REVISED

Board Meeting Agenda

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: August 12, 2026
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

Videoconference

https://us06web.zoom.us/j/89120225749?pwd=cHc3OTlpMmFNK2pqZFlGdEROazIvdz09

Meeting ID: 891 2022 5749

Passcode: 199445

By Telephone: +1 312 626 6799

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:30 AM

ROLL CALL

1. **Downtown Stadium TIF Plan: Consideration of approval of the Downtown Stadium TIF Plan, and other matters related thereto.** ***(David Leader)***

   Action recommended: CONTINUE THE PUBLIC HEARING TO 9:30 AM ON AUGUST 26, 2026.

CLAY COUNTY/NKC

PUBLIC HEARING – 9:35 AM

ROLL CALL

2. **Antioch Mall TIF Plan - Sixth Amendment: Consideration of approval of the Sixth Amendment to the Antioch Mall TIF Plan, and other matters related thereto.**
   (David Leader) **Exhibit 2**

   The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri approval of the Sixth Amendment of the Antioch Mall TIF Plan ("TIF Plan") (the "Sixth Amendment"). The purpose of the Sixth Amendment is to provide for certain modifications to the boundaries of the Plan in order to expand the target area for the Housing Program, modifications to the guidelines for the Antioch Mall Enhancing Neighborhoods Housing Program to increase one time grant amount, and the inclusion of all conforming changes within the text and Exhibits to the TIF Plan in furtherance of the foregoing in modifications.

   Notices: All notices required by the TIF statute have been published and/or mailed as required by law.

   Redevelopment Area: The Redevelopment Area is generally bounded by N. Garfield Avenue and N. Antioch Road on the west; NE 46th Street to the south; NE 56th Street to the north; and N. Jackson Avenue and N. Norton Avenue on the east, with the exception of an area that is generally bounded by N. Chouteau Trafficway on the north and east, NE 50th Street on the south, and N. Antioch on the west, all in Clay County, Kansas City, Missouri.

   Objective of the Sixth Amendment: To expand the area the Housing Program serves and increase the amount awarded to help cover the rising costs of home repairs.

Proposed Sixth Amendment to the Antioch Mall TIF Plan:

Exhibit 1A – Redevelopment Area Legal Description
Exhibit 2A – Maps – Expanded Area
Exhibit 10A – Supplemental Existing Conditions Study (Conservation Study)
Exhibit 13A - Redeveloper City Affidavit

RSMo 99.810 which sets forth the required elements of a redevelopment plan includes the requirement of a developer affidavit with the redevelopment plan attesting and affirming that the area designation be it blight, conservation or economic development study has been met. This is a conservation area TIF Plan and the City has provided such an Affidavit for this Sixth Amendment.

Exhibit 15 – Antioch Mall Enhancing Neighborhoods Housing Program Guidelines

The Notices for this public hearing provided that the modifications to the Housing Program increase to a maximum grant allowance for single family homes to $15,000.

The intent of the Antioch Mall TIF Plan remains unchanged.

Statutory Findings: The Sixth Amendment does not alter certain previously required Statutory findings made by the TIF Commission. Specifically,

1. **Conservation Area:** The Sixth Amendment does alter the previous finding that the Redevelopment Area on the whole is a conservation area in that the Sixth Amendment increases the land area of the Redevelopment Area by including additional properties all of which also qualify as conservation area properties and have not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed "but for" the adoption of tax increment financing.

2. **Finding the Area Conforms to the City's Comprehensive Plan:** The changes contemplated by the Sixth Amendment are of a nature that they do not alter the TIF Commission's previous finding that the TIF Plan conforms to FOCUS, the comprehensive plan for the development of the City as a whole, now KC Spirit Playbook, and the Briarcliff/Winnwood Area Plan.

3. **Redevelopment Schedule:** The TIF Plan projects within the Redevelopment Area remain similar to those described in the original TIF Plan, as amended, which can be completed no later than twenty-three (23) years from the adoption of the ordinances approving the Redevelopment Project.
   Date to Adopt Redevelopment Project: The Sixth Amendment does not provide for the adoption of an Ordinance approving any Redevelopment Projects later than ten (10) years from the adoption of the Plan.
   Date to Retire Obligations: In the event Obligations are issued to finance Redevelopment Project Costs, it is anticipated that such Obligations will be retired in less than twenty-three (23) years from the adoption of the Ordinance approving the Redevelopment Project.

Acquisition by Eminent Domain: This Sixth Amendment does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.

