

# Board Meeting Agenda

## Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: September 12, 2023  
TIME: **9:30 a.m.**  
PLACE: Economic Development Corporation Board Room, 4<sup>th</sup> Floor  
300 Wyandotte  
Kansas City, Missouri

## Videoconference

<https://us06web.zoom.us/j/89120225749?pwd=cHc3OTlpMmFNK2pqZFIGdEROazlvdz09>

**Meeting ID: 891 2022 5749**

**Passcode: 199445**

**By Telephone: +1 312 626 6799**

# PUBLIC HEARING AGENDA ITEMS

## *JACKSON COUNTY/KCMO*

### **PUBLIC HEARING – 9:35 AM**

#### *ROLL CALL*

1. **Country Club Plaza TIF Plan: Consideration of a recommendation that the City Council of Kansas City, Missouri terminates the Country Club Plaza Tax Increment Financing Project Areas 2, 7, and 8, the Redevelopment Area, and the Plan by passage of an ordinance, and other matters related thereto. (David Leader)**

The purpose of this hearing is to consider recommending to the City Council of Kansas City, (1) the termination of the Plan, (2) the termination of the designation of Redevelopment Project Area 1, Redevelopment Project Area 7, Redevelopment Project Area 8, and the Redevelopment Area, (3) the declaration of all Payments in Lieu of Taxes and Economic Activity Taxes on deposit in the special allocation fund(s) established in connection with Redevelopment Project 1, 7, and 8, and the Plan, if any (the “Special Allocation Fund”) as surplus and (4) the dissolution of the Special Allocation Fund.

The City Council (the “City Council”) of the City of Kansas City, Missouri, by the passage of Ordinance No. 970374 on April 17, 1998, approved the Country Club Plaza Tax Increment Financing Plan (the “Plan”) and designated an area described by the Plan as a redevelopment area (the “Redevelopment Area”). The Council approved tax increment financing for Project 1 of the Plan in Ordinance No. 970375 on February 19, 1998, for Project 7 in Ordinance No. 970381 on December 16, 2004, and for Project 8 of the Plan in ordinance No. 970382 on July 18, 2002.

The Redevelopment Area is generally bounded by Summit Street and Pennsylvania Avenue on the west, 46th Street on the north, Wyandotte and Broadway Streets on the east, Nichols, 48th Street and Ward Parkway on the south and an area generally bounded by Wornall Road on the west, by 46th Street on the north, J.C. Nichols Parkway on the east and by 46th Street Terrace on the south and by an area generally bounded by Wornall Road on the west, 49th Street on the north, Main Street on the east and 50th Street on the south in Kansas City, Jackson County, Missouri.

In accordance with Section 99.830 of the Revised Statutes of Missouri, staff prepared and delivered or published all required notices of this hearing.

All projects contemplated by the Plan have been completed. All reimbursable project costs identified in the Plan have been paid. The Base EATs were \$619,000/year and are now \$2,526,000/year. The base assessed value started at \$7,134,000 and currently is assessed at \$117,677,000.

**Staff Recommendation:** Staff recommends that the TIF Commission adopt a Resolution recommending that the City Council pass an ordinance terminating the designation of Project 1, 7, and 8, the Redevelopment Area, and the Plan.

*Actions recommended:* (1 of 2) CLOSE THE PUBLIC HEARING.

(2 OF 2) RECOMMEND THAT THE CITY COUNCIL OF KANSAS CITY, MISSOURI (1) ACKNOWLEDGE THAT THE 23-YEAR PERIOD FOR THE CAPTURE OF TAX INCREMENT FINANCING WITHIN THE PROJECT 1, 7, AND 8 OF THE COUNTRY CLUB PLAZA TIF PLAN HAS EXPIRED, (2) RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE DESIGNATION OF PROJECT 1, 7, AND 8, THE REDEVELOPMENT AREA, AND THE PLAN, (B) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND, IF ANY, AS SURPLUS, AND (C) DISSOLVING THE SPECIAL ALLOCATION FUND.

## **JACKSON COUNTY/KCMO**

### **PUBLIC HEARING – 9:40 AM**

#### **ROLL CALL**

- 2. Summit TIF Plan: Consideration of a recommendation that the City Council of Kansas City, Missouri terminates the Summit Tax Increment Financing Project Areas 8, 9A, and 25, the Redevelopment Area, and the Plan by passage of an ordinance, and other matters related thereto. (David Leader)**

The purpose of this hearing is to consider recommending to the City Council of Kansas City, (1) the termination of the Plan, (2) the termination of the designation of Redevelopment Project Area 8, Redevelopment Project Area 9A, Redevelopment Project Area 25, and the Redevelopment Area, (3) the declaration of all Payments in Lieu of Taxes and Economic Activity Taxes on deposit in the special allocation fund(s) established in connection with Redevelopment Project 8, 9A, and 25 and the Plan, if any (the “Special Allocation Fund”) as surplus and (4) the dissolution of the Special Allocation Fund.

