

**REVISED**

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

DATE: March 12, 2025  
TIME: **9:30 a.m.**  
PLACE: Economic Development Corporation Board Room, 4<sup>th</sup> Floor  
300 Wyandotte  
Kansas City, Missouri

**Videoconference**

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

**Meeting ID: 891 2022 5749**

**Passcode: 199445**

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

# PUBLIC HEARING AGENDA ITEMS

## *JACKSON COUNTY/KCMO*

### **PUBLIC HEARING – 9:30 AM**

#### *ROLL CALL*

1. **Grand Reserve TIF Plan - Termination: Consideration of approval of the termination of the Grand Reserve TIF Plan and other matters related thereto. (David Leader)**

The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri termination of the Grand Reserve TIF Plan.

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

The Redevelopment Area and Redevelopment Project Area is generally bounded by E. 9th Street on the north, McGee Street on the east, E. 10th Street on the south, and Grand Boulevard on the west, in Kansas City, Jackson County, Missouri.

The Grand Reserve TIF Plan contemplates the rehabilitation and adaptive reuse of the former Federal Reserve Bank of Kansas City tower into an all-suite approximately 284-room hotel, an approximately 40,000 square foot family entertainment center, and the rehabilitation of an existing adjacent approximately 450-stall parking garage.

The developer requests terminating the Plan and Project Area.

**Recommendation:** The staff recommends that the Commission recommend to the Council that it terminate the Grand Reserve TIF plan.

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

(2 OF 2) RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE GRAND RESERVE TAX INCREMENT FINANCING PLAN AND TERMINATING THE DESIGNATION OF ALL PROJECT AREAS, (B) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH THE REDEVELOPMENT PROJECT AREA, IF ANY, AS SURPLUS, AND DISSOLVING THE SPECIAL ALLOCATION FUND.

# ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

## MINUTES

2. **Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto. (La'Sherry Banks) Exhibit 2**

The Minutes of the February 5, 2025, meeting 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

3. **Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda, and other matters related thereto. (Gloria Garrison) Exhibit 3**

The Cost Consent Agenda items for March 2025 are included in the Commission's Board Packets for review prior to the meeting. The following items are included:

- Cost Certifications (**Exhibit 3**)

**Shoal Creek TIF Plan: Consideration of certification of costs totaling \$149,110.15 and other matters related thereto. (Jennifer Brasher)**

Request from:	Hunt Midwest
Total amount requested:	\$149,110.15
Use of funds:	TIF Reimbursable costs
Cost certifier:	Hood and Associates CPAs, P.C.
Questioned or disallowed costs:	None
EATs reporting requirement:	65% compliant for the current reporting period (2nd Half 2024, reports are due 1-31-2025). 74% Compliant for the last reporting period

Notes: Certification #2 for project X, Maplewoods Parkway beginning at NE 112<sup>th</sup> St extending north to and including the intersection at NE Cookingham Drive

Recommendation: Approval of reimbursement and payment of certified costs in the amount of \$149,110.15, subject to a certificate of completion and compliance.

**Platte Purchase TIF Plan: Consideration of certification of costs totaling \$80,821.65 and other matters related thereto. (Jennifer Brasher)**

Request from: Ashlar Homes  
Total amount requested: \$80,821.65  
Use of funds: Project 10 reimbursable costs  
Cost certifier: Ralph C Johnson & Company, P.C.  
Questioned or disallowed costs: None  
EATs reporting requirement: 100% compliant for the current reporting period (2nd Half 2024, reports are due 1-31-2025). 100% Compliant for the last reporting period

Notes: Certification for project 10, Line Creek Parkway Phase 2.

Recommendation: Approval of certification of costs and reimbursement in the amount of \$80,821.65 from funds when available, subject to a certificate of completion and compliance.

**Downtown Library District TIF Plan: Consideration of certification of costs totaling \$19,007 and other matters related thereto. (Jennifer Brasher)**

Request from: DTC One, LLC  
Total amount requested: \$19,007  
Use of funds: Make Safe Flower Beds  
Cost certifier: Hood and Associates CPAs P.C.  
Questioned or disallowed costs: None  
EATs reporting requirement: 75% compliant for the current reporting period (2nd Half 2024, reports are due 1-31-2025). 75% Compliant for the last reporting period

Notes: Certification for demo power/ make safe for flower beds

Recommendation: Approval of certification of costs and direct pay to Pro Circuit, Inc. in the amount of \$19,007 from available funds, subject to a certificate of completion and compliance.

**Historic Northeast TIF Plan: Consideration of certification of costs totaling \$408,606 and other matters related thereto. (Jennifer Brasher)**

Request from: Historic Northeast Lofts LLC  
Total amount requested: \$408,606  
Use of funds: TIF Reimbursable costs  
Cost certifier: Hood and Associates CPAs  
Questioned or disallowed costs: None  
EATs reporting requirement: None at this time

Notes: Funds will be paid via bond draw #6. Use of funds primarily for architect/design and soft contingency.

