

# **Board Meeting Agenda**

## **Tax Increment Financing Commission**

**City of Kansas City, Missouri**

DATE: January 10, 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**

# ***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 December 13, 2022 Platte County/Platte RIII-Park Hill meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE DECEMBER 13, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED.

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

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

- Cost Certifications (**Exhibit 2**)

**KCI TIF Plan: Consideration of certification of costs totaling \$839,506.54, and other matters related thereto. (*Jennifer Brasher*)**

Request from:	MD Management, Inc.
Total amount requested:	\$839,506.54
Use of funds:	Public Improvements, Engineering and Administrative Cost
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	87% compliant for the current reporting period (1 <sup>st</sup> half 2022), prior reporting cycle 92% (2nd half 2021).

Notes: Street and Public Improvements Project 7D Old Tiffany Springs Road-soft costs. Street and Public Improvements Project 17 Line Creek Parkway-soft costs. Project 21 Northland Sports Complex Road Improvements, Sidewalk Improvements, Road Improvements, Sitework & Utilities, Miscellaneous Site Features and Soft Costs. General expenses include Legal Fees and Construction Period Interest.

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

	Bond Draw Portion- Project Fund	Bond Draw Portion- Admin Fund	Pay As You Go Portion	Total Certification
KCI Corridor				
MD Management Project 7D	\$ 1,048.72			\$ 1,048.72
MD Management Project 21	829,831.59			829,831.59
MD Management Project 17			598.54	598.54
MD Management Const Interest			101.95	101.95
MD Management TIF Expenses		7,925.74		7,925.74
	\$ 830,880.31	\$ 7,925.74	\$ 700.49	\$ 839,506.54

Recommendation: Approval of certification of costs totaling \$839,506.54 and payment of related bond draws of \$830,880.31 and \$7,925.74. Reimbursement is subject to the issuance of a Certificate of Partial Completion.

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

**3. KCI Corridor TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance No. 7 in connection with Project 21 – Northland Sports Complex within the KCI Corridor TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 3**

This Certificate of Partial Completion and Compliance is issued to MD Management, Inc. (the “Redeveloper”) in accordance with Section 14 of the Agreement, dated June 28, 2021, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper (the “Redevelopment Agreement”) for all such requirements and obligations in connection with the construction of a portion of certain public infrastructure improvements related to the development of a Sports Complex (the “Partially Completed 21 Improvements”) contemplated by the KCI Corridor Tax Increment Financing Plan, as amended (the “KCI Corridor TIF Plan”) and that are identified on Exhibit A to the KCI Corridor TIF Plan – City of Kansas City, Missouri Schedule of Project Costs Submitted and Certified for Reimbursement as of November 16, 2022 by Independent Accountant’s Report (the “Certification Report”) dated October 20, 2022 by Ralph C. Johnson & Company, P.C. (All capitalized terms not defined herein shall have the respective meanings ascribed to them in the Redevelopment Agreement).

	<b>Redevelopment Project Costs</b>	
	<b>Budget</b>	<b>Actual</b>
Public Improvement 21 Reimbursable Soft Costs	\$15,570,000	\$12,257,953
Total Public Improvement 21 Reimbursable Costs	\$15,570,000	\$12,257,953

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

*Action recommended:* APPROVAL OF THE KCI CORRIDOR CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 7 IN CONNECTION TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS 21 COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

## ***PLATTE-CLAY COUNTY/PLATTE RIII AGENDA ITEMS***

### **PUBLIC HEARING – 9:45 AM**

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

4. **Platte Purchase Tax Increment Financing Plan – Eighth Amendment: Consideration of approval of the proposed Eighth Amendment to the Platte Purchase Tax Increment Financing Plan, and other matters related thereto. (Heather Brown) Exhibit 4**

#### ***Forthcoming***

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

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

6. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte-Clay County/Platte RIII, and other matters related thereto. (Jennifer Brasher) Exhibit 6**

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

- Cost Certifications (Exhibit 6)

**Platte Purchase Development Plan: Consideration of certification of costs totaling \$50,921.86 and other matters related thereto. (Jennifer Brasher)**

Request from:	MD Management, Inc.
Total amount requested:	\$50,921.86
Use of funds:	Administrative Cost

Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the current reporting period (1 <sup>st</sup> half 2022), prior reporting cycle 100% 2nd half 2021.

Notes: Costs certified related to Commission Expenses and Other Expenses.

Recommendation: Approval of certification of costs totaling \$50,921.86.

*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.

**7. Platte Purchase TIF Plan: Consideration of a Redevelopment Agreement between the TIF Commission and Platte County R-3 School District regarding certain improvements contemplated by the Platte Purchase TIF Plan and other matters related thereto. (Wesley Fields) Exhibit 7**

On July 28, 2016, the City Council (the “Council”) of Kansas City, Missouri (the “City”), by way of Ordinance No. 160415, approved the Platte Purchase Development Plan, which has been amended from time to time by a series of ordinances passed by the Council (the “Plan”) for an area designated therein as the redevelopment area (the “Platte Purchase Redevelopment Area”).

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 (the “Public Improvements”).

On November 16, 2022, the Platte Purchase Advisory Committee convened and recommended that the Commission (A) amend the Platte Purchase TIF Plan to provide for the design and construction of a turn lane and the installation of a water main extension and streetlights along N. Platte Purchase Drive, between approximately NW 92nd Street and NW 95th Street (the “Phase 3 N Platte Purchase Drive Improvements”) and (B) enter into all agreements reasonably necessary to implement the Phase 3 N Platte Purchase Drive Improvement.

