

# Board Meeting Agenda

## Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: May 10, 2022  
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 January 11, 2022 Platte County/Platte RIII-Park Hill meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE JANUARY 11, 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. (*Rick DeSimone*) Exhibit 2**

The Consent Agenda items for May 2022 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 \$3,575,847.33, and other matters related thereto. (*Rick DeSimone*)**

Request from:	MD Management, Inc.
Total amount requested:	\$3,575,847.33
Use of funds:	Street Improvements Cost
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	92% compliant for the current reporting period (2nd half 2021), 96% Compliant for the last reporting period (1st half 2021).

Notes: Tiffany Springs Road Construction Project 7D, Line Creek Parkway Soft Cost Project 17, and Northland Sports Complex Project 21 Sitework and Utility Cost, Miscellaneous Site Features and Soft Cost.

Notes: 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.			
Administrative	\$ 750.00	\$ -	\$ 750.00
Project 7D	48,300.00	-	48,300.00
Project 17	1,268.06	-	1,268.06
Project 21	3,525,529.27	-	3,525,529.27
	<u>\$ 3,575,847.33</u>	<u>\$ -</u>	<u>\$ 3,575,847.33</u>

Recommendation: Approval of certification of costs totaling \$3,575,847.33 and payment of related bond draw of \$3,575,847.33. 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. 2 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.

Project Costs Submitted and Certified for Reimbursement through March 31, 2022 by Independent Accountant’s Report (the “Certification Report”) dated April 30, 2022 by Ralph C. Johnson & Company, P.C.

**Redevelopment Project Costs**

	<b>Budget</b>	<b>Actual</b>
Public Improvement 21 Reimbursable Soft Costs	\$15,570,000	\$4,546,336
Total Public Improvement 21 Reimbursable Costs	\$15,570,000	\$4,546,336

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

Staff recommends approval of the Certificate of Partial Completion and Compliance.

*Action recommended:*

APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PROJECT NO. 2 IN CONNECTION WITH PROJECT 21 – NORTHLAND SPORTS COMPLEX PUBLIC IMPROVEMENTS COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

**4. KCI Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 14 in connection with Project 17 – Northland Sports Complex within the KCI Corridor TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 4**

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.

Project Costs were Submitted and Certified for Reimbursement through March 31, 2022 by Independent Accountant’s Report (the “Certification Report”) dated April 30, 2022 by Ralph C. Johnson & Company, P.C.

**Redevelopment Project Costs**

	<b>Budget</b>	<b>Actual</b>
Total Public Improvement Costs	\$3,130,324	\$3,114,803
Total Reimbursable Construction Costs	\$2,658,129	\$2,658,129
Total Reimbursable Engineering Costs	\$ 335,000	\$ 333,989
Total Reimbursable Soft Costs	\$ 137,195	\$ 122,685

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

Staff recommends approval of the Certificate of Partial Completion and Compliance.

*Action recommended:*

APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED NO. 14 IN CONNECTION WITH PROJECT 17 – NORTHLAND SPORTS COMPLEX WITHIN THE KCI CORRIDOR PUBLIC IMPROVEMENTS COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

5. **KCI Corridor TIF Plan: Consideration of acceptance of the recommendations to the KCI Corridor TIF Plan Advisory Committee, and other matters related thereto.** *(Heather Brown)*

The KCI Corridor TIF Plan Advisory Committee (the “Advisory Committee”) met on January 26, 2022 to discuss an appointment to the Advisory Committee and additional funding for certain public infrastructure improvements contemplated by the KCI Corridor Tax Increment Financing Plan (the “KCI Corridor TIF Plan”).

The Advisory Committee recommends that the TIF Commission appoint Jay Harris to the Advisory Committee as a representative of the Platte County R3 School District and which shall be deemed effective upon the effective date of Mike Reik’s retirement as Superintendent of the Platte County R3 School District.

The Advisory Committee further recommends that the Commission enter into a Funding Agreement with the City of Kansas City, Missouri, which shall provide that the City shall contribute \$200,000 toward the costs of the design and construction of Old Tiffany Springs Road/Old Stage Coach Road, beginning at Line Creek Parkway and continuing west to Genesis Trails subdivision/N. Belton Avenue.

Staff recommends acceptance and approval of the recommendations as presented above.

*Action recommended*

APPROVAL OF THE RECOMMENDATIONS PRESENTED BY THE KCI CORRIDOR TIF PLAN ADVISORY COMMITTEE.