Recommendation: Approval of reimbursement and direct pay of certified costs in the amount of \$408,606 from the bond draw.

*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.

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

**4. Metro North Crossing TIF Plan: Consideration of Approval of a Certificate of Partial Completion and Compliance in Connection with Public and Project Improvements in the Metro North Crossing TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 4**

This Certificate of Partial Completion and Compliance is issued to Metro North Crossing, LLC (the “Redeveloper”) in accordance with the Agreement (the “Redevelopment Agreement”), dated May 19, 2016, and amended on November 14, 2018, April 16, 2020, and April 15, 2022, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and Metro North Crossing, LLC. (the “Redeveloper”) for the implementation of certain improvements (the “Plan Improvements”) contemplated by the Metro North Crossing Tax Increment Financing Plan, as amended (the “TIF Plan”).

This Certificate of Partial Completion and Compliance is issued to the Redeveloper, in accordance with Section 20 of the Redevelopment Agreement for the implementation of a portion of the improvements contemplated by the TIF Plan that are described on Exhibit A, attached hereto (the “Partially Completed Improvements”), and identified by the TIF Plan and the Redevelopment Agreement and for which Redevelopment Project Costs through June 17, 2024 were submitted and certified, pursuant to the Hood & Associates Independent Accountant’s Report, dated July 26, 2024 (the “Certification of Costs Report”) and Commission Resolution No. 8-5-24 (the “Certification of Costs Resolution”).

**REDEVELOPMENT PROJECT COSTS:**

	<u>Budget</u>	<u>Actual</u>
Total Cost of Project and Public Improvements	\$191,930,691	\$ 5,290,764
Redevelopment Costs Eligible for Reimbursement	\$146,676,567	\$54,897,455

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, as amended from time to time, and together with the costs certified pursuant to the Certification of Costs Resolution, the Commission 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 TO METRO NORTH CROSSING, LLC FOR COSTS RELATED TO PUBLIC IMPROVEMENTS, AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

5. **Platte Purchase Development Plan: Consideration of Approval of a Certificate of Partial Completion and Compliance in Connection with Public Trail Project Improvements in the Platte Purchase Development Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 5**

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 Redevelopment Agreement, dated March 20, 2020, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper, as amended on August 15, 2024 the “Redevelopment Agreement”) for the design and construction of certain trail improvements along Second Creek Parkway between Line Creek Parkway and NW 97<sup>th</sup> Street (“TSI Trail Improvements”), as contemplated by the Platte Purchase Development Plan, as amended (the “TIF Plan”).

Specifically, this Certificate of Partial Completion and Compliances relates to a portion of the TS Trail Improvements that are described on Exhibit A, attached hereto (the “Partially Completed Improvements”), and identified by the TIF Plan and the Redevelopment Agreement and for which Redevelopment Project Costs through August 31, 2023 were submitted and certified, pursuant to Ralph C. Johnson & Company, P.C. ‘s Independent Accountant’s Report, dated December 11, 2023 (the “Certification Report”).

	<b>Budget</b>	<b>Actual</b>
Public Improvement Costs	\$1,338,000	\$1,828,279
Eligible Reimbursement Costs	\$ 338,000	\$338,000

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy and the Commission has certified all Redevelopment Project Costs incurred that are eligible for reimbursement that relate to the Completed Improvements described on Exhibit A. Staff recommends the approval of the Certificate of Partial Completion and Compliance.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO PLATTE PURCHASE DEVELOPMENT FOR COSTS RELATED TO PUBLIC IMPROVEMENTS, AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

**AGREEMENTS RELATED TO SPECIFIC TIF PLANS**

6. **Platte Purchase Development Plan: Consideration of a First Amendment to a Funding Agreement between the TIF Commission and the City of Kansas City, Missouri regarding the construction of the Platte Purchase Trail Connector, pursuant to the Platte Purchase Development Plan and other matters related thereto. (Wesley Fields) Exhibit 6**

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 “Redevelopment Area”).

The Plan provides, among other things, for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the construction of a trail connector, beginning at N. Holly Street and continuing west approximately 2,700 linear feet to Platte Purchase Drive.

On May 17, 2024, the Commission and the City entered into a Funding Agreement, which provides for, among other things for the City, subject to appropriation, to contribute (\$250,000) toward the cost of certain trail improvements, which are estimated to cost approximately (\$480,000). The City desires to amend the Original Agreement (A) to modify the location of the trail improvements, which shall begin at N. Holly Street and extend west approximately 2,750 linear feet to N. Platte Purchase Drive (the “TS7 Trail Improvements”) and (B) to provide that the City shall contribute an additional (\$50,000) toward the costs of the TS7 Trail Improvements.