The Commission, pursuant to Resolution 12-2-22, approved the Platte Purchase Advisory Committee’ recommendations and Platte County R-3 School District has expressed a desire to implement the Phase 3 N Platte Purchase Drive Improvements; provided it is reimbursed for certain costs related thereto in amount not in excess of \$485,000. Pursuant to the Platte Purchase Advisory Committee recommendations and at the request of Platte County R-3 School District, attached to the Board Packet as **Exhibit 7** is a Redevelopment Agreement between the Commission and Platte County R-3 School District, which provides, in part for the Platte County R-3 School District to implement the Phase 3 Platte Purchase Drive Improvements by March 2023. To the extent the Commission finds the terms and conditions of the Redevelopment Agreement to be acceptable, staff and legal counsel recommend its

approval, subject to the City Council's Approval of the Eighth Amendment to the Platte Purchase Development Plan, which shall provide for the reimbursement of costs in the amount up \$485,000 that relate to the Phase 3 N Platte Purchase Drive Improvements.

*Action Recommended:* APPROVAL OF THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND PLATTE COUNTY R-3 SCHOOL DISTRICT, IN A FORM SUBSTANTIALLY SIMILAR TO **EXHIBIT 7** ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE EIGHTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN.

## ***CLAY COUNTY/NKC AGENDA ITEMS***

### ***ROLL CALL***

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

Minutes of the December 13, 2022 Clay County/NKC meeting are included for the Commission's review prior to the meeting.

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

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

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

##### **Cost Certifications (Exhibit 9)**

#### **North Oak TIF Plan: Consideration of certification of costs totaling \$130,000, and other matters related thereto. (Jennifer Brasher)**

Request from:	KCMO
Total amount requested:	\$130,000
Use of funds:	North Troost Trail Project
Cost certifier:	R. Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the reporting period (1 <sup>st</sup> half 2022), 95.8% Compliant for the last reporting period (2nd half 2021).

Notes: certification of costs related to the North Troost Trail.

Recommendation: Approval of certification of costs totaling \$130,000.

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

10. **Arlington Road TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance No. 6 in connection with Project Management Fee, TIF Administrative Fees, G.C. Fees within the Arlington Road TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 10**

This Certificate of Partial Completion and Compliance is issued to Hunt Midwest Real Estate Development, Inc. (the “Redeveloper”) in accordance with Section 19 of the Second Amended and Restated Agreement (the “Redevelopment Agreement”), dated June 22, 2018 and amended on May 19, 2022, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper for the implementation of the Arlington Road Tax Increment Financing Plan, as amended (the “TIF Plan”), which provides for the construction of certain road and infrastructure improvements in an area generally bounded by Claycomo city limits on the north and on the east, Parvin Road on the south, and Worlds of Fun Avenue on the west in Kansas City, Clay County, Missouri, as described by the TIF Plan (“Public Improvements”), and the reimbursement of certain costs related thereto, including costs and fees related to Project Management Fees, General Contractor Fees and TIF Commission Administration costs and expenses (collectively, “Soft Costs”).

This Certificate of Partial Completion and Compliance acknowledges and confirms the Redeveloper has satisfied all requirements and obligations set forth in the Redevelopment Agreement in connection with the implementation of the Public Improvements described on **Exhibit B**, attached hereto (the “Partially Completed Public Improvements”) and for which certain Soft Costs related thereto have been incurred through September 30, 2022 and were submitted and certified pursuant to an Independent Accountant’s Report prepared by Novak Birks P.C. on November 11, 2022 (the “Cost Certifier Report”) and Resolution No. 12-6-22 (the Certification of Costs Resolution”).

**SOFT COSTS RELATED TO THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS:**

	<b><u>Reimbursable Budget</u></b>	<b><u>Actual</u></b>
TIF Administrative Fees	\$1,381,946	\$284,009
Engineering/Surveying Costs	\$6,061,183	\$278,381
Professional Services	\$3,448,190	\$337,412
Construction Period Interest	\$27,347,908	\$531,778

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

*Action recommended:* APPROVAL OF THE ARLINGTON ROAD CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 6 FOR PROJECT MANAGEMENT FEE, TIF ADMINISTRATIVE FEES, AND G.C. FEES TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR SOFT COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

## ***ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS***

### ***ROLL CALL***

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

Minutes of the December 13, 2022 Administrative TIFC meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE DECEMBER 13, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED.

**12. Economic Activity Taxes: Consideration of acceptance of the Economic Activity Taxes Report, and other matters related thereto. (*Gloria Garrison*) Exhibit 12**

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

**13. Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto. (*Sandra Rayford*) Exhibit 13**

The Affirmative Action/Contract Compliance Committee did not meet during the month of December 2022. Included with your board packet is a copy of the MBE/WBE Compliance Report for expenditure activity through November 2022 for your review. Developers have until the 15<sup>th</sup> of January to report expenditure activity through December 2022.

*Action recommended:* NONE; INFORMATION ONLY



14. **Governance, Finance and Audit Subcommittee:** Consideration of acceptance of the Governance, Finance and Audit Reports, and other matters related thereto. (*Tammy Queen*) Exhibit 14

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

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

*Action recommended:* ACCEPTANCE OF THE FINANCIAL REPORT

15. **Neighborhood & Housing Subcommittee:** Consideration of the Neighborhood & Housing Report, and other matters related thereto. (*Ryana Parks-Shaw*) Exhibit 15

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

*Action recommended:* NONE; INFORMATION ONLY.

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

*Action recommended:* NONE; INFORMATION ONLY.

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

*Action recommended:* NONE; INFORMATION ONLY.

## EXECUTIVE SESSION

18. 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

19. Adjournment

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