

REVISED

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

DATE: June 8, 2021
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

Videoconference

- Do not delete or change any of the following text. -

Join the meeting via Zoom

<https://zoom.us/j/92182348011?pwd=R0FXNGMzRGtnRzB0a0l0OWx3Z0hkdz09>

Meeting ID: 921 8234 8011

Passcode: 377462

By Telephone Dial: 312 626 6799

Meeting ID: 921 8234 8011

PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

ROLL CALL

- 1. Consideration of acceptance of the Platte County/Platte RIII-Park Hill Commission Minutes, and other matters related thereto. (*La'Sherry Banks*) Exhibit 1**

Minutes of the May 11, 2021 Platte County/Platte RIII-Park Hill meeting are included for the Commission's review prior to the meeting.

Action recommended: ACCEPTANCE OF THE MAY 11, 2021 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED.

- 2. Consent Agenda (Cost Certifications): Consideration of the Cost Consent Agenda for Platte County/Platte RIII-Park Hill, and other matters related thereto. (*Rick DeSimone*) Exhibit 2**

The Consent Agenda items for June 2021 are included in the Commission's Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (**Exhibit 2**)

KCI TIF Plan: Consideration of certification of costs totaling \$111,694.03, and other matters related thereto. (*Rick DeSimone*)

Request from:	MD Management, Inc.
Total amount requested:	\$111,694.03.
Use of funds:	Street Improvements and Administrative Cost
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	92% compliant for the current reporting period (2nd half 2020) and 97% Compliant for the last reporting period (1st half 2020).

Notes: Street Improvement 17 (Line Creek Parkway), Engineering Cost and related Commission Expenses, Legal Fees and Construction Interest.

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

	Bond Draw Portion	Pay As You Go Portion	Total Certification
KCI Corridor			
- MD Management, Inc.	\$ 109,015.24	\$ 2,678.79	\$ 111,694.03

Recommendation: Approval of certification of costs totaling \$111,694.03 and related bond draw of \$109,015.24.

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

3. KCI Corridor TIF Plan/Project 17: Consideration of approval of the Certificate of Partial Completion and Compliance No. 10 in connection with the KCI Corridor TIF Plan/Public Improvement 17 and other matters related thereto. (Sandra L. Rayford) Exhibit 3

This Certificate of Partial Completion and Compliance is issued to MD Management, Inc. (the “Redeveloper”) in accordance with Section 14 of the Agreement, dated March 30, 2006, and as amended from time to time, 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 improvements to Line Creek Parkway (the “Partially Completed 17 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 through April 30, 2021 by Independent Accountant’s Report (the “Certification Report”) dated May 20, 2021 by Ralph C. Johnson & Company, P.C.

This Certificate of Partial Completion and Compliance does not waive or modify any existing rights or obligations the Redeveloper has or may have under the Funding Agreement, dated March 30, 2006, between the Commission and the Redeveloper, as it has been modified, amended or restated from time to time, or the Redevelopment Agreement, including any obligation the Redeveloper may have to complete the construction of the remaining public infrastructure improvements to be undertaken pursuant to the terms and conditions of the Redevelopment Agreement and to provide reports required by the Redevelopment Agreement and any obligation of the Commission arising under the Redevelopment Agreement, including any obligation the Commission may have to reimburse unpaid certified costs.

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, as amended from time to time, and together with the costs to certified pursuant to Certification of Costs Resolution that relate to implementation of the Partially Completed 17 Improvements.

To date, the Redeveloper is in compliance with all provisions of the Redevelopment Agreement, including, but not limited to, the policies incorporated therein. Staff recommends approval of the Certificate of Partial Completion and Compliance.

Action recommended: APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO MD MANAGEMENT FOR THE PARTIAL COMPLETION AND COMPLIANCE OF PUBLIC IMPROVEMENT 17 WITHIN THE KCI CORRIDOR TIF PLAN.

PLATTE-CLAY COUNTY/PLATTE RIII AGENDA ITEMS

ROLL CALL

4. Consideration of acceptance of the Platte-Clay County/Platte RIII Commission Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 1

Minutes of the May 11, 2021 Platte-Clay County/Platte RIII meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE MAY 11, 2021 PLATTE-CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED.