6. **KCI Corridor TIF Plan: Consideration of a Funding Agreement between the TIF Commission and the City regarding the design and construction of Old Tiffany Springs Road/Old Stage Coach Road and other matters related thereto.** *(Jon Otto) Exhibit 6*

On March 11, 1999, the City Council (the “Council”) of Kansas City, Missouri (the “City”), by way of Ordinance No. 990256, approved the KCI Corridor Tax Increment Financing Plan, which has been amended from time to time by a series of ordinances passed by the Council (the “TIF Plan”) for an area designated therein as the redevelopment area (the “KCI Corridor Redevelopment Area”).

The Plan provides, among other things, for the design and the construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of Old Tiffany Springs Road/Old Stage Coach Road, beginning at Line Creek Parkway and continuing west to Genesis Trails subdivision/N. Belton (the “Road Improvements”).

In order to assist in financing the installation of the Road Improvements, the City, pursuant to Ordinance No. 220361, has expressed an interest in contributing Two Hundred Thousand Dollars (\$200,000) toward the costs of the Road Improvements.

The Funding Agreement, attached as **Exhibit 6** to the Commission Board Packet, has been prepared by legal counsel and reviewed by staff and it provides, in part, that (A) the City, subject to appropriation, shall contribute \$200,000 to the Commission for the purpose of reimbursing certified redevelopment project costs related to the implementation of the Road

Improvements and (B) the Commission (1) shall deposit such money into a separate account, which shall be segregated on the books and records of the Commission from all other money, revenue, funds and accounts of the Commission and, (2) shall be utilize such contribution to pay \$200,000 of the redevelopment project costs related to the Road Improvements, which have been certified by the Commission, pursuant to its Certification of Costs and Reimbursement Policy.

To the extent the Commission finds acceptable the terms of the Funding Agreement, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

*Action recommended:*

APPROVAL OF THE FUNDING AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND THE CITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF OLD TIFFANY SPRINGS ROAD/OLD STAGE COACH ROAD, BEGINNING AT LINE CREEK PARKWAY AND CONTINUING WEST TO GENESIS RAILS SUBDIVISION/N. BELTON AVENUE, AS CONTEMPLATED BY THE KCI CORRIDOR TIF PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

7. **KCI Corridor TIF Plan: Consideration of a Thirteenth Amendment to the Redevelopment Agreement between the TIF Commission and MD Management regarding the design and construction of certain public infrastructure improvements contemplated by the KCI Corridor TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 7**

On March 11, 1999, the City Council (the “Council”) of Kansas City, Missouri (the “City”), by way of Ordinance No. 990256, approved the KCI Corridor Tax Increment Financing Plan, which has been amended from time to time by a series of ordinances passed by the Council (the “TIF Plan”) for an area designated therein as the redevelopment area (the “KCI Corridor Redevelopment Area”), including the Twenty-First Amendment to the TIF Plan, which modifies the budget of the Redevelopment Project Costs attached thereto.

The Plan provides, among other things, for the design and the construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, (the “Road Improvements”). The Funding Agreement to be entered into as between the City and the Commission provides, in part, that the City shall contribute \$200,000 (the “City’s Contribution”) to the Commission for the purpose for funding certain redevelopment project costs related to the design and construction of Old Tiffany Springs Road/Old Stage Coach Road, beginning at Line Creek Parkway and continuing west to Genesis Trails subdivision/N. Belton (the “Road Improvements”). The Funding Agreement further provides that the Commission shall amend that certain agreement (the “Redevelopment Agreement”), dated March 30, 2006, as amended, between the Commission and MD Management, Inc. (“MD Management”) (1) to incorporate the City’s Contribution as an additional source of funding for the Road Improvements and (2) to modify the estimated Redevelopment Project Costs described therein to conform with the Budget of Redevelopment Project Costs attached to the Twenty-First Amendment to the TIF Plan.

Attached to the Commission’s Board Packet as **Exhibit 7** is a Thirteenth Amendment to a Redevelopment Agreement, which reflects that a portion of the redevelopment project costs related to the Road Improvements will be funded with the City’s Contribution and it further modifies the Budget of Redevelopment Projects Costs attached as Exhibit A-1 and A-2 to **Exhibit 7**.

To the extent the Commission finds the terms of the Thirteenth Amendment to the MD Management Redevelopment Agreement, as outlined by this agenda item and as more particularly detailed on **Exhibit 7** to the Commission Board Packet, to be acceptable, staff and legal counsel recommend the approval of such Thirteenth Amendment to the Redevelopment Agreement, subject to modifications accepted by the Chair, Executive Director and legal counsel.