4. **Relocation Plan:** The changes contemplated by the Sixth Amendment are of a nature that they do not alter the previous relocation assistance plan that is a part of the Antioch Mall TIF Plan.

5. **Cost-Benefit Analysis:** The changes contemplated by the Sixth Amendment are of a nature that they do not alter existing cost-benefit analysis approved by the City, which assessed the economic impact of the TIF Plan on each affected Taxing District and provided sufficient information to evaluate whether the Redevelopment Projects, as proposed by the TIF Plan, and constructed, were financially feasible.

6. **Gambling Establishment:** The Sixth Amendment does not include the development or redevelopment of any gambling establishment.

Staff believes that the Redevelopment Plan meets all the statutory requirements of the TIF Act.

Also, for a Redevelopment Plan located in Kansas City, Clay County, Missouri, the TIF Act requires that the City Attorney determine that the proposed redevelopment plan meets the minimum requirements of RSMo 99.810 which is generally the redevelopment plan contents and required findings. The City Attorney made such a determination prior to the sending of the 45-day notice of public hearing to the Taxing Districts.

Staff believes that the Sixth Amendment to the Antioch Mall TIF Plan meets all the statutory requirements of the TIF Act. If the Commission desires to recommend to the City Council the approval of the Sixth Amendment of the Antioch Mall TIF Plan, the following actions are required:

Invite questions/comments from the Commission

Invite comments from the public

Action recommended: (1 OF 2) CLOSING THE PUBLIC HEARING.

(2 OF 2) APPROVAL OF THE SIXTH AMENDMENT OF THE ANTIOCH MALL TIF PLAN FORWARD THIS RECOMMENDATION TO CITY COUNCIL FOR APPROVAL.

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

MINUTES

3. Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto. ***(La'Sherry Banks)*** **Exhibit 3 & 3A**

Minutes from the July 8 and July 22, 2026, meetings 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

4. <u>Cost Consent Agenda</u>: **Consideration of approval of the Cost Consent Agenda, and other matters related thereto.** ***(Gloria Garrison)*** **Exhibit 4**

The Cost Consent Agenda items for August 2026 are included in the Commission's Board Packets for review prior to the meeting. The following items are included:

- Cost Certifications **(Exhibit x)**

<u>**Historic Northeast TIF Plan**</u>: **Consideration of certification of costs totaling $83,415 and other matters related thereto.** ***(Jennifer Brasher)***

Request from:	Historic Northeast Lofts LLC
Total amount requested:	$83,415
Use of funds:	TIF Reimbursable costs
Cost certifier:	Hood and Associates CPAs PC
Questioned or disallowed costs:	None
EATs reporting requirement:	30% (current reporting period due 7/31/26)

Notes: Cost related to draw #22. Funds were used for architect supervisory and additional contingency.

Recommendation: Approval of certified costs of $83,415 and reimbursement and direct pay of certified costs per the conditions of the redevelopment agreement in the amount of $83,415 from the bond draw.

<u>Union Hill TIF Plan</u>: Consideration of certification of costs totaling $477,562.32 and other matters related thereto. ***(Jennifer Brasher)***

Request from:	City of Kansas City, Missouri
Total amount requested:	$477,562.32
Use of funds:	TIF Reimbursable costs
Cost certifier:	Ralph C Johnson & Company, p.c.
Questioned or disallowed costs:	None
EATs reporting requirement:	40% (current reporting period due 7/31/26)

Notes: Cost related to submission #4, report 2019-07. Funds were used for sidewalk/ streetscape Main to Campbell.

Recommendation: Approval of certified costs of $477,562.32 and reimbursement of certified costs per the conditions of the redevelopment agreement in the amount of $477,562.32.

<u>West Bottoms TIF Plan</u>: Consideration of certification of costs totaling $194,791 and other matters related thereto. ***(Jennifer Brasher)***

Request from:	City of Kansas City, Missouri
Total amount requested:	$194,791
Use of funds:	TIF Reimbursable costs
Cost certifier:	Hood and Associates CPAs PC
Questioned or disallowed costs:	None
EATs reporting requirement:	NA

Notes: Cost related to draw #5. Funds were used for Phase 1a (Tranche 2) public infrastructure, financial analysis and legal in the amount of $134,667 and Phase 1b design in the amount $60,124.

Recommendation: Approval of certified costs of $194,791 and reimbursement of certified costs per the conditions of the redevelopment agreement in the amount of $194,791.

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.