The City Council (the “City Council”) of the City of Kansas City, Missouri, by the passage of Ordinance No. 951016 on August 31, 1995, approved the Summit Tax Increment Financing Plan (the “Plan”) and designated an area described by the Plan as a redevelopment area (the “Redevelopment Area”). The Council approved tax increment financing for Project 8 of the Plan in Ordinance No. 041381 on December 16, 2004, for Project 9A in Ordinance No. 001036 on August 10, 2000, and for Project 25 of the Plan in ordinance No. 051116 on September 29, 2005.

The Redevelopment Area, as amended, is generally bound by the Kansas City Terminal Railway on the north, W. Pennway on the east, the W. 26th Street on the south, and

Southwest Boulevard on the west., along with the property on the southwest corner of Pershing Road & Kessler Road.

In accordance with Section 99.830 of the Revised Statutes of Missouri, staff prepared and delivered or published all required notices of this hearing.

All projects contemplated by the Plan have been completed. All reimbursable project costs identified in the Plan have been paid. The Base EATs were \$0/year and are now \$45,436/year. The base assessed value started at \$577,363 and currently is assessed at \$3,440,749.

**Staff Recommendation:** Staff recommends that the TIF Commission adopt a Resolution recommending that the City Council pass an ordinance terminating the designation of Project 8, 9A, and 25, the Redevelopment Area, and the Plan.

*Actions recommended:* (1 of 2) CLOSE THE PUBLIC HEARING.

(2 OF 2) RECOMMEND THAT THE CITY COUNCIL OF KANSAS CITY, MISSOURI (1) ACKNOWLEDGE THAT THE 23-YEAR PERIOD FOR THE CAPTURE OF TAX INCREMENT FINANCING WITHIN THE PROJECT 8, 9A, AND 25 OF THE SUMMIT TIF PLAN HAS EXPIRED, (2) RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE DESIGNATION OF PROJECT 8, 9A, AND 25, THE REDEVELOPMENT AREA, AND THE PLAN, (B) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND, IF ANY, AS SURPLUS, AND (C) DISSOLVING THE SPECIAL ALLOCATION FUND.

## ***PLATTE-CLAY COUNTIES / PLATTE RIII***

### **PUBLIC HEARING – 9:45 AM**

#### ***ROLL CALL***

- Platte Purchase Development Plan – Ninth Amendment: Consideration of approval of the Ninth Amendment of the Platte Purchase Development Plan, and others matters related thereto. (David Leader)**

*Action recommended:* CONTINUE THE PUBLIC HEARING TO 10:20 A.M. OCTOBER 10, 2023.

***PLATTE-CLAY COUNTIES /PLATTE RIII***

**PUBLIC HEARING – 9:50 AM**

***ROLL CALL***

4. **Platte Purchase Development Plan – Tenth Amendment:** Consideration of approval of the Tenth Amendment of the Platte Purchase Development Plan, and others matters related thereto. *(David Leader)*

*Action recommended:* CONTINUE THE PUBLIC HEARING TO 10:25 A.M. OCTOBER 10, 2023.

***JACKSON COUNTY/KCMO***

**PUBLIC HEARING – 10:00 AM**

***ROLL CALL***

5. **14<sup>th</sup>& Wyandotte TIF Plan:** Consideration of approval of the proposed 14<sup>th</sup> & Wyandotte TIF Plan, and others matters related thereto. *(David Leader)*

*Action recommended:* CONTINUE THE PUBLIC HEARING TO 10:10 A.M. OCTOBER 10, 2023.

**ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS**

**MINUTES**

6. **Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto. *(La’Sherry Banks)* Exhibit 6**

Minutes of August 8, 2023, meeting Minutes are included for the Commission’s review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED.

**COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS**

**7. Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda, and other matters related thereto. (Jennifer Brasher) Exhibit 7**

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

- Cost Certifications (**Exhibit 7**)

**Platte Purchase TIF Plan: Consideration of certification of costs totaling \$14,688.05 and other matters related thereto. (Jennifer Brasher)**

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 (1 <sup>st</sup> Half 2023); prior reporting cycle 100% 2nd half 2022.

Notes: Certification Report 2017-54 for costs related to commission and other expenses. A portion of this request will be paid from a bond draw—see schedule below.