*Action recommended:* APPROVAL OF THE THIRTEENTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND MD MANAGEMENT, INC., IN CONNECTION WITH THE IMPLEMENTATION OF CERTAIN ROAD IMPROVEMENTS CONTEMPLATED BY THE KCI CORRIDOR TIF PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

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

### ***ROLL CALL***

**8. Consideration of acceptance of the Platte-Clay County/Platte RIII Commission Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 8**

Minutes of the March 8, 2022 Platte-Clay County/Platte RIII meeting are included for the Commission’s review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE MARCH 8, 2022 PLATTE-CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED.

**9. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte-Clay County/Platte RIII, and other matters related thereto. (Rick DeSimone) Exhibit 9**

The Consent Agenda items for May 2022 are included in the Commission’s Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (**Exhibit 9**)

**Platte Purchase TIF Plan: Consideration of certification of costs totaling \$1,013,480.58, and other matters related thereto. (Rick DeSimone)**

Request from: Hunt Midwest Real Estate  
Total amount requested: \$1,013,480.58.

Use of funds: Water & Sewer Main Extension  
 Cost certifier: Ralph Johnson  
 Questioned or disallowed costs: None  
 EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2021), 100% Compliant for the last reporting period (1st half 2021).

Notes: Improvement Cost Project 11 Waterline & Sewer Construction.

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

Description	Bond Draw Portion	City Contribution	Total Certification
Platte Purchase			
- Hunt Midwest			
Water & Sewer Const.-Project 11	\$ 13,480.58	\$ 1,000,000.00	\$ 1,013,480.58
	<u>\$ 13,480.58</u>	<u>\$ 1,000,000.00</u>	<u>\$ 1,013,480.58</u>

Recommendation: Approval of certification of costs totaling \$1,013,480.58 and payment of related bond draw of \$13,480.58. Reimbursement is subject to the issuance of a Certificate of Partial Completion.

*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.

**10. Platte Purchase TIF Plan: Consideration of acceptance of the recommendations to the Platte Purchase TIF Plan Advisory Committee, and other matters related thereto. (Heather Brown)**

The Platte Purchase TIF Plan Advisory Committee (the “Advisory Committee”) met on January 26, 2022 to discuss an appointment to the Advisory Committee and additional funding for certain public infrastructure improvements contemplated by the Platte Purchase Development Plan (the “Platte Purchase TIF Plan”).

The Advisory Committee recommends that the TIF Commission appoint Jay Harris to the Advisory Committee as a representative of the Platte County R3 School District and which shall be deemed effective upon the effective date of Mike Reik’s retirement as Superintendent of the Platte County R3 School District.

The Advisory Committee further recommends that the Commission enter into (A) an amendment to the Redevelopment Agreement with MD Management, Inc., which shall provide (1) for the design and construction of an extension of Line Creek Parkway from the current terminus at the future NW 93rd Street north to NW 100th Street/NW Tiffany Springs Parkway and (2) for the reimbursement of certain costs related thereto in an amount not to exceed \$4.8 MM and (B) an amendment to the Reimbursement Prioritization Agreement to



incorporate the reimbursement of such costs related to the extension of Line Creek Parkway as Tranche 6.

Staff recommends acceptance and approval of the recommendations as presented above.

*Action recommended:* APPROVAL OF THE RECOMMENDATIONS PRESENTED BY THE PLATTE PURCHASE TIF PLAN ADVISORY COMMITTEE.

**11. Platte Purchase TIF Plan: Consideration of a Funding Agreement between the TIF Commission and the City regarding the Design and construction of N. Platte Purchase Drive and other matters related thereto. (Jon Otto) Exhibit 11**

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 “TIF Plan”) for an area designated therein as the redevelopment area (the “Platte Purchase Redevelopment Area”).

The Plan provides, among other things, for the design and the construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of N Platte Purchase Drive, beginning at NW 108<sup>th</sup> Street and continuing south approximately 2,700 linear feet to the entrance of Platte Purchase Park (the “Road Improvements”).

In order to assist in financing the installation of the Road Improvements, the City, pursuant to Committee Substitute for Ordinance No. 220361, has expressed its intent to contribute Two Million One Hundred Thousand Dollars (\$2,100,000) toward the costs of the Road Improvements.