5. **<u>9th & Main TIF Plan</u>: Consideration of the certified costs totaling $957,017 and other matters related thereto.** ***(Jennifer Brasher and Wesley Fields)*** **Exhibit 5**

Request from:	McCown Gordon Construction, LLC
Total amount requested:	$957,017
Use of funds:	TIF Reimbursable costs
Cost certifier:	Hood and Associates CPAs PC
Questioned or disallowed costs:	None
EATs reporting requirement:	100%

Notes: In 2025, upon receipt and review of a Cost Certifier Report (the "Original Cost Certifier Report"), dated July 5, 2025, from Hood and Associates CPAs, PC (the "Cost Certifier"), the TIF Commission, pursuant to its Resolution 07-05-25, certified Reimbursable Project Costs incurred by McCownGordon Construction, LLC (the "Redeveloper") in the amount of $2,313,702, which represented approximately 4.8% of the estimated costs to complete the improvements contemplated by the 9th & Main TIF Plan.

Upon notification by the Redeveloper that that the total Redevelopment Project Costs to complete the improvements contemplated by the 9th & Main TIF Plan were $19,937,855.38, as opposed to the $47,935,938 amount set forth in the Redevelopment Agreement, the Commission and the Redeveloper, on July 23, 2026, entered into a First Amendment to the Redevelopment Agreement, which provides, in part, that in no event shall the Commission reimburse the Redeveloper more than 4.8% of the aggregate amount of the redevelopment project costs incurred in connection with the implementation of the 9th & Main TIF Plan. On July 31, 2026, the Cost Certifier issued a new Cost Certifier Report (the "Amended Cost Certifier Report") to the Commission, which modified its Original Cost Certifier Report by reducing the amount of certifiable costs to 4.8% or ($957,017) of the total costs incurred to implement the improvements contemplated by the 9th & Main TIF Plan.

Action recommended: ACCEPT THE AMENDED COST CERTIFIER REPORT, DATED JULY 31, 2026; RESCIND THAT PORTION OF RESOLUTION 7-05-25 WHICH PREVIOUSLY CERTIFIED COSTS IN THE AMOUNT OF $2,313,702; AND APPROVE THE CERTIFICATION OF COSTS OF $957,017, WHICH SHALL BE REIMBURSED TO THE REDEVELOPER FROM AVAILABLE FUNDS UPON DEPOSIT IN THE SPECIAL ALLOCATION FUND, UPON THE COMMISSION'S APPROVAL OF A CERTIFICATE OF COMPLETION AND COMPLIANCE.

6. **<u>I-29 & I-435 TIF Plan</u>: Consideration of additional certified costs in the amount of $340,752 and other matters related thereto.** ***(Jennifer Brasher and Wesley Fields)*** **Exhibit 6**

Request from:	Kansas City Airport Parking, LLC
Total amount requested:	$340,752
Use of funds:	TIF Reimbursable costs
Cost certifier:	Hood and Associates CPAs PC
Questioned or disallowed costs:	None
EATs reporting requirement:	NA

Notes: In April 2026, upon receipt of a Cost Certifier Report (the "Original Cost Certifier Report"), dated March 24, 2026, the TIF Commission, pursuant to its Resolution 4-10-26, certified Reimbursable Project Costs incurred by Kansas City Airport Parkin, LLC (the "Redeveloper") in the amount of $1,462,2000, which is based upon Draw #6 submitted by the Redeveloper. Pursuant to the terms and conditions of that certain Funding and Reimbursement Agreement (the "Funding Agreement"), dated March 24, 2026, between the City of Kansas City and the TIF Commission, as amended, such certified costs are to be reimbursed from a City Contribution because they relate to the Roundabouts, as defined by the Funding Agreement (the "Roundabout Project").

Upon receipt of a revised Draw #6 from the Redeveloper, the Cost Certifier, pursuant to a new Cost Certifier Report, dated June 30, 2026 (the "New Cost Certifier Report"), certified an additional $340,752 of Reimbursable Costs incurred by the Redeveloper. The Assistant City Engineer of the City of Kansas City, Missouri, has confirmed that such additional costs relate to the Roundabout Project.