The First Amendment to 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 \$300,000 to the Commission for the purpose of reimbursing certified redevelopment project costs related to the TS7 Trail 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 utilize such contribution to pay \$300,000 of the redevelopment project costs related to the TS7 Trail Improvements, which have been certified by the Commission, pursuant to its Certification of Costs and Reimbursement Policy.

The attached First Amendment to the Funding Agreement has been prepared by legal counsel and reviewed by staff, and, to the extent the Commission finds the terms of the Funding Agreement, as outlined by this agenda item, to be acceptable, staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

*Action recommended:* APPROVAL OF THE FIRST AMENDMENT TO THE FUNDING AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI REGARDING THE TS7 TRAIL IMPROVEMENTS, AS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

7. **Platte Purchase TIF Plan: Consideration of a Redevelopment Agreement between the TIF Commission and Hunt Midwest Real Estate Development, Inc. regarding the design and construction of certain trail improvements, pursuant to the Platte Purchase Development 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 “TIF Plan”) for an area designated therein as the redevelopment area (the “Redevelopment Area”).

The Plan provides, among other things, for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the construction of a trail connector, beginning at N. Holly Street and continuing west approximately 2,700 linear feet to Platte Purchase Drive (the “TS7 Trail Improvements”). Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) desires to design and construct the TS7 Trail Improvements and be reimbursed for certain costs related thereto.

The City and the Commission desire to enter into a First Amendment to a Funding Agreement, originally dated May 17, 2024, which shall provide, in part, that the City shall contribute to the Commission \$300,000 that shall be used to reimburse certain costs incurred by Hunt Midwest in connection with the design and construction of the TS7 Trails.

Attached to the Commission’s Board Packet as **Exhibit 7** is a Redevelopment Agreement with Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”), which provides for Hunt Midwest to complete the TS7 Trail Improvements, in accordance with the terms and conditions of the Redevelopment Agreement and for the Commission, subject to the terms and conditions of the Redevelopment Agreement, to reimburse Hunt Midwest for certain costs related thereto in an amount not to exceed the \$300,000 contribution the Commission receives from the City, pursuant to that certain Funding Agreement, as amended, between and the City and the Commission that relates to the TS7 Trail Improvements.



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

*Action recommended:* APPROVAL OF THE REDEVELOPMENT AGREEMENT WITH HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. REGARDING THE IMPLEMENTATION OF THE TS7 TRAIL IMPROVEMENTS, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

**8. Tower Properties TIF Plan: Consideration of a Termination and Mutual Release of the Agreement between the TIF Commission and WI 929 Walnut, LLC, in connection with the implementation of Project Area H of the Tower Properties TIF Plan (*Denvoir Griffin*) Exhibit 8**

On December 20, 2018, WI 929 Walnut, LLC (the “Developer”) and the Commission entered into that Amended and Restated Redevelopment Agreement (the “Redevelopment Agreement”), as recorded in the Jackson County Recorder of Deeds Office as Instrument No. 2018E0109265, for the implementation of Redevelopment Project H (the “Redevelopment Project”) of the Tower Properties Downtown Redevelopment Area Tax Increment Financing Plan, as approved by the City Council (the “City Council”) of the City of Kansas City, Missouri on November 27, 1995, pursuant to Ordinance No. 951469 Original (the “Original TIF Plan”). The Original Plan has been amended several times by a series of ordinances passed by the City Council.

The Developer has successfully completed the Project Improvements and Public Improvements, which included the rehabilitation of the 34-story building located at 909 Walnut and the 9-story building at 929 East Walnut and the construction of an approximately 350-space parking garage. Pursuant to Section 23 of Schedule 1 of the Redevelopment Agreement, the obligations of the Developer and the Commission arising under the terms and conditions of the Redevelopment Agreement are to cease on May 30, 2024.

The Developer desires to acknowledge the termination of the Redevelopment Agreement and that certain Funding Agreement, as defined and referenced therein, by and between the Developer and the Commission (the “Funding Agreement” and together with Redevelopment Agreement, the “TIF Agreements”) and release one another from any obligation arising thereunder.

Attached to the Board Packet is **Exhibit 8** is a Termination and Mutual Release of the TIF Agreements, which provides, in part, for the termination of the TIF Agreements and the Developer’s and Commission’s mutual release of all claims that either the Developer or the Commission may have against each other under the TIF Agreements.

