West TIF Plan: Consideration of certification of costs totaling \$277,430, and other matters related thereto. (Gloria Garrison)

Request from:	Briarcliff Development Company
Total amount requested:	\$277,430
Use of funds:	2021 Construction Cost and Administrative Fees
Cost certifier:	berganKDV
Questioned or disallowed costs:	None
EATs reporting requirement:	95% compliant for the current reporting period (2nd half 2022) and 93% Compliant for the last reporting period (1st half 2022).

Notes: Cost includes TIF Administration Expenses, Developer Bonds and Bond Debt Service Payments Expenses for 2021.

Recommendation: Approval of certification of costs totaling \$277,430

North Oak TIF Plan: Consideration of bond draw totaling \$10,331.60, and other matters related thereto. (Gloria Garrison)

Request from: Northland Neighborhoods
 Total amount requested: \$10,331.60
 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 - Inv 85	\$ 1,347.60		\$ 1,347.60
- Johnson's Construction LLC Invoice #147	8,984.00		8,984.00
	\$ 10,331.60		\$ 10,331.60

Notes: The draw is for \$1,347.60 Administrative Fees and \$8,984.00 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 #65.

Recommendation: Approval of a bond draw totaling \$10,331.60.

Parvin Road TIF Plan: Consideration of certification of costs totaling \$1,550,280 and other matters related thereto. (Gloria Garrison)

Request from: Hunt Midwest
 Total amount requested: \$1,550,280
 Use of funds: Construction, Road & Infrastructure Improvements.
 Cost certifier: Novak Birks
 Questioned or disallowed costs: None
 EATs reporting requirement: 98% compliant for the current reporting period (2nd half 2022), 92.% Compliant for the last reporting period (1st half 2022).

Notes: Project Area 1 expense includes TIF admin and construction period interest, Project Area 3A expense includes construction period interest. Project Area 4 expenses include construction costs, project management, professional services and construction period interest. Pay Application 134.

Recommendation: Approval of certification of costs totaling \$1,550,280.

Parvin Road TIF Plan: Consideration of certification of costs totaling \$802,914 and other matters related thereto. (Gloria Garrison)

Request from:	Hunt Midwest
Total amount requested:	\$802,914
Use of funds:	Construction, Road & Infrastructure Improvements.
Cost certifier:	Novak Birks
Questioned or disallowed costs:	None
EATs reporting requirement:	98% compliant for the current reporting period (2nd half 2022), 92.% Compliant for the last reporting period (1 st half 2022).

Notes: Project Area 4 expenses include construction costs, project management, and construction period interest. Pay Application 135.

Recommendation: Approval of certification of costs totaling \$802,914.

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

APPROVAL OF CERTIFICATE OF COMPLETIONS RELATED TO SPECIFIC TIF PLANS

PLATTE-CLAY COUNTY/PLATTE RIII-PARK HILL

- KCI Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 9 in connection with Project Improvements 21 within the KCI Corridor TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 11**

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 May 31, 2023 by Independent Accountant’s Report (the “Certification Report”) dated June 9, by Ralph C. Johnson & Company, P.C.

The KCI Corridor Tax Increment Financing Plan, which was approved by City Council on March 11, 1999 and which has been amended several times thereafter by a series of

Ordinances passed by the City Council (the “TIF Plan”), provides for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including, but not limited to, storm water detention, sidewalk and road improvements, site work, site features and utilities required in connection with the development of a Sports Complex (“Public Improvement 21”), including the Partially Completed 21 Improvements described on the Certification Report and **Exhibits B and C, attached hereto.**

	<u>Redevelopment Project Costs</u>	
	Budget	Actual
Public Improvement 21 Reimbursable Soft Costs	\$15,570,000	\$15,489,587
Total Public Improvement 21 Reimbursable Costs	\$15,570,000	\$15,489,587

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

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

PLATTE CLAY COUNTY/PLATTE RIII

- 12. **Platte Purchase TIF Plan: Consideration of Approval of the Certificate of Completion and Compliance in connection with Platte Purchase TIF Plan, and other matters related thereto. (Sandra Rayford) Exhibit 12**