5. Consent Agenda (Cost Certifications): Consideration of the Cost Consent Agenda for Platte-Clay County/Platte RIII, and other matters related thereto. (Rick DeSimone) Exhibit 5

The Consent Agenda items for June 2021 are included in the Commission’s Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (**Exhibit 5**)

Platte Purchase TIF Plan: Consideration of certification of costs totaling \$90,266.48, and other matters related thereto. (Rick DeSimone)

Request from: Hunt Midwest
 Total amount requested: \$90,266.48
 Use of funds: Water and Sanitary Sewer
 Cost certifier: Ralph Johnson
 Questioned or disallowed costs: None
 EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2020), and 100% Compliant for the last reporting period (1st half 2020).

Notes: Cost Includes Water and Sanitary Sewer Main Extension.

Notes: This request will be paid from bond draw—see schedule below.

	Bond Draw Portion	Pay As You Go Portion	Total Certification
Platte Purchase			
- MD Management, Inc.	\$ 90,266.48	\$ -	\$ 90,266.48

Recommendation: Approval of certification of costs totaling \$90,266.48 and related bond draw of \$90,266.48.

Platte Purchase TIF Plan: Consideration of certification of costs totaling \$506,351.11, and other matters related thereto. (Rick DeSimone)

Request from: MD Management, Inc.
 Total amount requested: \$506,351.11.
 Use of funds: Construction and Street Improvement Cost
 Cost certifier: Ralph Johnson
 Questioned or disallowed costs: None
 EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2020), and 100% Compliant for the last reporting period (1st half 2020).

Notes: Cost Includes Commission Expenses, Construction Period Interest, Legal Fees & Street Improvement Cost. Street Improvement Cost includes N Platte Purchase Dr, Line Creek Parkway Sanitary Sewer Professional Services.

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

	Bond Draw Portion	Pay As You Go Portion	Total Certification
Platte Purchase			
- MD Management, Inc.	\$ 490,581.49	\$ 15,769.62	\$ 506,351.11

Recommendation: Approval of certification of costs totaling \$506,351.11 and related bond draw of \$490,581.49.

Platte Purchase TIF Plan: Consideration of bond draw totaling \$797.92, and other matters related thereto. (Rick DeSimone)

Request from: Olsson
 Total amount requested: \$797.92.
 Use of funds: Professional Services for work completed on Platte Purchase Project 6 - MO Route 152 and Platte Purchase Interchange.

Olsson	Date	Bond Draw Portion	Pay As You Go Portion	Total
Invoice No. 388412	5/25/2021	797.92	-	797.92
		\$ 797.92	\$ -	\$ 797.92

Notes: The draw is for \$797.92 for Professional Service payable from the Platte Purchase Project Bond Fund, related to the Platte Purchase TIF Plan. Bond Request #27.

Recommendation: Approval of a bond draw totaling \$797.92.

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

CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS

ROLL CALL

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

Minutes of the May 11, 2021 Clay County/Liberty-NKC meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE MAY 11, 2021 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED.

7. Shoal Creek Parkway TIF Plan: Consideration of (1) certification of costs totaling \$956,984.66, and (2) a request for waiver of the requirement that certification be requested within 18 months of the cost being incurred. (Rick DeSimone) Exhibit 7

Request from:	The City of Kansas City, MO
Total amount requested:	\$956,984.66
Use of funds:	North Brighton Ave. St. Improvement Project G-6
Cost certifier:	CHV CPAs
Questioned or disallowed costs:	\$12,705.00 – Costs incurred over 18 months
EATs reporting requirement:	97% compliant for the current reporting period (2nd half 2020), 96% Compliant for the last reporting period (1 st half 2020).

Notes: Street Improvements Project G-6, Northeast 58th Street to Pleasant Valley Road. Pay Request #3.

Recommendation: Approval of certification of costs totaling \$956,984.66.

Action recommended: APPROVAL OF A WAIVER OF THE REQUIREMENT THAT COSTS BE SUBMITTED FOR REIMBURSEMENT WITHIN 18 MONTHS OF BEING INCURRED AND APPROVAL OF THE CERTIFICATION OF COST TOTALING \$956,984.66 FOR STREET IMPROVEMENT COSTS AND AUTHORIZE THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME

8. **Shoal Creek Parkway TIF Plan: Consideration of approval of a Second Amendment to Redevelopment Agreement between the Commission and Mid-Continent Public Library for certain infrastructure improvements to support the rehabilitation of Woodneath Library, in connection with and in furtherance of the Shoal Creek Parkway TIF Plan, and other matters related thereto. (Jon Otto) Exhibit 8**

On November 10, 1994, the City Council (the “City Council”) of the City of Kansas City, Missouri (the “City”), upon the recommendation of the TIF Commission, approved the Shoal Creek Parkway Tax Increment Financing Plan (the “Shoal Creek TIF Plan”) by Ordinance No. 941443 and designated the area described therein as a redevelopment area (the “Redevelopment Area”). The Shoal Creek TIF Plan has been subsequently amended, pursuant to a series of ordinances passed by the City Council. The Shoal Creek TIF Plan provides, among other things, for the design and construction of public infrastructure improvements within and adjacent to the Redevelopment Area.