The Funding Agreement, attached as **Exhibit 11** to the Commission Board Packet, has been prepared by legal counsel and reviewed by staff and it provides, in part, that (A) the City, subject to appropriation, shall contribute \$2,100,000 to the Commission for the purpose of reimbursing certified Redevelopment Project Costs related to the implementation of the Road Improvements and (B) the Commission (1) shall deposit such money into a separate account, which shall be segregated on the books and records of the Commission from all other money, revenue, funds and accounts of the Commission and, (2) shall be utilize such contribution to pay \$2,100,000 of the redevelopment project costs related to the Road Improvements, which have been certified by the Commission, pursuant to its Certification of Costs and Reimbursement Policy.

To the extent the Commission finds acceptable the terms of the Funding Agreement, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

*Action recommended:*

APPROVAL OF THE FUNDING AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND THE CITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF N PLATTE PURCHASE DRIVE, BEGINNING AT NW 108<sup>TH</sup> STREET AND CONTINUING SOUTH TO THE ENTRANCE OF PLATTE PURCHASE PARK, AS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

**12. Platte Purchase TIF Plan: Consideration of a Second Amendment to the Redevelopment Agreement between the TIF Commission and Hunt Midwest regarding the Design and Construction of N. Platte Purchase Drive and the Design and Construction of a Water Line along N. Platte Purchase Drive and other matters related thereto. (Wesley Fields) Exhibit 12**

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 “TIF Plan”) for an area designated therein as the redevelopment area (the “Platte Purchase Redevelopment Area”).

The Plan provides, among other things, for the design and the construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of N Platte Purchase Drive, beginning at NW 108<sup>th</sup> Street and continuing south approximately 2,700 linear feet to the entrance of Platte Purchase Park (the “Road Improvements”).

In order to assist in financing the installation of the Road Improvements, the City, pursuant to Committee Substitute for Ordinance No. 220361, has expressed its intent to contribute Two Million One Hundred Thousand Dollars (\$2,100,000) to the costs of the Road Improvements, pursuant to Funding Agreement, as between the Commission and the City.

The Funding Agreement provides, in part, that the Commission shall amend that certain agreement (the “Redevelopment Agreement”), dated April 26, 2020 and amended on August 16, 2021, between the Commission and Hunt Midwest Real Estate Development Company, Inc. (“Hunt Midwest”) (1) to incorporate the City’s Contribution as an additional source to fund the Road Improvements (2) to cause Hunt Midwest to cause the Road Improvements to be completed and (3) to reimburse certain costs related to the Road Improvements, up to an amount not less than the City’s Contribution, to the extent all such costs have been certified in accordance with the Commission’s Certification of Costs and Reimbursement Policy.

Attached to the Board Packet as **Exhibit 12** is the Second Amendment to the Redevelopment Agreement between the TIF Commission and Hunt Midwest regarding the Design and Construction of N. Platte Purchase Drive and the Design and Construction of a Water Line along N. Platte Purchase Drive, which incorporates the City Water Department’s current edition of the “Rules and Regulations for Water Main Extensions for KC Water” and the most current “Standards and Specifications for KC Water” and reflects the City’s Contribution as an additional source to fund the redevelopment project costs related to the Road Improvements.

To the extent the Commission finds acceptable the terms of the Second Amendment to the Redevelopment Agreement, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

*Action recommended:*

APPROVAL OF THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND HUNT MIDWEST REAL ESTATE REAL ESTATE DEVELOPMENT, INC., IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF N. PLATTE PURCHASE DRIVE AND THE DESIGN AND CONSTRUCTION OF A WATER LINE ALONG N. PLATTE PURCHASE DRIVE, AS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

**13. Platte Purchase TIF Plan: Consideration of a Third Amendment to the Redevelopment Agreement between the TIF Commission and MD Management regarding certain improvement contemplated by the Platte Purchase TIF Plan and other matters related thereto. (Wesley Fields) Exhibit 13**

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 “TIF 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 July 21, 2016, the TIF Commission and MD Management, Inc. entered into a Redevelopment Agreement, which was amended on February 27, 2018 and June 12, 2019 (the “Original Amended Redevelopment Agreement”), which provides, in part, that MD Management, Inc. shall implement the Public Improvements in accordance with the Plan and the terms and conditions of the Redevelopment Agreement, which prioritizes the Public Improvements within three separate tranches and which provides that Tranche 1 Improvements shall implemented on an equal prioritized basis, but prior to Tranche 2 Public Improvements and that the Tranche 2 Improvements shall be implemented on an equal prioritized basis, but prior to Tranche 3 Improvements and that the TIF Commission, subject to the terms and conditions of the Redevelopment Agreement, shall reimburse MD Management, Inc. up to \$59,107,000 of the estimated \$64,820,000 of Redevelopment Project Costs related to the Public Improvements.