Forthcoming

CLAY COUNTY/LIBERTY-NKC

- 13. **Shoal Creek TIF Plan: Consideration of approval of the Certificate of Completion and Compliance in connection with Project Areas Q, R, & S within the Shoal Creek Parkway TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 13**

This Certificate of Completion and Compliance is issued to Star Acquisitions, Inc. (the “Redeveloper”) in accordance with Section 19 of the Amended and Restated Redevelopment Agreement (the “Redevelopment Agreement”), dated March 9, 2020 and amended on July 21, 2022, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) the “Redeveloper for construction of certain road and infrastructure improvements, including street improvements, traffic signalization, sanitary sewer and storm water lines, detention basins and related improvements (the “Public Improvements”) that are identified on Exhibit A to the Shoal Creek Parkway Tax Increment Financing Plan Schedule of Project Costs submitted and certified for reimbursement through October 6, 2022, pursuant to that certain Independent Accountant’s Report (the “Certification Report”), dated October

14, 2022, by Novak Birks, P.C. (the “Partially Completed Improvements”), and as contemplated by the Shoal Creek Parkway Tax Increment Financing Plan, as amended (the “Shoal Creek TIF Plan”).

The Shoal Creek Parkway TIF Plan, which was approved by the City Council on November 10, 1994, by its passage of Ordinance No. 941443 and which has been amended several times thereafter by a series of Ordinances passed by the City Council, provides for the construction of certain road and infrastructure improvements, traffic signalization, sanitary sewer, and stormwater lines, detention basins and related improvements, to support commercial development in an approximately 28-acre area that is generally bound by a point approximately 1,700 linear feet north of MO Highway 152 on the north, MO Highway 152 on the south, The Preserve Subdivision on the west and the Green Hills Subdivision on the east in Kansas City, Clay County, Missouri, including the Completed Improvements that are identified on Exhibit A, attached hereto.

	Budget	Actual
Public Improvement Costs	\$10,966,054	\$15,642,188
Eligible Reimbursement Costs	\$ 9,394,531	\$ 8,764,567

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 relate to Public Improvements described on Exhibit A. Staff recommends approval of the Certificate of Completion and Compliance.

Action recommended: APPROVAL OF THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO STAR ACQUISITIONS, INC. FOR THE COMPLETED PROJECT IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

14. Shoal Creek Parkway TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 3 in connection with Project Areas G6 and Project M1 within the Shoal Creek Parkway TIF Plan, and other matters related hereto. (Sandra L. Rayford) Exhibit 14

This Certificate of Partial Completion and Compliance is issued to the City of Kansas City, Missouri (the “Redeveloper”) in accordance with Section 11 of the Amended and Restated Redevelopment Agreement, dated March 9, 2020 and amended on April 24, 2022, 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 design and construction of a portion of the roadways and other public infrastructure within and adjacent to the Redevelopment Area, including the construction of certain improvements to North Brighton Road, beginning at NE 58th Street and continuing to Pleasant Valley Road (the “North Brighton Improvements – (G6)” and including the intersection at N. Brighton and Pleasant Valley Road (the “Pleasant Valley Intersection – “M1”) (the “Partially Completed Improvements”) that are identified on Exhibit A to the Shoal Creek Parkway TIF Plan – City of Kansas City, Missouri Schedule of Project

Costs Submitted and Certified for Reimbursement through January 24, 2023 with Independent Accountant’s Report (the “Certification Report”) dated March 6, 2023 by Hood & Associates CPAs, P.C.

The Shoal Creek Parkway TIF Plan, which was approved by City Council on November 10, 1994, by its passage of Ordinance No. 941443 and which has been amended several times thereafter by a series of Ordinances passed by the City Council, provides for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including the Partially Completed Improvements.

	Budget	Actual
Public Improvement Costs	\$10,900,000	\$9,919,497
Eligible Reimbursement Costs	\$10,900,000	\$9,919,497

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 relate to the Partially Completed Improvements described on **Exhibit A**. Staff recommends approval of this Certificate of Partial Completion and Compliance.