On April 18 2019, the City Council, by Ordinance No. 190216, approved the 15th Amendment to the Shoal Creek TIF Plan, which provides, inter alia, for the construction of certain public improvements that are in support of the renovation of the Woodneath Library, including paving, asphalt trails and walkways, lighting, bridges, access roads and utility work (collectively, the “Woodneath Library Public Improvements”).

On July 12, 2019, Mid-Continent Public Library (“Mid-Continent”) and the Commission entered into a Redevelopment (the “Original Agreement”), which provides, in part, for Mid-Continent to construct the Public Improvements by March 2021, subject to the reimbursement of certain of Mid-Continent’s costs and expenses related thereto that are identified by the Shoal Creek TIF Plan and that are not in excess of \$576,847 (the “Redevelopment Costs”). The Original Agreement was amended on December 8, 2020 to extend the date of completion to April 2022.

A public hearing has been noticed for the City Council to consider the Twentieth Amendment to the Shoal Creek TIF Plan (the “Twentieth Amendment”), which Amendment shall modify the budget of reimbursable Redevelopment Project Costs related to the Woodneath Library Public Improvements to reflect a slightly different scope of work that includes more work related to trails and walkways and it eliminates work related to a bridge and access roads. Additionally, the Twentieth Amendment reflects an approximate 2% increase in the reimbursable Redevelopment Project Costs related to the Woodneath Library Public Improvements, such that reimbursable Redevelopment Project Costs shall increase from \$576,847 to \$584,217 (collectively, the “Twentieth Amendment Modifications”).

Mid-Continent desires to enter to a Second Amendment to the Original Agreement to incorporate the Twentieth Amendment Modifications. Attached to the Commission Board Packet as **Exhibit 8**, is a form of a Second Amendment to the Original Agreement, which incorporates the Twentieth Amendment Modifications and the Commission’s most recent policies and procedures.

To the extent the Commission finds acceptable the terms of the Second Amendment to Original Agreement, attached to the Board Packet as **Exhibit 8**, staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel and subject to the City Council’s approval of the Twentieth Amendment.

Action recommended:

APPROVAL OF THE SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT WITH MID-CONTINENT PUBLIC LIBRARY FOR THE CONSTRUCTION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL; PROVIDED HOWEVER, THE COMMISSION SHALL NOT EXECUTE AND DELIVER THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT UNTIL CITY COUNCIL'S APPROVAL OF THE 20TH AMENDMENT TO THE SHOAL CREEK TIF PLAN.

9. **Shoal Creek Parkway TIF Plan: Consideration of approval of a Fourth Amendment to Reimbursement Prioritization Agreement by and among the Tax Increment Financing Commission of Kansas City, Missouri, the City of Kansas City, Missouri, Mid-Continent Public Library, Star Acquisitions, Inc. and Hunt Midwest Real Estate Development, Inc. regarding the implementation of certain improvements contemplated by the Shoal Creek Parkway TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 9**

On November 10, 1994, the City Council (the "City Council") of the City of Kansas City, Missouri (the "City"), upon the recommendation of the TIF Commission, approved the Shoal Creek Parkway Tax Increment Financing Plan (the "Shoal Creek TIF Plan") by Ordinance No. 941443 and designated the area described therein as a redevelopment area (the "Redevelopment Area"). The Shoal Creek TIF Plan has been subsequently amended, pursuant to a series of ordinances passed by the City Council.