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

	Bond Draw Portion-		
	Project & Admin Fund	Pay As You Go Portion	Total Certification
Platte Purchase			
MD Management TIF Admin	\$ 2,518.00		\$ 2,518.00
MD Management Admin	12,170.05		12,170.05
	\$ 14,688.05	\$ -	\$ 14,688.05

**KCI TIF Plan: Consideration of certification of costs totaling \$29,561.47, and other matters related thereto. (Jennifer Brasher)**

Request from:	MD Management, Inc.
Total amount requested:	\$29,561.47
Public Improvements, Administrative Cost	
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	75% compliant for the current reporting period (1 <sup>st</sup> Half 2023), prior reporting cycle 87% 2nd half 2022.

Notes: Report 2021 – 22. Project 21 Northland Sports Complex Road Improvements Soft Costs. General expenses include Legal Fees.

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	\$ 1,413.00		\$ 1,413.00
MD Management Project 21	28,148.47		28,148.47
	\$ 29,561.47	\$ -	\$ 29,561.47

Recommendation: Approval of certification of costs totaling \$29,561.47 and payment of related bond draws of \$29,561.47. Reimbursement is subject to the issuance of a Certificate of Partial Completion.

**North Oak TIF Plan: Consideration of bond draw totaling \$8,418.00, and other matters related thereto. (Jennifer Brasher)**

Request from: Northland Neighborhoods  
 Total amount requested: \$8,418.00

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 - Req 66	\$ 1,098.00		\$ 1,098.00
- 1 Core Construction, LLC	7,320.00		7,320.00
	\$ 8,418.00		\$ 8,418.00

Notes: The draw is for \$1,098.00 Administrative Fees and \$7,320.00 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 #66.

Recommendation: Approval of a bond draw totaling \$8,418.

**Parvin Road TIF Plan: Consideration of certification of costs totaling \$64,538 and other matters related thereto. (Jennifer Brasher)**

Request from: Hunt Midwest  
Total amount requested: \$64,538  
Use of funds: Construction, Road & Infrastructure Improvements.  
Cost certifier: Novak Birks  
Questioned or disallowed costs: None  
EATs reporting requirement: 72% compliant for the current reporting period (1<sup>st</sup> half 2023), 98.% Compliant for the last reporting period (2<sup>nd</sup> 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 period interest and financing costs. Pay Application 136.

Recommendation: Approval of certification of costs totaling \$64,538.

**Parvin Road TIF Plan: Consideration of certification of costs totaling \$1,086,422 and other matters related thereto. (Jennifer Brasher)**

Request from: Hunt Midwest  
Total amount requested: \$1,086,422  
Use of funds: Construction, Road & Infrastructure Improvements.  
Cost certifier: Novak Birks  
Questioned or disallowed costs: None  
EATs reporting requirement: 72% compliant for the current reporting period (1<sup>st</sup> half 2023), 98.% Compliant for the last reporting period (2<sup>nd</sup> half 2022).

Notes: Project Area 1 expense includes financing costs and construction period interest, project Area 4 expenses include construction costs, project management and construction period interest. Pay Application 137.

Recommendation: Approval of certification of costs totaling \$1,086,422.

**Metro North TIF Plan: Consideration of certification of costs totaling \$1,492,413, and other matters related thereto. (Jennifer Brasher)**

Request from: Metro North Crossing LLC  
Total amount requested: \$1,492,413  
Use of funds: Project Expenses  
Cost certifier: Hood and Associates CPAs  
Questioned or disallowed costs: None  
EATs reporting requirement: 83% compliant for the current reporting period (1st half 2023), 100% Compliant for the last reporting period (2nd half 2022).

Notes: Site Work/ Landscaping/ Signage, General Conditions, Construction Interest, and Contingency, pay application #9.

Recommendation: Approval of certification of costs totaling \$1,492,413.



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

**8. Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #22 (Heather Brown) (Exhibit 8)**

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 15<sup>th</sup>, 2022, and times after (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 #22 dated August 21<sup>st</sup>, 2023 (the “Cost Certifier Report”), which, with the consent of the City, the Redeveloper requested \$127,076 in costs and the Certifier certified \$127,076 of redevelopment project costs related to Landscaping, Concrete, Site Utilities, Electrical, Asphalt Paving & Base and General Contractor 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 \$127,076 of redevelopment project costs funded with Central City Sales Tax.

*Action recommended:* APPROVAL OF THE CERTIFICATION OF \$127,076 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.

**CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS**

**9. Shoal Creek Parkway TIF Plan: Consideration of Approval of a Partial Certificate of Completion and Compliance No. 3 in Connection with Public Improvements N1 – N5 within the Shoal Creek Parkway TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 9**

This Certificate of Partial Completion and Compliance is issued to the City of Kansas City, Missouri, through its Board of Parks and Recreation Commissioners (the “Redeveloper”), in accordance with Section 11 of the Amended and Restated Redevelopment Agreement, dated May 29, 2017 and amended on May 28, 2019, on January 11, 2022, on April 24, 2022, and on July 24, 2022, by and 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 conceptual design of a portion of Shoal Creek Parkway and the construction of certain improvements with Hodge Park that are contemplated by the Shoal Creek Parkway Tax Increment Financing Plan, as amended (the “Shoal Creek TIF Plan”), including general park improvements to support facilities for a playground, trails and athletic fields and to address drainage, signage, landscaping and roadway improvements, a multi-purpose sports field in the north portion of Hodge Park, a destination playground project, including the installation of play equipment and the construction of a parking lot to support the Destination Playground as described 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 February 8, 2022 by the Independent Accountant’s Revised Report (the “Certification Report”) dated March 17, 2022 and revised on April 1, 2022 by Cochran Head Vick CO., P.C. (the “Partially Completed Hodge Park Improvements”) and Resolution No. 2-2-22 (the “Cost Certification Resolution”).

	<b>Budget</b>	<b>Actual</b>
Public Improvement Redevelopment Project Costs	\$4,620,000	\$3,695,751
Public Improvement Reimbursable Project Costs	\$4,620,000	\$3,695,751

The Redeveloper satisfactorily complied with the policies attached to and incorporated within the Redevelopment Agreement, including the Commission’s Work Force Policy and Ordinance No. 180535, as amended (the “MBE/WBE Ordinance”).

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 Project Improvements described on Staff recommends approval of the Certificate of Completion and Compliance.

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

**10. Metro North Crossing TIF Plan: Consideration of Approval of a Partial Certificate of Completion and Compliance No. 6 in Connection with Project Improvements within the Metro North Crossing TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 10**

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 of 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 July 25, 2023 were submitted and certified, pursuant to the Hood & Associates Independent Accountant’s Report, dated August 22, 2023 (the “Certification of Costs Report”) and Commission Resolution No. 9-\_\_-23 (the “Certification of Costs Resolution”). (All capitalized terms not defined herein shall have the respective meanings ascribed to them in the Redevelopment Agreement).

**REDEVELOPMENT PROJECT COSTS:**

	<u>Budget</u>	<u>Actual</u>
Total Cost of Project and Public Improvements	\$191,930,691	\$81,875,958
Redevelopment Costs Eligible for Reimbursement	\$146,676,567	\$53,520,718

The Redeveloper satisfactorily complied with the policies attached to and incorporated within the Redevelopment Agreement, including the Commission’s Work Force Policy and Ordinance No. 180535, as amended (the “MBE/WBE Ordinance”).

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 Project Improvements described on Staff recommends approval of the Certificate of Completion and Compliance.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO THE CITY OF METRO NORTH CROSSING, LLC FOR THE COSTS RELATED TO THE PARTIALLY COMPLETED PROJECT IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

**11. Bannister & Wornall TIF Plan: Consideration of Approval of a Certificate of Completion and Compliance in Connection with Project Improvements within the Bannister & Wornall TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 11**

This Certificate of Completion and Compliance is issued to Burns & McDonnell Engineering Company, Inc. (the “Redeveloper”), in accordance with Section 18 of the Redevelopment Agreement, dated October 8, 2014, as amended March 6, 2018 and November 14, 2022 (the “Redevelopment Agreement”), between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper for all such requirements and obligations in connection with the completion of the improvements contemplated by the Bannister & Wornall Tax Increment Financing Plan, as amended (the “TIF Plan”), as more particularly described on Exhibit A, attached hereto (the “Completed Improvements”), and for which Redevelopment Project Costs related to such Completed Improvements were submitted and certified, as reflected by Ralph C. Johnson & Company, P.C.’s Revised Independent Accountant’s Report dated May 17, 2023 (the “Cost Certifier Report”).

**REDEVELOPMENT PROJECT COSTS:**

	<u>Budget</u>	<u>Actual</u>
Total Cost of Project Improvements	\$232,219,643	\$123,393,979
Redevelopment Costs Eligible for Reimbursement	\$ 42,306,162	\$ 46,086,513

The Redeveloper satisfactorily complied with the policies attached to and incorporated within the Redevelopment Agreement, including the Commission’s Work Force Policy and Ordinance No. 180535, as amended (the “MBE/WBE Ordinance”).