Action recommended: ACCEPT THE NEW COST CERTIFIER REPORT, DATED JUNE 30, 2026; AND CERTIFY THE ADDITIONAL $340,752 OF REIMBURSABLE PROJECT COSTS IDENTIFIED THEREIN, WHICH SHALL BE REIMBURSED TO THE REDEVELOPER FROM THE CITY'S CONTRIBUTION, UPON THE COMMISSION'S APPROVAL OF A CERTIFICATE OF COMPLETION AND COMPLIANCE

7. **<u>Parvin Road TIF Plan</u>: Consideration of the certified costs totaling $376,572 and other matters related thereto.** ***(Jennifer Brasher and Wesley Fields)*** **Exhibit 7**

Request from:	Hunt Midwest
Total amount requested:	$415,195
Use of funds:	TIF Reimbursable costs
Cost certifier:	Novak Birks p.c.
Questioned or disallowed costs:	$130,613
EATs reporting requirement:	43% (current reporting period due 7/31/26)

Notes. The TIF Commission received a Cost Certifier Report, dated June 24, 2026, from Novak Birka PC, which certified $283,582 and questioned $130,613 of Reimbursable Project Costs incurred by Hunt Midwest (the "Redeveloper") in connection with the implementation of the Parvin Road TIF Plan. On August 5, 2026, the TIF Commission's Governance, Finance & Audit Committee (the "Committee") convened to consider a request by the Redeveloper (A) to waive the requirement to submit costs for certification within 18 months of such costs being incurred, as provided by the Commission's Certification of Cost and Reimbursement Policy attached to the Redevelopment Agreement between the Redeveloper and the TIF Commission and (B) to reimburse certain amounts in excess of the applicable line item in the budget. Upon discussion and deliberation, the Committee passed a resolution to recommend that the TIF Commission (Y) waive the requirement to submit costs within 18 months of such costs being incurred and (Z) withhold reimbursement of amounts in excess of the applicable budgeted line item until the TIF Plan is amended to permit such reimbursement.

	Budget	Requested	Previously Certified	Remaining Amount	
Construction Costs	19,700,000	340,045	18,717,016	642,939	
Project Management	768,000	13,602	748,682	5,716	
Professional Services	2,465,971		2,341,598	124,373	
TIF Admin	275,527	22,925	185,354	67,248	
Construction Period Interest	1,058,552	37,623	1,094,267	(73,338)	
Financing Costs	155,188		121,972	33,216	

Request: The TIF Commission's Governance, Finance & Audit Committee recommends that the TIF Commission waive the requirement to submit costs within 18 months of such costs being incurred.

Action recommended: ACCEPT THE RECOMMENDATION OF THE TIF COMMISSION'S GOVERNANCE, FINANCE & AUDIT COMMITTEE TO CERTIFY REIMBURSABLE COSTS IN THE AMOUNT OF $376,572 AND REIMBURSE SUCH AMOUNT TO THE REDEVELOPER AFTER THE ISSUANCE OF A CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE.

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

8. **9th & Main TIF Plan: Consideration of Approval of a Certificate of Completion and Compliance in Connection with the Improvements within the 9th & Main TIF Plan, other matters related thereto.** ***(Sandra L. Rayford)*** **Exhibit 8**

This Certificate of Completion and Compliance is issued to McCownGordon Construction, LLC (the "Redeveloper"), in accordance with Section 18 of the Redevelopment Agreement, dated May 4, 2018 and amended on July 23, 2026 (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 9th & Main 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 Hood & Associates CPA's, P.C. Independent Accountant's Report dated July 31, 2026 (the "Cost Certifier Report") and Commission Resolution No. 8-__-26 (the "Certification of Costs Resolution").

The TIF Plan, which was approved by the City Council on February 22, 2018, and amended by Ordinances passed by the City Council, which are referenced herein, provides for the renovation and expansion of an office building for use as the headquarters for McCownGordon Construction, LLC. The TIF Plan includes the renovation of approximately 43,000 square feet of existing office space and the construction of an additional 6,500 square feet of new office space located at 850 Main Street, Kansas City, Missouri. Upon completion, the improvements will result in a 4-story, 49,500 square-foot Class A office building, which is all more particularly described on **Exhibit A**, attached hereto (the "Completed Improvements").

REDEVELOPMENT PROJECT COSTS:

	Budget	**Actual**
Total Cost of Project Improvements	$47,935,938	$19,937,855
Redevelopment Project Costs Eligible for Reimbursement	$ 957,017	$ 957,017

The Redeveloper has complied with the Commission's Certification of Costs and Reimbursement Policy, pursuant to the Plan pursuant to the Certification of Costs Resolution and has certified all Redevelopment Project Costs incurred that are eligible for reimbursement that relate to implementation of the Completed Improvements. Staff recommends approval of the Certificate of Completion and Compliance.