The Shoal Creek TIF Plan provides for, among other things, the improvement of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including (1) the design of improvements to Shoal Creek Parkway, between NE 96th Street and N. Brighton (the "Shoal Creek Design"), (2) the design of N. Brighton Avenue, between a point 1,941 linear feet south of NE 79th Street and Pleasant Valley Road, (the "N. Brighton Design"), (3) the construction of improvements to NE 104th Street, between MO-291 and A Highway (the "NE 104th Street Improvements"), (4) the construction of improvements within and adjacent to Hodge Park (the "Hodge Park Improvements"), (5) the construction of public infrastructure improvements adjacent to and in support of a fire station to be built at 291 Highway between N. Belmont Avenue and NE Sherman Road (the "Fire Station Infrastructure Improvements"), (6) the design of a trail segment along Shoal Creek Parkway, between N Brighton Road and Pleasant Valley Road (the "Trail Segment Design") and (7) the construction of certain street improvements and the installation of traffic signalization, sanitary sewer and storm water 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 (the "Star Acquisition Public Improvements" and together with the Shoal Creek Design, the N. Brighton Design, the NE 104th Street Improvements, the Hodge Park Improvements, the Fire Station Infrastructure

Improvements and the Trail Segment Design shall hereinafter collectively be referred as the “Original Prioritized Improvements”)

On April 12, 2017, upon the recommendation of the Shoal Creek Parkway Advisory Committee (the “Advisory Committee”), the Commission, by Resolution No. 4-2-17, approved the reimbursement of certain redevelopment project costs related to certain of the Original Prioritized Improvements, subject to the following: (1) the execution and performance of separate development agreements by and between the Commission, Star Acquisitions, Inc. and the City and (2) the availability of Economic Activity Taxes generated within the Redevelopment Area and on deposit in the Special Allocation Fund established in connection with the Redevelopment Projects described by the Plan and maintained by or on behalf of the Commission (“Available TIF Revenue”).

The Commission, Star and the City entered into a Reimbursement Prioritization Agreement, which sets forth the priority and the allocation of Available TIF Revenue to reimburse eligible redevelopment project costs incurred in connection with the implementation of the Original Prioritized Improvements (the “Original Prioritization Agreement”). The Commission, Star, Mid-Continent and the City, on August 14, 2019, entered into the First Amendment to the Original Prioritization Agreement, which incorporated the modifications included in the Fifteenth Amendment to the Shoal Creek TIF Plan, including certain infrastructure improvements related to the renovation of Woodneath Library (the “Woodneath Library Public Improvements”). The Commission, Star, Mid-Continent and the City, on April 22, 2020, entered in the Second Amendment to the Original Prioritization Agreement, which reprioritized the reimbursement of costs incurred by the City, Star and Mid-Continent in connection with the implementation of certain improvements contemplated by the Shoal Creek TIF Plan. The Commission, Star, Mid-Continent and the City, on March 10, 2021, entered into the Third Amendment to the Original Prioritization Agreement, which incorporated the modifications included in the Eighteenth Amendment to the Plan, including the installation of traffic signals at the intersection of NE 108th Street and NE Cookingham Drive, the installation of street lights along N Sherman between NE Cookingham Drive and 116th Terrace, and the construction of Maplewoods Parkway between Shoal Creek Parkway and NE 112th Street.

A public hearing has been noticed for the City Council to consider the Twentieth Amendment to the Shoal Creek TIF Plan (the “Twentieth Amendment”), which Amendment shall modify the budget of reimbursable Redevelopment Project Costs related to the Woodneath Library Public Improvements to reflect slightly different scope of work that includes more work related to trails and walkways and it eliminates work related to a bridge and access roads. Additionally, the Twentieth Amendment reflects an approximate 2% increase in the reimbursable Redevelopment Project Costs related to the Woodneath Library Public Improvements, such that reimbursable Redevelopment Project Costs shall increase from \$576,847 to \$584,217 (collectively, the “Twentieth Amendment Modifications”).

Mid-Continent desires to enter to a Fourth Amendment to the Original Prioritization Agreement to increase the amount of reimbursement related to the Woodneath Library Public Improvements, so as to be consistent with the Twentieth Amendment Modifications. Attached to the Commission Board Packet as **Exhibit 9**, is a form of a Fourth Amendment to the Original Prioritization Agreement, which incorporates increased reimbursable

Redevelopment Project Costs related to the Woodneath Library Public Improvements, as contemplated by Twentieth Amendment Modifications.

Enclosed in the Commission's Board Packet as **Exhibit 9** is a Fourth Amendment to Original Prioritization Agreement that contains the terms described in this agenda item. The Fourth Amendment to the Original Prioritization Agreement has been reviewed by Commission staff and legal counsel, it contains the Commission's most recent policies and procedures and to the extent the Commission finds its terms acceptable, staff recommends its approval and execution, subject to any modifications approved by the Chair, Executive Director and legal counsel and subject to the City Council's approval of the Twentieth Amendment to the Shoal Creek TIF Plan.