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 Project Improvements described on Staff recommends approval of the Certificate of Completion and Compliance.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO THE BURNS & MCDONNELL ENGINEERING COMPANY, LLC FOR THE COSTS RELATED TO THE COMPLETED PROJECT IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

## **AGREEMENTS RELATED TO SPECIFIC TIF PLANS**

**12. Ratification of Actions related to TIF Plans located within Clay County and Platte R-3 School District: Ratification and approval of certain Administrative Matters related to tax increment financing plans, redevelopment projects and redevelopment areas located within the boundaries of Clay County and Platte R-3 School District, and other matters related thereto. (Wesley Fields) (Exhibit 12)**

The City Council (the “Council”) of the City of Kansas City, Missouri (the “City”), by Ordinance No. 54556, passed on November 24, 1982 (the “1982 Ordinance”), and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991 (the “1991 Ordinance”), Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140,83, as amended, passed on June 18, 2015, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023 (the “City Enabling Ordinances”), created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), pursuant to Section 99.820.2 of the Real Property Tax Increment Allocation Act (the “TIF Act”).

Pursuant to the City Enabling Ordinances, the City Council delegated certain powers to the Commission with respect to the implementation of tax increment financing plans, including the approval of redevelopment agreements related to the implementation of tax increment financing plans.

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 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 Commission should have been reconstituted, pursuant to Section 99.820.3 of the TIF Act, to consider tax increment financing plans in Clay County and items related to implementation of such tax increment financing plans. Since July 2021, the City has not appointed members to the Commission in accordance with

Section 99.820.3 of the Act to consider tax increment financing plans, redevelopment projects and redevelopment areas located in Clay County. Although not properly constituted in accordance with Section 99.820.3, the Commission, nevertheless approved, by resolutions, certain agreements and took certain actions in connections with the implementation of tax increment financing plans located within Clay County.

Pursuant to the City Enabling Ordinances, the City created an "Administrative Commission" to adopt such rules and regulations for operation as shall enable it to maintain an orderly procedure for its business and to effectively and efficiently exercise the powers authorized by the TIF Act and delegated to it by the Council, which do not relate to specific plans, projects or amendments thereto.

In order to ensure efficient and equitable administration tax increment financing and redevelopment projects throughout the City, including within Clay County, the Council approved Committee Substitute for Ordinance No. 230524, which delegated to the Administrative Commission all powers delegable under the TIF Act and in particular the powers enumerated in RSMo 99.820.1, which relate to the administration of tax increment financing plans and redevelopment projects, and the designation of redevelopment areas located within the boundaries of the City, Missouri (except final approval of plans, projects and designation of redevelopment areas, which is reserved to the Council).

As a result of the Council's approval of Committee Substitute for Ordinance No. 230524, staff and legal counsel recommend that the Administrative Commission ratify the approval of certain actions previously approved by the Commission between July 2021 and the date hereof that relate to tax increment financing pans located within Clay County.

Attached as **Exhibit 12** to the Board Packet is a resolution approving minutes, cost certifications, certificates of completion and agreements related to tax increment financing located within Clay County and Platte R-3 School District.

*Action recommended:* APPROVAL OF THE RESOLUTION RATIFYING CERTAIN DOCUMENTS, INCLUDING MINUTES, COST CERTIFICATIONS, CERTIFICATES OF COMPLETION AND AGREEMENTS RELATED TO TAX INCREMENT FINANCING PLANS LOCATED WITHIN CLAY COUNTY AND PLATTE R-3 SCHOOL DISTRICT.

**13. Ratification of Actions related to TIF Plans located within Clay County, North Kansas City School District and Liberty 53 School District: Ratification and approval of certain Administrative Matters related to tax increment financing plans, redevelopment projects and redevelopment areas located within the boundaries of Clay County, North Kansas City School District and Liberty 53 School District, and other matters related thereto. (Wesley Fields) (Exhibit 13)**

The City Council (the "Council") of the City of Kansas City, Missouri (the "City"), by Ordinance No. 54556, passed on November 24, 1982 (the "1982 Ordinance"), and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991 (the "1991 Ordinance"), Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140,83, as amended, passed on June 18, 2015, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023

(the “City Enabling Ordinances”), created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), pursuant to Section 99.820.2 of the Real Property Tax Increment Allocation Act (the “TIF Act”).

Pursuant to the City Enabling Ordinances, the City Council delegated certain powers to the Commission with respect to the implementation of tax increment financing plans, including the approval of redevelopment agreements related to the implementation of tax increment financing plans.

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 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 Commission should have been reconstituted, pursuant to Section 99.820.3 of the TIF Act, to consider tax increment financing plans in Clay County and items related to implementation of such tax increment financing plans. Since July 2021, the City has not appointed members to the Commission in accordance with Section 99.820.3 of the Act to consider tax increment financing plans, redevelopment projects and redevelopment areas located in Clay County. Although not properly constituted in accordance with Section 99.820.3, the Commission, nevertheless approved, by resolutions, certain agreements and took certain actions in connections with the implementation of tax increment financing plans located within Clay County.