Action recommended: APPROVAL OF THE CERTIFICATE OF COMPLETION AND COMPLIANCE FOR 9TH AND MAIN TO MCCOWNGORDON CONSTRUCTION, LLC FOR COSTS RELATED TO THE COMPLETED IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

9. **<u>Union Hill TIF Plan</u>: Consideration of Approval of a Certificate of Partial Completion and Compliance in Connection with Public Improvements within the Union Hill TIF Plan, 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, (the "Redeveloper") in accordance with the Agreement (the "Redevelopment Agreement"), dated February 20, 2025, between the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") and the Redeveloper for the implementation of certain public infrastructure improvements, including, but not limited to, repairing, replacing or constructing new sidewalks, brick pavers, curbs or curb extensions, and planting trees and shrubs ("Partially Completed Public Improvements"), as described by the Union Hill Development Plan, as amended (the "TIF Plan"), the Redevelopment Agreement and **<u>Exhibit A</u>**, attached hereto and which Redevelopment Project Costs were requested by the Redeveloper as of June 25, 2026 and thereafter submitted and certified, pursuant to the Ralph C. Johnson & Company, P.C.'s Independent Accountant's Report, dated July 15, 2026 (the "Certification of Costs Report") and Commission Resolution 8-__-26 (the "Certification of Costs Resolution").

The Union Hill TIF Plan, which was approved by City Council on December 18, 1997 by its passage of Ordinance No. 971698 and which has been amended several times thereafter by a series of Ordinances passed by the City Council, provides for construction of a 106 room motel on the southeast corner of 30th and Main Streets; acquisition and removal of spot-zoned, dilapidated and obsolete apartment buildings and making available those sites for construction of single family detached homes; rehabilitation of existing single family homes; construction of market rate and affordable multi-family communities; acquisition and renovation of 3027 Walnut for use as a community center; together with all necessary utilities and street improvements, the construction or reconstruction of public infrastructure improvements, including, but not limited to streetscape improvements, sidewalks, and any other required or desired infrastructure, that support and enhance the Project Improvements, including the Partially Completed Public Improvements described on **<u>Exhibit A</u>**, attached hereto.

REDEVELOPMENT PROJECT COSTS

	Budget	**Actual**
Public Improvement Costs	$4,441,184	$3,234,259
Eligible Reimbursement Costs	$4,441,184	$3,234,259

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

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

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

10. Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto. Exhibit 10

Action recommended: NONE; INFORMATION ONLY.

11. Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action Reports and Contract Compliance Reports, and other matters related thereto. *(LaSundra Flournoy)* Exhibit 11

The Affirmative Action/Contract Compliance Committee did not meet in June 2026 due to a lack of quorum. The Civil Rights and Equal Opportunity Department has provided a report on active/open TIF Projects, Professional and Construction Services MBE/WBE utilization as of June 2026.

Action recommended: NONE; INFORMATION ONLY.

12. Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto. Exhibit 12

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

Action recommended: ACCEPTANCE OF THE FINANCIAL REPORT.

13. Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto. Exhibit 13

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

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

Election of Secretary, and other matters related thereto. *(Wesley Fields)*

Article IV, Section 2 of the Fifth Amended and Restated By-Laws provides that vacancies in offices of the TIF Commission, however caused, may be filled by the election of the TIF

Commission, at any time, for the unexpired terms of such offices. Heather A. Brown has resigned as Secretary of the Commission.

As a result of such resignation and vacancy, the Chair recommends that the TIF Commission approve David Leader as the Secretary, and Mr. Leader shall serve the remainder of the 2026 calendar year and until a successor is elected or until his resignation, death or removal.

Action recommended: Approve David Leader as the Secretary for the remainder of the 2026 calendar year

Update on Overlook TIF Plan: ***(David Leader)*** Certificate of Completion and Compliance for Project Improvements and Public Improvements"

Action recommended: NONE; INFORMATION ONLY.

CLOSED SESSION

16. The Board may elect to go into closed session to discuss:

1. Legal matters, pursuant to Section 610.021 (1), RSMo
2. Real Estate matters, pursuant to Section 610.021 (2), RSMo
3. Personnel matters, pursuant to Section 610.021(3), RSMo
4. Sealed bids and sealed proposals, and related documents pursuant to Section 610.021(12), RSMo
5. Confidential communications with its auditor, pursuant to Section 610.021(18) or
6. Other matters covered by Section 610.021 (1-26), RSMo
   (Motion and second required, along with roll call vote) **(*Chair Canady*)**

RESUME BUSINESS SESSION

17. Adjournment

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

4899-3248-7874 v.2