Action recommended: APPROVAL OF THE FOURTH AMENDMENT TO THE REIMBURSEMENT PRIORITIZATION AGREEMENT THE CITY OF KANSAS CITY, MISSOURI, MID-CONTINENT PUBLIC LIBRARY, STAR ACQUISITION, INC. AND HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE CONSTRUCTION AND FINANCING OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL; PROVIDED HOWEVER, THE COMMISSION SHALL NOT EXECUTE AND DELIVER THE FOURTH AMENDMENT TO THE REIMBURSEMENT PRIORITIZATION AGREEMENT UNTIL CITY COUNCIL'S APPROVAL OF THE 20TH AMENDMENT TO THE SHOAL CREEK TIF PLAN.

CLAY COUNTY/NKC AGENDA ITEMS

ROLL CALL

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

Minutes of the May 11, 2021 Clay County/NKC meeting are included for the Commission's review prior to the meeting.

Action recommended: ACCEPTANCE OF THE MAY 11, 2021 CLAY COUNTY/NKC MINUTES AS PRESENTED.

11. Consent Agenda (Cost Certifications): Consideration of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto. (Rick DeSimone) Exhibit 11

The Consent Agenda items for June 2021 are included in the Commission's Board Packet for review prior to the meeting. The following items are included:

Cost Certifications (**Exhibit 11**)

Antioch Crossing TIF Plan: Consideration of certification of cost totaling \$837.50, and other matters related thereto. (Rick DeSimone)

Request from: Northland Neighborhoods
 Total amount requested: \$837.50
 Use of funds: Architect Cost
 Cost certifier: MHK CPAs
 Questioned or disallowed costs: None
 EATs reporting requirement: 96% compliant for the current reporting period (2nd half 2020), 100% Compliant for the last reporting period (1st half 2020).

<u>Antioch Crossing TIF Plan</u>	Due		
	Amount Requested	Developer	Due to Contractor
- A3G Architects Invoice 21.002	387.50	-	387.50
- A3G Architects Invoice 21.095	450.00	-	450.00
	<u>\$ 837.50</u>	<u>\$ -</u>	<u>\$ 837.50</u>

Notes: The Request from the Developer is for \$837.50 to reimburse A3G Architects.

Recommendation: Approval of \$837.50 payment from SAF directly to the Contractor.

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

12. Antioch Crossing TIF Plan: Consideration of approval of the appointment of Chris Todd as a representative of the Northland Regional Chamber of Commerce to the Antioch Crossing TIF Advisory Committee, and other matters related thereto. (Heather Brown)

The Antioch Crossing TIF Advisory Committee met on May 11, 2021, and noted that there was no current representative of the Northland Regional Chamber of Commerce on the Committee. Thereafter, the Northland Chamber requested the appointment of Chris Todd to the Committee as a representative of the Chamber.

Action recommended: APPROVAL OF THE REQUEST OF THE NORTHLAND REGIONAL CHAMBER OF COMMERCE TO APPOINT CHRIS TODD TO THE ANTIOCH CROSSING TIF ADVISORY COMMITTEE.

13. **Antioch Mall TIF Plan: Consideration of approval of the appointment of Chris Todd as a representative of the Northland Regional Chamber of Commerce to the Antioch Mall TIF Advisory Committee, and other matters related thereto. (Heather Brown)**

The Antioch Mall TIF Advisory Committee met on May 11, 2021, and noted that there was no current representative of the Northland Regional Chamber of Commerce on the Committee. Thereafter, the Northland Chamber requested the appointment of Chris Todd to the Committee as a representative of the Chamber.

Action recommended: APPROVAL OF THE REQUEST OF THE NORTHLAND REGIONAL CHAMBER OF COMMERCE TO APPOINT CHRIS TODD TO THE ANTIOCH MALL TIF ADVISORY COMMITTEE.

14. **North Oak Tax Increment Financing Plan: Consideration of recommendations of the North Oak TIF Advisory Committee regarding use of TIF revenues generated by the Plan and designated for public improvements, and other matters related thereto. (Heather Brown)**

The North Oak TIF Advisory Committee met on April 28, 2021, to consider requests for funding for various projects. The Committee made the following recommendations to modify the North Oak TIF Plan budget, boundaries and project improvements to include:

1. An additional \$200,000 for the construction of sidewalks along North Holmes from Greenfield to 42nd Street.
2. \$350,000 for improvements to the intersection of Highland and Vivion Road, and related work adjacent thereto.