Pursuant to the City Enabling Ordinances, the City created an "Administrative Commission" to adopt such rules and regulations for operation as shall enable it to maintain an orderly procedure for its business and to effectively and efficiently exercise the powers authorized by the TIF Act and delegated to it by the Council, which do not relate to specific plans, projects or amendments thereto.

In order to ensure efficient and equitable administration tax increment financing and redevelopment projects throughout the City, including within Clay County, the Council

approved Committee Substitute for Ordinance No. 230524, which delegated to the Administrative Commission all powers delegable under the TIF Act and in particular the powers enumerated in RSMo 99.820.1, which relate to the administration of tax increment financing plans and redevelopment projects, and the designation of redevelopment areas located within the boundaries of the City, Missouri (except final approval of plans, projects and designation of redevelopment areas, which is reserved to the Council).

As a result of the Council's approval of Committee Substitute for Ordinance No. 230524, staff and legal counsel recommend that the Administrative Commission ratify the approval of certain actions previously approved by the Commission between July 2021 and the date hereof that relate to tax increment financing plans located within Clay County.

Attached as **Exhibit 13** to the Board Packet is a resolution approving minutes, cost certifications, certificates of completion and agreements related to tax increment financing located within Clay County, North Kansas City School District and Liberty 53 School District.

*Action recommended:* APPROVAL OF THE RESOLUTION RATIFYING CERTAIN DOCUMENTS, INCLUDING MINUTES, COST CERTIFICATIONS, CERTIFICATES OF COMPLETION AND AGREEMENTS RELATED TO TAX INCREMENT FINANCING PLANS LOCATED WITHIN CLAY COUNTY, NORTH KANSAS CITY SCHOOL DISTRICT AND LIBERTY 53 SCHOOL DISTRICT.

**14. Ratification of Actions related to TIF Plans located within Clay County, Platte County and Platte County R-3 School District: Ratification and approval of certain Administrative Matters related to tax increment financing plans, redevelopment projects and redevelopment areas located within the boundaries of Clay County, Platte County and Platte County R-3 School District, and other matters related thereto. (Wesley Fields) (Exhibit 14)**

The City Council (the "Council") of the City of Kansas City, Missouri (the "City"), by Ordinance No. 54556, passed on November 24, 1982 (the "1982 Ordinance"), and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991 (the "1991 Ordinance"), Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140,83, as amended, passed on June 18, 2015, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023 (the "City Enabling Ordinances"), created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"), pursuant to Section 99.820.2 of the Real Property Tax Increment Allocation Act (the "TIF Act").

Pursuant to the City Enabling Ordinances, the City Council delegated certain powers to the Commission with respect to the implementation of tax increment financing plans, including the approval of redevelopment agreements related to the implementation of tax increment financing plans.

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 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.

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Pursuant to the City Enabling Ordinances, the City created an "Administrative Commission" to adopt such rules and regulations for operation as shall enable it to maintain an orderly procedure for its business and to effectively and efficiently exercise the powers authorized by the TIF Act and delegated to it by the Council, which do not relate to specific plans, projects or amendments thereto.

In order to ensure efficient and equitable administration tax increment financing and redevelopment projects throughout the City, including within Clay County, the Council approved Committee Substitute for Ordinance No. 230524, which delegated to the Administrative Commission all powers delegable under the TIF Act and in particular the powers enumerated in RSMo 99.820.1, which relate to the administration of tax increment financing plans and redevelopment projects, and the designation of redevelopment areas located within the boundaries of the City, Missouri (except final approval of plans, projects and designation of redevelopment areas, which is reserved to the Council).

As a result of the Council’s approval of Committee Substitute for Ordinance No. 230524, staff and legal counsel recommend that the Administrative Commission ratify the approval of certain actions previously approved by the Commission between July 2021 and the date hereof that relate to tax increment financing pans located within Clay County.

Attached as **Exhibit 14** to the Board Packet is a resolution approving minutes, cost certifications, certificates of completion and agreements related to tax increment financing located within Clay County, Platte County and Platte County R-3 School District.

*Action recommended:* APPROVAL OF THE RESOLUTION RATIFYING CERTAIN DOCUMENTS, INCLUDING MINUTES, COST CERTIFICATIONS, CERTIFICATES OF COMPLETION AND AGREEMENTS RELATED TO TAX INCREMENT FINACING PLANS LOCATED WITHIN CLAY COUNTY, PLATTE COUNTY AND PLATTE COUNTY R-3 SCHOOL DISTRICT.