On January 26, 2022, the Platte Purchase Advisory Committee convened and recommended that the Commission enter into (A) an amendment to Redevelopment Agreement with MD Management, Inc., which shall provide (1) for the design and construction of an extension of Line Creek Parkway from the current terminus at the future NW 93rd Street north to NW 100th Street/NW Tiffany Springs Parkway and (2) for the reimbursement of certain costs related thereto in an amount not to exceed \$4.8 MM and (B) an amendment to the

Reimbursement Prioritization Agreement to incorporate the reimbursement of such costs related to the extension of Line Creek Parkway as Tranche 6.

Pursuant to the Platte Purchase Advisory Committee recommendations, attached to the Commission Board Packet as **Exhibit 13** is a Third Amendment to the Redevelopment Agreement, which reprioritizes the Public Improvements to include the design and construction of the extension of Line Creek Parkway from the current terminus at the future NW 93rd Street north to NW 100th Street/NW Tiffany Springs Parkway and reduces the aggregate amount of reimbursable redevelopment project eligible for reimbursement to the MD Management, Inc.

To the extent the Commission finds acceptable the terms of the Third Amendment to the Redevelopment Agreement, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

*Action recommended:*

APPROVAL OF THE THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND MD MANAGEMENT INC., IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF THE EXTENSION OF LINE CREEK PARKWAY FROM THE CURRENT TERMINUS AT THE FUTURE NW 93<sup>RD</sup> STREET NORTH TO NW 100<sup>TH</sup> STREET/NW TIFFANY SPRINGS PARKWAY, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

**14. Platte Purchase TIF Plan: Consideration of a First Amendment to the Reimbursement Prioritization among the TIF Commission, the City of Kansas City, Missouri, Hunt Midwest Real Estate Development, Inc. and MD Management, Inc. regarding certain improvements contemplated by the Platte Purchase TIF Plan and other matters related thereto. (Wesley Fields) Exhibit 14**

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 “TIF 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 January 26, 2022, the Platte Purchase Advisory Committee convened and recommended that the Commission recommends that the Commission enter (A) an amendment to Redevelopment Agreement MD Management, Inc., which shall provide (1) for the design and construction of an extension of Line Creek Parkway, between NW Tiffany Springs Road and 100<sup>th</sup> Street (Public Improvement 10) and (2) for the reimbursement of certain costs related thereto in an amount not to exceed \$4.8 MM and (B) an amendment to the Reimbursement Prioritization Agreement to incorporate the reimbursement of such costs related to the extension of Line Creek Parkway as Tranche 6.

Pursuant to the Platte Purchase Advisory Committee recommendations, attached to the Commission Board Packet as **Exhibit 14** is a First Amendment to the Reimbursement Prioritization Agreement, which incorporates the design and construction of the extension of Line Creek Parkway from the current terminus at the future NW 93rd Street north to NW 100th Street/NW Tiffany Springs Parkway as a Tranche 6 funding priority.

To the extent the Commission finds acceptable the terms of the First Amendment to the Reimbursement Prioritization Agreement, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

*Action recommended:* APPROVAL OF THE FIRST AMENDMENT TO THE REIMBURSEMENT PRIORITIZATION AGREEMENT BY AND AMONG THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, THE CITY OF KANSAS CITY, MISSOURI, HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. AND MD MANAGEMENT INC., IN CONNECTION WITH PLATTE PURCHASE TIF PLAN, SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

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

### ***ROLL CALL***

**15. Consideration of acceptance of the Clay County/Platte RIII Commission Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 15**

Minutes of the April 12, 2022 Clay County/Platte RIII meeting are included for the Commission’s review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE APRIL 12, 2022 CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED.

**16. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/Platte RIII, and other matters related thereto. (Rick DeSimone) Exhibit 16**

The Consent Agenda items for May 2022 are included in the Commission’s Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (**Exhibit 16**)

**Metro North TIF Plan: Consideration of certification of costs totaling \$35,883.936.00, and other matters related thereto. (Rick DeSimone)**

Request from:	Metro North Crossing LLC
Total amount requested:	\$35,883.936.00.
Use of funds:	Project Expenses
Cost certifier:	BerganKDV
Questioned or disallowed costs:	None

EATs reporting requirement: 100% compliant for the current reporting period (2nd half 2021), 100% Compliant for the last reporting period (1st half 2021).