Action recommended: APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO THE CITY OF KANSAS CITY, MO FOR THE PARTIALLY COMPLETED IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

CLAY COUNTY/NKC

15. Parvin Road TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance No. 11 in Connection with Project Areas 1 – 4 within the Parvin Road Corridor TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 15

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 Amended and Restated Redevelopment Agreement (the “Redevelopment Agreement”), dated June 8, 2013 and amended on March 16, 2018 , April 1, 2022 and October 17, 2022 between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper for the implementation of a portion of the Uncompleted Private Project Improvements and Uncompleted Public Improvements described on **Exhibit A**, attached hereto (the “Partially Completed Public Improvements”), and identified by the Parvin Road Corridor Tax Increment Financing Plan, as amended (the “TIF Plan”) and for which Redevelopment Project Costs were verified by the Redeveloper on May 11, 2023 and thereafter submitted and certified, pursuant to the Novak Birks, P.C.’s Independent Accountant’s Report, dated June 22, 2023 (the “Cost Certifier Report”) and Commission Resolution No. 7-__-23 (the “Certification of Costs Resolution”).

The TIF Plan, which was approved by City Council on December 14, 2000 and which has been amended several times thereafter by a series of Ordinances passed by the City Council, provides for design of, expansion, and improvement of the public infrastructure within the Redevelopment Area necessary to accommodate an expansion of the existing above-ground industrial park and the underground industrial and commercial complex known as the SubTropolis, together with all appurtenances necessary to adequately address the existing conditions qualifying the Redevelopment Area as an Economic Development Area. The proposed infrastructure improvements include constructing and/or improving roadways, curbing, traffic signals, storm sewers, water lines, utilities, and related items necessary to adequately serve the expansion of the development complex.

	Budget	Actual
Total Public Improvements	\$92,304,980	\$43,331,323
Improvement Costs Eligible for TIF Reimbursement	\$73,005,614	\$43,331,323

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, as amended from time to time, and the Commission, pursuant to the Certification of Costs Resolution, has certified all Redevelopment Project Costs incurred that are eligible for reimbursement that relate to implementation of the Partially Completed Improvements. Staff recommends approval of this Certificate of Partial Completion and Compliance.

Action recommended: APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE COSTS RELATED TO PARTIALLY COMPLETED PROJECT IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

APPROVAL OF AGREEMENTS RELATED TO SPECIFIC TIF PLANS

PLATTE-CLAY COUNTY / PLATTE RIII AGENDA ITEMS

- 16. Platte Purchase TIF Plan: Consideration of a Funding Agreement between the TIF Commission and the City of Kansas City, Missouri regarding the design and construction of a Platte Purchase Trail Connector contemplated by the Platte Purchase Tax Increment Financing Plan and other matters related thereto. (*Wesley Fields*) Exhibit 16**

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 Tax Increment Financing 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 “Redevelopment Area”).

The Plan provides, among other things, for the design and the construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and the construction of a trail connector, beginning at N. Holly Street, and continuing west approximately 6,300 linear feet to the western edge of Platte Purchase Park (the “Trail Improvements”).

In order to assist in financing the design and construction of the Trail Improvements, the City has expressed an interest in contributing Two Hundred Fifty Thousand Dollars (\$250,000) toward the costs of the Trail Improvements.

The Funding Agreement, attached as **Exhibit 16** to the Commission Board Packet, has been prepared by legal counsel and reviewed by staff and it provides, in part, that (A) the City, subject to appropriation, shall contribute \$250,000 to the Commission for the purpose of reimbursing certified redevelopment project costs related to the implementation of the Trail Improvements and (B) the Commission (1) shall deposit such money into a separate account, which shall be segregated on the books and records of the Commission from all other money, revenue, funds and accounts of the Commission, and (2) shall be utilize such contribution to pay \$250,000 of the redevelopment project costs related to the Trail Improvements, which have been certified by the Commission, pursuant to its Certification of Costs and Reimbursement Policy.