**15. Ratification of Actions related to TIF Plans located within Clay County and North Kansas City School District: Ratification and approval of certain Administrative Matters related to tax increment financing plans, redevelopment projects and redevelopment areas located within the boundaries of Clay County and North Kansas City School District, and other matters related thereto. (*Wesley Fields*) (Exhibit 15)**

The City Council (the “Council”) of the City of Kansas City, Missouri (the “City”), by Ordinance No. 54556, passed on November 24, 1982 (the “1982 Ordinance”), and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991 (the “1991 Ordinance”), Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140,83, as amended, passed on June 18, 2015, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023 (the “City Enabling Ordinances”), created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), pursuant to Section 99.820.2 of the Real Property Tax Increment Allocation Act (the “TIF Act”).

Pursuant to the City Enabling Ordinances, the City Council delegated certain powers to the Commission with respect to the implementation of tax increment financing plans, including the approval of redevelopment agreements related to the implementation of tax increment financing plans.

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 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 compromised 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 Commission should have been reconstituted, pursuant to Section 99.820.3 of the TIF Act, to consider tax increment financing plans in Clay County and items related to implementation of such tax increment financing plans. Since July 2021, the City has not appointed members to the Commission in accordance with Section 99.820.3 of the Act to consider tax increment financing plans, redevelopment projects and redevelopment areas located in Clay County. Although not properly constituted in accordance with Section 99.820.3, the Commission, nevertheless approved, by resolutions, certain agreements and took certain actions in connections with the implementation of tax increment financing plans located within Clay County.

Pursuant to the City Enabling Ordinances, the City created an "Administrative Commission" to adopt such rules and regulations for operation as shall enable it to maintain an orderly procedure for its business and to effectively and efficiently exercise the powers authorized by the TIF Act and delegated to it by the Council, which do not relate to specific plans, projects or amendments thereto.

In order to ensure efficient and equitable administration tax increment financing and redevelopment projects throughout the City, including within Clay County, the Council approved Committee Substitute for Ordinance No. 230524, which delegated to the Administrative Commission all powers delegable under the TIF Act and in particular the powers enumerated in RSMo 99.820.1, which relate to the administration of tax increment financing plans and redevelopment projects, and the designation of redevelopment areas located within the boundaries of the City, Missouri (except final approval of plans, projects and designation of redevelopment areas, which is reserved to the Council).

As a result of the Council’s approval of Committee Substitute for Ordinance No. 230524, staff and legal counsel recommend that the Administrative Commission ratify the approval of certain actions previously approved by the Commission between July 2021 and the date hereof that relate to tax increment financing pans located within Clay County.

Attached as **Exhibit 15** to the Board Packet is a resolution approving minutes, cost certifications, certificates of completion and agreements related to tax increment financing located within Clay County and North Kansas City School District.

*Action recommended:* APPROVAL OF THE RESOLUTION RATIFYING CERTAIN DOCUMENTS, INCLUDING MINUTES, COST CERTIFICATIONS, CERTIFICATES OF COMPLETION AND AGREEMENTS RELATED TO TAX INCREMENT FINANCING PLANS LOCATED WITHIN CLAY COUNTY AND NORTH KANSAS CITY SCHOOL DISTRICT.

**16. Platte Purchase TIF Plan. Consideration of an Acknowledgment of an Absolute Assignment of Economic Activity Payments between Ashlar Homes, LLC and Bank of Blue Valley in connection with the Platte Purchase TIF Plan, and other matters related thereto. (Wesley Fields) (Exhibit 16)**

The City Council (the Council”) of the City of Kansas City, Missouri (the “City”) approved the “Platte Purchase Development Plan” on June 16, 2016, by Ordinance Number 160415 (the “Original Plan”) and did also designate the area described by the Plan as a redevelopment area (the “Redevelopment Area”). The Original Plan has been amended by a series of ordinances passed by the City Council (the Original Plan, as amended shall be referred to as the “Plan”). 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 in the Redevelopment Area.

Pursuant to that certain Agreement (the “Redevelopment Agreement”) , dated November 17, 2022, between the Commission and Ashlar Homes, LLC (the “Developer”), the Developer is obligated to design and construct certain improvements contemplated by the Plan, including the first segment of the “Phase 2 Line Creek Parkway”, which consists of constructing Line Creek Parkway and a water line, beginning at the current terminus of future NW 93rd Street and continuing to NW 100th Street/NW Tiffany Springs Parkway (“Project”).

The Developer, subject to the terms and conditions of (1) the Redevelopment Agreement, including compliance with the Commission’s Certification of Costs and Reimbursement Policy, as amended from time to time, and (2) that certain Reimbursement Prioritization Agreement, dated April 26, 2020, as amended, by and among the MD Management, Inc., Hunt Midwest Real Estate Development, Inc., Platte County R-III Schools, and the Commission, which has been partially assigned to the Developer, pursuant to that certain Partial Assignment and Assumption of Redevelopment Agreement and Reimbursement Prioritization Agreement, dated November 17, 2022, among MD Management, Inc., the Developer, and the Commission (“Prioritization Agreement”), the Developer is entitled to be reimbursed up to \$5,342,000 of the Redevelopment Project Costs (described therein) related to the Project from unencumbered Economic Activity Taxes on deposit in the Special Allocation Fund established in connection with the Plan (“EATs Payments”).