Action recommended: APPROVAL OF THE RECOMMENDATIONS OF THE NORTH OAK ADVISORY COMMITTEE TO MODIFY THE NORTH OAK TIF PLAN AS SET FORTH ABOVE AND DIRECT TIF STAFF TO PREPARE AND PRESENT THE 12TH AMENDMENT TO THE NORTH OAK TIF PLAN TO THE COMMISSION FOR ITS CONSIDERATION.

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

ROLL CALL

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

Minutes of the May 11, 2021 Administrative TIFC meeting are included for the Commission's review prior to the meeting.

Action recommended: ACCEPTANCE OF THE MAY 11, 2021 ADMINISTRATIVE TIFC MINUTES AS PRESENTED.

16. **Economic Activity Taxes: Consideration of acceptance of the Economic Activity Taxes Report, and other matters related thereto. (Rick DeSimone) Exhibit 16**

The most current Economic Activity Taxes Report is included for the Commission's review prior to the meeting:

- EATs Report

Action recommended: NONE; INFORMATION ONLY

17. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto. (Sandra L. Rayford) Exhibit 17**

The Affirmative Action/Contract Compliance Committee met on May 17, 2021 to review in detail the MBE/WBE expenditures through March 2021 for the open TIF Project.

Enclosed with your Board Packets are copies of the MBE/WBE expenditure reports for activity through April 30, 2021. These reports will be reviewed in detail by the Committee at the June 21, 2021 Committee meeting.

The most current HRD reports are included for the Commission's review prior to the meeting.

Action recommended: NONE; INFORMATION ONLY

18. **Governance, Finance and Audit Subcommittee: Consideration of acceptance of the Governance, Finance and Audit Reports, and other matters related thereto. (Tammy Queen) Exhibit 18**

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

- Monthly Financials as prepared by Cochran Head
(Michael Keenen of Cochran Head)
- Quarterly Investment Report
(Marcus Whitworth)

Action recommended: ACCEPTANCE OF THE FINANCIAL REPORTS

19. **Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto. (Ryana Parks-Shaw) Exhibit 19**

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

JACKSON COUNTY/KCMO AGENDA ITEMS

ROLL CALL

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

Minutes of the May 11, 2021 Jackson County/KCMO meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE MAY 11, 2021 JACKSON COUNTY/KCMO MINUTES AS PRESENTED.

23. **Consent Agenda (Cost Certifications): Consideration of the Cost Consent Agenda for Jackson County/KCMO, and other matters related thereto. (Rick DeSimone) Exhibit 23**

The Consent Agenda items for June 2021 are included in the Commission’s Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (Exhibit 23)

Linwood Shopping Center TIF Plan: Consideration of certification of costs totaling \$71,363.00, and other matters related thereto. (Rick DeSimone)

Request from:	Linwood Shopping Center Redevelopment Co
Total amount requested:	\$71,363.00
Use of funds:	Project 4 & 5 Redevelopment Cost
Cost certifier:	CHV CPAs
Questioned or disallowed costs:	None
EATs reporting requirement:	Initial Reporting Period Pending Project Completion.

Source of Funds	Add: Current Retainage		Deduct: Retainage Released	Current Cost Request for Certification	Less: Questioned Cost	Current Costs Examined Draw 12
	Draw 12 Request	Withheld Not Included in Draw Request				
Central City EDI	\$ 41,953.00	\$ -	\$ -	\$ 41,953.00	\$ -	\$ 41,953.00
TIF Reimbursable	29,410.00	-	-	29,410.00	-	29,410.00
	<u>\$ 71,363.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 71,363.00</u>	<u>\$ -</u>	<u>\$ 71,363.00</u>

Notes: Redevelopment Project Costs include Construction Cost, General Contractor Expenses and Remodeling Costs and TIF Commission Administrative Cost Draw Request #12.

Recommendation: Approval of certification of costs totaling \$71,363.00.

Summit NID Plan: Consideration of certification of costs totaling \$157,429.00, and other matters related thereto. (Rick DeSimone)

Request from: Diocese of Kansas City - St. Joseph
 Total amount requested: \$157,429.00
 Use of funds: Sacred Heart Church Renovations
 Cost certifier: CHV CPAs
 Questioned or disallowed costs: None

Notes: Renovation cost include Exterior Repairs.

Recommendation: Approval of certification of costs totaling \$157,429.00.