The attached Funding Agreement has been prepared by legal counsel and reviewed by staff, and, to the extent the Commission finds the terms of the Funding Agreement to be acceptable, staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

Action recommended: APPROVAL OF THE FUNDING AGREEMENT BETWEEN THE COMMISSION AND THE CITY OF KANSAS CITY, IN CONNECTION WITH THE FUNDING OF CERTAIN TRAIL IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL

CLAY COUNTY/NKC AGENDA ITEMS

- 17. North Oak TIF Plan: Consideration of a Redevelopment Agreement between the TIF Commission and the City of Kansas City, Missouri regarding the construction of Sidewalks along North Holmes Street and an Intersection at NE 48th Street and Vivion Road, as contemplated by the North Oak Tax Increment Financing Plan and other matters related thereto. (Wesley Fields) Exhibit 17**

On February 24, 2005, the City Council (the “Council”) of Kansas City, Missouri (the “City”), by way of Ordinance No. 050104, approved the North Oak Tax Increment Financing 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 “Redevelopment Area”).

The TIF Plan provides, among other things, for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including (1) the construction of sidewalks along North Holmes Street, beginning at Greenfield Road and continuing approximately 1,100 linear feet to NE 42nd Street (“Sidewalk Project”) and (2) the design and construction of an intersection at NE 48th Street and NE Vivion Road (“Intersection Project”).

The Commission, pursuant to that certain Financing Agreement, dated November 25, 2014, between the City and the Commission (the “Financing Agreement”), is obligated to expend the “Additional City EATS” (as defined in the Financing Agreement) for costs related to public infrastructure improvements, including certain costs related to the Sidewalk Project and certain costs related to the Intersection Project.

The City has agreed to implement the Sidewalk Project and the Intersection Project, pursuant to the TIF Plan, subject to the City’s reimbursement by the Commission from Additional EATS the Commission receives, pursuant to the Financing Agreement, for certain costs related thereto.

Attached to the Commission Board Packet as **Exhibit 17** is a Redevelopment Agreement by and between the Commission and the City, which provides, in part for (1) the City (A) to design and construct the Sidewalk Project, in accordance with the terms therein, by May 2024 and (B) to construct the Intersection Project, in accordance with the terms therein, by December 2023 and (2) for the Commission (A) to reimburse the City for certified costs related to the Sidewalk Project in an amount not in excess of \$450,000 and (B) to reimburse the City for certified costs related to Intersection Project in an amount not in excess of \$350,000.

The attached Redevelopment Agreement has been prepared by legal counsel and reviewed by staff, and, to the extent the Commission finds its terms to be acceptable, staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director, and legal counsel.

Action recommended: APPROVAL OF THE REDEVELOPMENT AGREEMENT BETWEEN THE COMMISSION AND THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH IMPLEMENTATION OF CERTAIN SIDEWALK AND INTERSECTION IMPROVEMENTS CONTEMPLATED BY THE NORTH OAK TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL

JACKSON COUNTY/KCMO AGENDA ITEMS

18. Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #20 (Heather Brown) Exhibit 18

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 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 #20 June 28, 2023 (the “Cost Certifier Report”), which, with the consent of the City, the Redeveloper requested \$304,000 in costs and the Certifier questioned costs in the amount of \$12,159 and certified \$291,841 of redevelopment project costs related to Design and Engineering, Landscaping, Site Utilities, Electrical, Excavation/ Earthwork, General Contractor, Miscellaneous Metals 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 \$291,841 of redevelopment project costs funded with Central City Sales Tax.

Action recommended:

APPROVAL OF THE CERTIFICATION OF \$291,841 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.

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

19. Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto. Exhibit 19

Action recommended:

NONE; INFORMATION ONLY.

20. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action Reports and Contract Compliance Reports, and other matters related thereto. (Sandra L. Rayford)**

The Affirmative Action/Contract Compliance Committee did not meet in June 2023. The Affirmative Action/Contract Compliance committee meets on Monday, July 17, 2023 and will review activity through May 2023 at that time.

Action recommended: NONE; INFORMATION ONLY.

21. **Governance, Finance and Audit Subcommittee: Consideration of acceptance of the Governance, Finance and Audit Report, and other matters related thereto. (Tammy Queen) Exhibit 21**

The Governance, Finance and Audit Subcommittee did not meet in July to consider the following item:

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

Action recommended: NONE; INFORMATION ONLY.

22. **Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto. (Ryana Parks-Shaw) Exhibit 22**

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

CLOSED SESSION

25. **Consideration of legal, real estate and personnel issues, and other matters related thereto, pursuant to Section 610.021(1)(2)(3) RSMo.**

RESUME OPEN SESSION

26. **Other Business**

27. **Adjournment**