Notes: Project Expenses includes Site Work, Landscaping & Signage and Developer Construction Cost. Pay Application #7.

Recommendation: Approval of certification of costs totaling \$35,883.936.00.

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

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

### **PUBLIC HEARING – 9:45 AM**

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

17. **North Oak TIF Plan – Twelfth Amendment: Consideration of approval of the Twelfth Amendment of the North Oak TIF Plan, and other matters related thereto. (Heather Brown)**

*Action recommended:* CONTINUING THE PUBLIC HEARING TO 9:45 AM JUNE 14, 2022

### **PUBLIC HEARING – 9:50 AM**

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

18. **Chouteau I-35 TIF Plan – Ninth Amendment: Consideration of approval of the Ninth Amendment of the Chouteau TIF Plan, and other matters related thereto. (Heather Brown)**

*Action recommended:* CONTINUING THE PUBLIC HEARING TO 9:50 AM JUNE 14, 2022

### **PUBLIC HEARING – 9:55 AM**

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

19. **Parvin Road TIF Plan – Thirteenth Amendment: Consideration of approval of the Thirteenth Amendment of the Parvin Road TIF Plan, and other matters related thereto. (David Leader)**

Redevelopment Plan Area: The Redevelopment Area described by the Plan, as amended, was an area generally bound by N.E. 48th Street, Parvin Road and the boundary of Kansas City on the north, the boundary of Kansas City and the railroad tracks on the east, Missouri Route 210 and the railroad tracks on the south and North Bennington Avenue on the west in Kansas City, Clay County, Missouri.

Development Program: The Parvin Road Corridor TIF Plan provided for public infrastructure improvements within and adjacent to the Redevelopment Area, including street improvements, sanitary sewer lines and related improvements to support commercial development in the Redevelopment Area.

Notices: Staff delivered notice by certified mail on March 22, 2022, to the taxing districts from which taxable property was included in the Redevelopment Area 4, and such notice contained an invitation to each such taxing district to submit comments to the TIF Commission concerning the Thirteenth Amendment to the Parvin Road Corridor TIF Plan prior to the date of the hearing. Staff prepared and published notices in The Kansas City Star on April 10, 2022, and April 30, 2022.

Staff prepared and delivered notices on April 28, 2022, by certified mail to the person or persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land located within the Redevelopment Area, which shall be subjected to payments in lieu of taxes and economic activity taxes.

#### General Description of the Thirteenth Amendment to the Parvin Road Corridor TIF Plan:

The Thirteenth Amendment shall provide for (1) modifications to the description of Project Improvements, (2) modifications to the Site Plan, (3) modifications to the Estimated Redevelopment Project Costs, (4) modifications to the Sources of Funds, (5) modifications to the Redevelopment Schedule and (6) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

Statutory Findings: Staff recommended that the Thirteenth Amendment to the Parvin Road Corridor TIF Plan met each of the required statutory findings identified by the TIF Act.

#### Specifically:

- Economic Development Area: The Thirteenth Amendment did not alter the City's previous finding that the Redevelopment Area, on the whole, was an Economic Development Area.
- Expectations for Development: The Thirteenth Amendment did not alter the City's previous finding that the Redevelopment Area, on the whole, had not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing.
- Conforms to Comprehensive Plan of City: This Thirteenth Amendment did not alter the City's previous finding that the Plan conformed to the City's comprehensive plan.
- Date to Adopt Redevelopment Project: This Thirteenth Amendment did not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the plan.
- Date to Retire Obligations: In the event, Obligations were issued to finance Redevelopment Project Costs, it was anticipated that such Obligations would be retired in less than twenty-three (23) years from the adoption of the Ordinance approving the last
- Redevelopment Project to be approved by the City Council from which TIF Revenue was utilized to pay principal and interest on such Obligations.
- Acquisition by Eminent Domain: This Thirteenth Amendment did not contemplate that any property located within a Redevelopment Project Area would be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.
- Cost-Benefit Analysis: This Thirteenth Amendment did not alter the previous cost-benefit analysis approved by the City, which assesses the economic impact of the Plan on each affected Taxing District and provided sufficient information to evaluate whether the Redevelopment Projects, as proposed by the Plan, were financially feasible.