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

24. Summit TIF Plan/Project 25 – Sacred Heart: Consideration of approval of the Certificate of Completion and Compliance in connection with the Summit TIF Plan/Project 25 Project Improvements and other matters related thereto. (Sandra L. Rayford) Exhibit 24

This Certificate of Completion and Compliance is issued to the Diocese of Kansas City-St. Joseph. (the “Redeveloper”) in accordance with that certain Amended and Restated Agreement, dated January 16, 2020 and amended on June 8, 2021 (the “Redevelopment Agreement”), between the Tax Increment Financing Commission of Kansas City, Missouri (the “TIF Commission”) and the Diocese of Kansas City-St. Joseph (the “Redeveloper”) for the implementation of certain improvements contemplated by Redevelopment Project 25 (the “Project Improvements”) of the Summit Tax Increment Financing Plan, as amended (the “Plan”).

This Certificate of Completion and Compliance is issued to the Redeveloper, in accordance with Section 14 of the Redevelopment Agreement for the implementation of the Project Improvements that are described on **Exhibit 24**, attached hereto (the “Completed Improvements”), and identified by the TIF Plan and for which Redevelopment Project Costs incurred through April 7, 20210 were submitted and certified, pursuant to the Cochran Head Vick & Co., P.C.’s Independent Accountant’s Report, dated May 21, 2021 (the “Certification of Costs Report”) and Commission Resolution No. 6-_-21 (the “Certification of Costs Resolution”).

The TIF Plan, which was approved by City Council on August 31, 1995 and which has been amended several times thereafter by a series of Ordinances passed by the City Council, provides for, inter alia, the implementation of improvements contemplated by Redevelopment Project 25, including certain improvements to 2514 Madison (Sacred Heart Guadalupe Church) and 814 West 26th Street (Sacred Heart Guadalupe Paris Activities Center), as described on Exhibit A to the Certificate.

This Certificate of Completion and Compliance does not waive or modify any existing rights or obligations the Redeveloper has or may have under the Redevelopment Agreement pursuant to the terms and conditions of the Redevelopment Agreement and to provide reports required by the Redevelopment Agreement and any obligation of the Commission arising under the Redevelopment Agreement.

To date, the Redeveloper is in compliance with all provisions of the Redevelopment Agreement, including, but not limited to, the policies incorporated therein. Staff recommends approval of the Certificate of Completion and Compliance.

Action recommended: APPROVAL OF THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO THE DIOCESE OF KANSAS CITY-ST. JOSEPH FOR THE COMPLETION AND COMPLIANCE OF PROJECT IMPROVEMENTS 25 WITHIN THE SUMMIT TIF PLAN.

25. Summit TIF Plan: Consideration of approval of a First Amendment to the Amended and Restated Redevelopment Agreement and Funding Agreement for Project 25 of the Summit TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 25

On July 12, 1995, this Commission, by Resolution No 95-67, recommended to the City Council (the “Council”) of Kansas City, Missouri (the “City”) that it approve the Summit Tax Increment Financing Plan (the “Plan”), which subsequently has been amended from time to time. The Plan, as amended, provides for, inter alia, the implementation of Redevelopment Project 25, which provides for the certain improvements to 2544 Madison (Sacred Heart Guadalupe Church), 814 West 26th Street (Sacred Heart Guadalupe Paris Activities Center) 914 West 26th Street (Sacred Heart Guadalupe Education Center) (collectively, the “Project Improvements”).

The Diocese of Kansas City-St. Joseph (the “Diocese”) and the Commission entered into that certain Agreement dated June 30, 2010 for the implementation of the Project Improvements (the “Original Agreement”).

On November 7, 2019, the Council adopted Ordinance No. 190914, which approved the Tenth Amendment to the Plan (the “Tenth Amendment”), which, among other things, amended the budget of Redevelopment Project Costs related to the Project Improvements (the “Tenth Amendment Changes”). On January 16, 2020, the Commission and the Dioceses amended, restated and replaced the Original Agreement with an Amended and Restated Agreement for the purpose of modifying the description of the Project Improvements to be undertaken, as well as the Redevelopment Project Costs related thereto, so as to be consistent with the Tenth Amendment Changes.

On May 20, 2021, the City Council passed Ordinance No. 210435, which approved the Twelfth Amendment to the Plan (the “Twelfth Amendment”), which provides, inter alia, for certain modifications to the Budget of Redevelopment Project Costs to reflect a modified scope of work related to the Sacred Heart Guadalupe Church (2514 Madison) and Parish Activities Center (814 W. 26th Street) that includes, in part, replacement of certain doors and windows, tuck-point and façade improvements for which a total of \$157,429 in costs related thereto are eligible for reimbursement (the “Twelfth Amendment Modifications”).