To the extent the Commission finds acceptable the terms of the Termination and Mutual Release Agreement, attached to the Board Packet as **Exhibit 8**, staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

*Action recommended:*

APPROVAL OF THE TERMINATION AND MUTUAL RELEASE AGREEMENT WITH 929 WALNUT, LLC REGARDING THE IMPLEMENTATION OF PROJECT H OF THE TOWER PROPERTIES TAX INCREMENT FINANCING PLAN, AS AMENDED, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

9. **Grand Reserve TIF Plan: Consideration of a Termination and Mutual Release of the Redevelopment Agreement, Funding Agreement, and the Sales Contribution Agreement among the TIF Commission, the City of Kansas City, Missouri, and Delta Quad Holdings, LLC, in connection with the implementation of the Grand Reserve TIF Plan (*Denvoir Griffin*) Exhibit 9**

On December 10, 2014, the Commission and the Redeveloper entered into a Funding Agreement (the “Funding Agreement”), which provides, in part, for the Redeveloper to pay certain costs and expenses incurred by the Commission in connection with certain services to be undertaken by the Commission in connection with its preparation and consideration of the Grand Reserve Tax Increment Financing Plan. On May 12, 2016, the City Council of the City (the “City Council”), upon the recommendation of the Commission and by Committee Substitute for Ordinance No. 160163, approved the Grand Reserve Tax Increment Financing Plan, which has been amended from time to time by a series of ordinances passed by the City the Council (the “Plan”).

The Plan provides for (1) the historic rehabilitation and adaptive reuse of the approximately 301,533 square foot, 21-story former Federal Reserve Bank of Kansas City building located at 925 Grand Boulevard into an all-suite approximately 301 room hotel that will include restaurants, meeting and event facilities within Redevelopment Project Area (the “Project Improvements”) and (2) the redevelopment of a four-story Annex Building into an approximately 24-room boutique hotel and coffee house, along with an approximately 86,443 square foot data center and the rehabilitation of the existing adjacent 150-stall parking garage in an area adjacent to (and not within) the Redevelopment Project Area (the “Adjoining Improvements” and, together with the Project Improvements, the “Improvements”).

On July 29, 2020, the Redeveloper and the Commission entered into the Redevelopment Agreement, which provides for the Redeveloper to implement the Improvements in accordance with the terms and conditions of the Redevelopment Agreement. On June 14, 2016, the Redeveloper, the Commission and the City entered into that certain Sales Tax Contribution Agreement (the “Sales Tax Contribution Agreement” and together with the Funding Agreement and Redevelopment Agreement, the “Grand Reserve Agreements”), which was amended on July 29, 2020, which provides, in part, for the City to provide additional financing for the Improvements by committing, subject to annual appropriation and actual collection, a sum equal to certain additional revenue from taxes which are imposed by the City and generated by economic activities within the Redevelopment Area, which are not subject to capture, in accordance with the TIF Act, and would otherwise be deposited into the City’s general municipal funds (the “Additional City Contribution”), to be used for payment of an amount not to exceed an aggregate Ten Million Four Hundred Sixty-One Thousand One Hundred Eighty Dollars (\$10,461,180) in Certified Costs related to the implementation of the Improvements.

As a result of certain instances of default in the Redevelopment Agreement identified in the Commission’s Notice of Default to the Redeveloper, dated September 13, 2023, which were not cured to the satisfaction of the Commission, the Commission, on November 13, 2023, notified the Redeveloper that the Redevelopment Agreement was terminated on November 13, 2023 (the Notice of Termination”). Due to the Notice of Termination, no further Redevelopment Project Costs can be certified, including Redevelopment Project Costs to be reimbursed with the Additional City Contribution, and, pursuant to Section 10 of the Sales Tax Contribution Agreement, the City shall have no obligation to reimburse Redevelopment Project Costs with the Additional City Contribution.

As a result of the Notice of Termination and its impact on the City’s’ ongoing obligation to reimburse Redevelopment Project Costs with the Additional Cit Contribution, the Commission, the City, and the Redeveloper desire to acknowledge the termination of each of the Grand Reserve Agreements.

*Action recommended:* APPROVAL OF THE TERMINATION AND MUTUAL RELEASE OF THE REDEVELOPMENT AGREEMENT, THE FUNDING AGREEMENT AND THE SALES TAX CONTRIBUTION AGREEMENT AMONG THE TIF COMMISSION, THE CITY OF KANSAS CITY, MISSOURI AND DELTA QUAD, HOLDINGS, LLC REGARDING THE IMPLEMENTATION OF GRAND RESERVE TAX INCREMENT FINANCING PLAN, AS AMENDED, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

## **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. (Sandra L. Rayford) Exhibit 11**

The Affirmative Action/Contract Compliance Committee did not meet due to a lack of quorum.

The TIF agency report from the Civil Rights and Equal Opportunity Department (CREO) is attached.

*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.**

*Action recommended:* NONE; INFORMATION ONLY.

## **EXECUTIVE SESSION**

16. **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**

17. **Adjournment**

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