In connection with financing the costs of the Project, Developer is indebted to Bank of Blue Valley (the “Lender”) under the terms of a Construction Loan Agreement and a certain Promissory Note, in the current principal amount of approximately \$2,766,000, plus interest, charges and allowances (as hereafter modified, amended or restated, the “Loan” or the “Note”), (the Note, the Loan Agreement and all other documents and instruments now or at any time hereafter evidencing and/or securing all present and future indebtedness of The Developer to Lender with respect to the below described Project, each as originally written and/or at any time amended, modified, renewed or substituted are hereinafter collectively referred to as the “Loan Documents”).

The Lender has required as a condition of the consummation of the transactions described in the Loan Documents between the Developer and Lender that the Developer absolutely assign to Lender (and grant to Lender a security interest in) all of the Developer’s right, title and interest in and to the EATs Payments (i) grant Lender a security interest in and to the right to

receive and control such the EATs Payments that the Developer is entitled to receive under the Redevelopment Agreement, upon disbursement of such EATs Payments by the Commission; (ii) execute and deliver a copy of an Absolute Assignment of Economic Activity Tax Payments to the Commission; (iii) take such steps as may be necessary to evidence and perfect the assignment of (and first priority security interest in) such EATs Payments to Lender in applicable public records and any other means necessary; and (iv) direct the Commission to forward all EATs Payments to Lender pursuant to the terms of the Absolute Assignment of Economic Activity Payments.

Specifically, the Lender is requesting that the Developer (i) grant the Lender the right to receive and control such EATs Payments that the Developer is entitled to receive under the Redevelopment Agreement, upon disbursement of such EATs Payments by the TIF Commission; (ii) execute and deliver a copy of Absolute Assignment of Economic Activity Payments, in the form attached as **Exhibit 16** to the Commission Board Packet, to the Commission; (iii) take such steps as may be reasonably necessary to evidence and perfect the assignment of (and first priority security interest in) such EATs Payments to the Lender in applicable public records and any other means necessary; and (iv) direct the TIF Commission to forward all EATs Payments to the Lender for application to the Developer's obligations under the Loan Documents.

To the extent the Commission finds the terms of the Absolute Assignment of Economic Activity Payments, as set forth on **Exhibit 16**, to be acceptable, staff is recommending that the Commission approve the form of the Absolute Assignment of Economic Activity Payments between the Developer and Lender, which is attached to the Board Packet as **Exhibit 16**, and upon receipt of a fully-executed copy of such Absolute Assignment of Economic Activity Payments, execute and deliver the Acknowledgment (Exhibit A to Absolute Assignment of Economic Activity Payments) to the Developer and Bank of Blue Valley.

*Action recommended:*

APPROVAL OF FORM OF ABSOLUTE ASSIGNMENT OF ECONOMIC ACTIVITY PAYMENTS BETWEEN ASHLAR HOMES, LLC AND BANK OF BLUE VALLEY AND AUTHORIZE THE CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER THE ACKNOWLEDGEMENT TO ASHLAR HOMES, LLC AND BANK OF BLUE VALLEY, UPON THE COMMISSION'S RECEIPT OF A FULLY-EXECUTED ABSOLUTE ASSIGNMENT OF ECONOMIC ACTIVITY PAYMENTS, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 16 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL

## **ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS**

### **17. Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto. Exhibit 17**

*Action recommended:*

NONE; INFORMATION ONLY.

**18 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) Exhibit 18, 18A**

The Affirmative Action/Contract Compliance Committee met on August 23, 2023. Enclosed with your board packets is a copy of the MBE/WBE Compliance Report on active TIF Plans and their expenditure activity as of the end of July 31, 2023, which was reviewed by the Committee.

*Action recommended:* NONE; INFORMATION ONLY.

**19. Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto. (Tammy (Exhibit 19)**

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

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

*Action recommended:* ACCEPTANCE OF THE FINANCIAL REPORT.

**20. Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto. (Ryana Parks-Shaw) Exhibit 20**

*Action recommended:* NONE; INFORMATION ONLY.

**21. Chair's Report: Consideration of the Chair's Report, and other matters related thereto.**

*Action recommended:* NONE; INFORMATION ONLY

**22. Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

*Action recommended:* NONE; INFORMATION ONLY.

## **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**

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