The Diocese desires to inter into a First Amendment to the Amended and Restated Redevelopment Agreement to incorporate the Twelfth Amendment Modifications.

The First Amendment to the Amended and Restated Agreement between the TIF Commission and Diocese enclosed in the Commission’s Board Packet as **Exhibit 25**, was prepared by egal counsel and reviewed by staff and it contains the Twelfth Amendment Changes described above and the Commission’s most recent policies and procedures and, to the extent the TIF Commission finds its terms acceptable, staff and legal counsel recommend its approval.

Action recommended:

APPROVAL OF THE FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND DIOCESE OF KANSAS CITY - ST. JOSEPH, SUBJECT TO ANY MODIFICATIONS APPROVED BY LEGAL COUNSEL, THE EXECUTIVE DIRECTOR AND THE CHAIR.

26. Commerce Tower Village TIF Plan: Consideration of the Acceptance of the Five-Year Progress Report for the Commerce Tower Village TIF Plan and Parking Garage Projects (Sandra L. Rayford) Exhibit 26

The TIF Plan, which was approved by City Council on June 4, 2016 provides for historic rehabilitation and adaptive reuse of the Commerce Tower building located at 911 Main Street and adjacent parking garage located at 921 Main Street, which is an area generally bounded by E. 9th Street on the north, Walnut Street on the east, E. 10th Street on the south, and Main Street on the west in Kansas City, Jackson County, Missouri. Such development would include approximately 90,000 square feet of commercial/retail uses, including an early childhood learning center in the basement, a private elementary school and a graduate school on floors 3-6, approximately 432 market-rate apartments on floors 7-30, an indoor dog park and outdoor greenspace, along with all necessary infrastructure and public improvements.

On February 22, 2016, the TIF Commission entered into an Agreement with Commerce Tower Village, Inc. for the implementation of Project 1 Improvements, the historic rehabilitation of the Commerce Tower building. On February 22, 2016, the TIF Commission also entered into a separate Agreement with Commerce Tower Village, Inc. (“the Redeveloper”) for Project 2 Project Improvements consisting of the historic rehabilitation of the Commerce Tower garage located at 921 Main Street to include the construction of approximately 10,000 square feet of commercial/retail uses and rehabilitation of the garage, along with all necessary infrastructure and public improvements within or adjacent to the Redevelopment Area.

The Redeveloper has secured approval for Missouri Chapter 99 benefits through Land Clearance for Redevelopment Authority (LCRA) in the form of 100% real property tax abatement for ten (10) years for the improvements located within the Redevelopment Project Areas; therefore, no Payment in Lieu of Taxes will be captured and deposited into the Special Allocation Fund to pay for any Reimbursable Project Costs during the first ten (10) years Tax Increment Financing shall be authorized within the Redevelopment Project Areas. The estimated Payments in Lieu of Taxes to be generated within the Redevelopment Project Areas and deposited into the Special Allocation Fund during years 11 through 23 and available to pay Reimbursable Project Costs are approximately \$21,116,099.

The Redeveloper will be in attendance at the Commission meeting to provide a Progress Report of the rehabilitation of Projects 1 & 2.

Action recommended:

ACCEPTANCE OF THE FIVE-YEAR PROGRESS REPORT FOR THE COMMERCE TOWER VILLAGE TIF PLAN AND PARKING GARAGE PROJECT.

JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS

PUBLIC HEARING – 10:15 AM

ROLL CALL

27. **Santa Fe TIF Plan – Third Amendment: Consideration of approval of the 3rd Amendment of the Santa Fe TIF Plan, and other matters related thereto. (*Heather Brown*)**

Action recommended:

CONTINUE THE PUBLIC HEARING TO 10:30 AM JULY 13, 2021

28. **Consideration of acceptance of the Jackson County/Hickman Mills TIFC Minutes, and other matters related thereto. (*La’Sherry Banks*) Exhibit 28**

Minutes of the March 9, 2021 Jackson County/Hickman Mills meeting are included for the Commission’s review prior to the meeting.

Action recommended:

ACCEPTANCE OF THE MARCH 9, 2021 JACKSON COUNTY/HICKMAN MILLS MINUTES AS PRESENTED.

Action recommended: NONE; INFORMATION ONLY.

EXECUTIVE SESSION

29. **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

30. **Adjournment**

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