- Gambling Establishment: This Thirteenth Amendment did not include the initial development or redevelopment of any gambling establishment as defined in the Act.

Recommendation: Staff recommended approval of the Thirteenth Amendment to the Parvin Road Corridor TIF Plan

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

(2 of 2) APPROVAL OF THE THIRTEENTH AMENDMENT OF THE PARVIN ROAD TIF PLAN; AND FORWARDING THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL.

**20. Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 15**

Minutes of the April 12, 2022 Clay County/NKC meeting are included for the Commission’s review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE APRIL 12, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED.

**21. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto. (Rick DeSimone) Exhibit 21**

The Consent Agenda items for May 2022 are included in the Commission’s Board Packet for review prior to the meeting. The following items are included:

Cost Certifications (Exhibit 21)

**North Oak TIF Plan: Consideration of bond draw totaling \$11,500.00, and other matters related thereto. (Rick DeSimone)**

Request from: Northland Neighborhoods  
 Total amount requested: \$11,500.00  
 Use of funds: Administrative fees and Contractor reimbursement in connection with the Encore Housing Program.

	Bond Draw Portion	Project Funds Portion	Total
<u>North Oak TIF Plan</u>			
- Administrative Fee D Caulfield - Inv 80	1,500.00	-	1,500.00
- Custom Express Renovation Inv 2251	10,000.00	-	10,000.00
	<u>\$ 11,500.00</u>	<u>\$ -</u>	<u>\$ 11,500.00</u>

Notes: The draw is for \$1,500.00 Administrative Fees and \$10,000.00 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 #60.

Recommendation: Approval of a bond draw totaling \$11,500.00.

**North Oak TIF Plan: Consideration of bond draw totaling \$11,419.50, and other matters related thereto. (Rick DeSimone)**

Request from: Northland Neighborhoods  
 Total amount requested: \$11,419.50  
 Use of funds: Administrative fees and Contractor reimbursement in connection with the Encore Housing Program.

	Bond Draw Portion	Project Funds Portion	Total
<u>North Oak TIF Plan</u>			
- Administrative Fee R Mattox - Inv 81	1,489.50	-	1,489.50
- Home Performance Service - Inv 2719-53	9,930.00	-	9,930.00
	<u>\$ 11,419.50</u>	<u>\$ -</u>	<u>\$ 11,419.50</u>

Notes: The draw is for \$1,489.50 Administrative Fees and \$9,930.00 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 #61.

Recommendation: Approval of a bond draw totaling \$11,419.50

*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.

***CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS***

**PUBLIC HEARING – 10:00 AM**

***ROLL CALL***

**22. Shoal Creek Parkway TIF Plan – Twenty-third Amendment: Consideration of approval of the Twenty-third Amendment of the Shoal Creek Parkway TIF Plan, and other matters related thereto. (David Leader)**

*Action recommended:* CONTINUING THE PUBLIC HEARING TO 10:00 AM JUNE 14, 2022.

**23. Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 15**

Minutes of the April 12, 2022 Clay County/Liberty-NKC meeting are included for the Commission’s review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE APRIL 12, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED.

**24. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/Liberty-NKC, and other matters related thereto. (Rick DeSimone) Exhibit 24**

The Consent Agenda items for May 2022 are included in the Commission’s Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (Exhibit 24)

**Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$890,406.00, and other matters related thereto. (Rick DeSimone)**

Request from:	Hunt Midwest
Total amount requested:	\$890,406.00
Use of funds:	Maplewoods Parkway Street Project W
Cost certifier:	Hood & Associates CPAs
Questioned or disallowed costs:	None
EATs reporting requirement:	96% compliant for the current reporting period (2nd half 2021), 100% Compliant for the last reporting period (1st half 2021).

Notes: Street Improvements Project W, Maplewoods Parkway – Shoal Creek Parkway to Northeast 112<sup>th</sup> Street. Pay Request #4 & 5 paid by City Contributions.

Recommendation: Approval of certification of costs totaling \$890,406.00.

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

**25. Shoal Creek Parkway TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 4 in connection with Public Improvement K2 within the Shoal Creek Parkway TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 25**

This Certificate of Partial Completion and Compliance is issued to the City of Kansas City, Missouri (the “Redeveloper”) in accordance with Section 11 of the Amended and Restated Redevelopment Agreement, dated January 15, 2020, 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 all such requirements and obligations in connection with a portion of the design and construction of NE 104<sup>th</sup> Street, beginning ½ mile east of MO-291 and continuing to the Liberty/Kansas City limits that are described on **Exhibit A**, attached hereto (the “Partially Completed Improvements”), identified by the Shoal Creek Parkway Tax Increment Financing Plan.

Redevelopment Project Costs through February 22, 2022 were submitted and certified, pursuant to the Cochran Head Vick & Co., P.C.’s Report, dated March 21, 2022 (the “Certification of Costs Report”) and Commission Resolution No. 4-2-22 (the “Certification of Costs Resolution”) for Redevelopment Costs incurred through February 22, 2022.

	<b>Budget</b>	<b>Actual</b>
Total Public Improvement K2 Project Costs	\$5,360,000	\$3,703,416
Total Public Improvement K2 Reimbursable Costs	\$5,360,000	\$3,703,416

As of the date hereof, except as noted below and in the Certification of Costs Resolution, the Redeveloper is in compliance with the policies attached to and incorporated within the Redevelopment Agreement, including Ordinance No. 180535, as further amended (the “MBE/WBE Ordinance”) and the Commission’s WorkForce Policy. The Commission, pursuant to the Certification of Costs Resolution, has waived certain provisions within its Certification of Costs and Reimbursement Policy, which require the Redeveloper to submit its Reimbursable Project Costs for certification within eighteen (18) months of such Reimbursable Project Costs being incurred.

Staff recommends approval of the Certificate of Partial Completion and Compliance.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 4 IN CONNECTION WITH PUBLIC IMPROVEMENT K2 WITHIN THE SHOAL CREEK PARKWAY TIF PLAN TO THE CITY OF KANSAS CITY, MISSOURI FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS COSTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

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

### ***ROLL CALL***

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

Minutes of the April 12, 2022 Administrative TIFC meeting are included for the Commission’s review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE APRIL 12, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED.

27. **Economic Activity Taxes: Consideration of acceptance of the Economic Activity Taxes Report, and other matters related thereto. (Rick DeSimone) Exhibit 27**

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

28. **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 28**

The Affirmative Action/Contract Compliance Committee met virtually on April 18, 2022 to review the TIF MBE/WBE Compliance Report for the month ending February 28, 2022. A copy of this report is in your board packet for your review.

The next scheduled meeting is Monday, May 16, 2022 at 3:30 p.m.

*Action recommended:* NONE; INFORMATION ONLY

29. **Governance, Finance and Audit Subcommittee: Consideration of acceptance of the Governance, Finance and Audit Reports, and other matters related thereto. (Tammy Queen) Exhibit 29**

The Governance, Finance and Audit Subcommittee met on May 2, 2022 to consider the following item:

- Monthly Financials as prepared by Cochran Head  
(Michael Keenen of Cochran Head)

*Action recommended:* ACCEPTANCE OF THE FINANCIAL REPORT

30. **Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto. (Ryana Parks-Shaw) Exhibit 30**

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

*Action recommended:* NONE; INFORMATION ONLY.

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

*Action recommended:* NONE; INFORMATION ONLY.

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

*Action recommended:* NONE; INFORMATION ONLY.

## ***JACKSON COUNTY/CENTER AGENDA ITEMS***

### ***ROLL CALL***

33. **Consideration of acceptance of the Jackson County/Center TIFC Minutes, and other matters related thereto. (La’Sherry Banks) Exhibit 33**

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

*Action recommended:* ACCEPTANCE OF THE FEBRUARY 9, 2021 JACKSON COUNTY/CENTER MINUTES AS PRESENTED.

34. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Jackson County/Center, and other matters related thereto. (Rick DeSimone) Exhibit 34**

The Consent Agenda items for May 2022 are included in the Commission’s Board Packet for review prior to the meeting. The following items are included:

Cost Certifications (**Exhibit 34**)

**Bannister & Wornall Road TIF Plan: Consideration of certification of costs totaling \$850,096.86, and other matters related thereto. (Rick DeSimone)**

Request from:	9400 Wornall, LLC
Total amount requested:	\$850,096.86
Use of funds:	Permanent Finance Cost
Cost certifier:	Ralph C. Johnson & Company
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the current reporting period (2nd half 2021), and 100% Compliant for the last reporting period (1st half 2021).

Notes: Permanent Finance Cost

Recommendation: Approval of certification of costs totaling \$850,096.86.

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

## **EXECUTIVE SESSION**

35. **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**

36. **Adjournment**

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