

Board Meeting Agenda

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: January 12, 2021
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

Videoconference

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PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS

ROLL CALL

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

Minutes of the December 8, 2020 Platte County/Platte RIII-Park Hill meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE DECEMBER 8, 2020 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED.

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

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

- Cost Certifications (**Exhibit 2**)

KCI Corridor TIF Plan: Consideration of certification of costs totaling \$294,939.88, and other matters related thereto. (*Rick DeSimone*)

Request from:	MD Management, Inc.
Total amount requested:	\$294,939.88
Use of funds:	Street Improvements and Administrative Cost
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	97% compliant for the current reporting period (1st half 2020) and 95% Compliant for the last reporting period (2nd half 2019).

Notes: Street Improvement 17 (Line Creek Parkway), Engineering Cost and related Commission Expenses, Legal Fees and Construction Interest. This request will be paid from a bond draw—see schedule below.

	Draw Portion	Funds Portion	Total Certification
KCI Corridor			
- MD Management, Inc.	\$ 294,939.88	\$ -	\$ 294,939.88

Recommendation: Approval of certification of costs totaling \$294,939.88 and related bond draw of \$294,939.88.

KCI Corridor TIF Plan: Consideration of certification of costs totaling \$2,128,907.38, and other matters related thereto. (Rick DeSimone)

Request from: The City of Kansas City, MO
 Total amount requested: \$2,128,907.38
 Use of funds: New Tiffany Spring Bridge
 Cost certifier: CHV CPAs
 Questioned or disallowed costs: None
 EATs reporting requirement: 97% compliant for the current reporting period (1st half 2020) and 95% Compliant for the last reporting period (2nd half 2019).

Notes: Construction Cost Project 4B, the Bridge over Interstate 29 on NW Old Tiffany Springs Road.

	Bond Draw Portion	Reimbursable from other Funding Sources	Total Certification
KCI Corridor- MD Management	\$ 1,185,895.23	\$ 943,012.15	\$ 2,128,907.38
	\$ 1,185,895.23	\$ 943,012.15	\$ 2,128,907.38

Recommendation: Approval of certification of costs totaling \$2,128,907.38 and related bond draw of \$1,185,895.23.

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

PLATTE-CLAY COUNTY /PLATTE RIII AGENDA ITEMS

ROLL CALL

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

Minutes of the December 8, 2020 Platte-Clay County/Platte RIII meeting are included for the Commission's review prior to the meeting.

Action recommended: ACCEPTANCE OF THE DECEMBER 8, 2020 PLATTE-CLAY COUNTY/PLATTE RIII MINUTES AS PRESENTED.

4. **Consent Agenda (Cost Certifications): Consideration of the Cost Consent Agenda for Platte-Clay County/Platte RIII, and other matters related thereto. (Rick DeSimone) Exhibit 4**

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

- Cost Certifications (**Exhibit 4**)

Platte Purchase Redevelopment Plan: Consideration of certification of costs totaling \$1,040,081.07, and other matters related thereto. (Rick DeSimone)

Request from:	MD Management, Inc.
Total amount requested:	\$1,040,081.07
Use of funds:	Construction and Street Improvement Cost
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the current reporting period (1st half 2020) and 100% Compliant for the last reporting period (2nd half 2019).

Notes: Cost Includes Construction Period Interest, Legal Fees & TIF Commission Expenses. Street Improvement Cost that includes N Platte Purchase Dr, Line Creek Parkway Sanitary Sewer Professional Services and Construction Cost for M152 & North Platte Purchase Road Ramp Improvements.

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

	Draw Portion	Pay As You Go	Total Certification
Platte Purchase			
- MD Management, Inc.	\$ 1,040,081.07	\$ -	\$ 1,040,081.07

Recommendation: Approval of certification of costs totaling \$1,040,081.07 and related bond draw of \$1,040,081.07.

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.

5. **Platte Purchase Redevelopment Plan: Consideration of the approval of a Funding Agreement between the TIF Commission and City of Kansas City, Missouri regarding the design and construction of water and sewer lines along N. Platte Purchase Drive, as contemplated by the Platte Purchase Development Plan, and other matters related thereto. (Jon Otto) Exhibit 5**

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 TIF Plan provides for the design and construction of roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of water and sewer lines along N. Platte Purchase Drive, beginning at NE 108th Street and continuing south approximately 2,700 linear feet to the entrance of Platte Purchase Park and including water and sewer lines within Platte Purchase Park (the “Water and Sewer Line Project”).

On April 26, 2020, the Commission and Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) entered into a Redevelopment Agreement (the “Redevelopment Agreement”), which provides, in part, that Hunt Midwest shall implement the Water and Sewer Line Project, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse Hunt Midwest for certified redevelopment project costs related thereto from (1) a previous contribution of \$110,000 from the City, (2) available economic activity taxes generated within the Redevelopment Area, which have not been pledged or otherwise encumbered and/or (3) available proceeds of the Improvement Revenue Bonds (Platte Purchase Project A) Series 2019 in the original principal amount of \$19,500,000 issued by the Industrial Development Authority of the City of Kansas City (“Authority”), pursuant to that certain Trust Indenture by and between the Authority and Security Bank of Kansas City, dated August 1, 2019, as amended and supplemented (collectively, “Available Funds”).

The City has expressed a desire to contribute to the Commission an additional \$1,000,000 for the reimbursement of certain Redevelopment Project Costs related to the implementation of the Water and Sewer Line Project by Hunt Midwest.

The Funding Agreement, attached as **Exhibit 5** 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 \$1,000,000 to the Commission for the purpose of reimbursing certified Redevelopment Project Costs related to the implementation of the Water and Sewer Line Project, 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 \$1,000,000 of the redevelopment project costs related to the Water Installation Project, 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 WATER AND SEWER LINES 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.

6. Platte Purchase Redevelopment Plan: Consideration of the approval of a First Amendment to a Redevelopment Agreement between the TIF Commission and Hunt Midwest Real Estate Development, Inc. regarding the design and construction of water and sewer lines along N. Platte Purchase Drive, as contemplated by the Platte Purchase Development Plan, and other matters related thereto. (Jon Otto) 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 TIF Plan provides for the design and construction of roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of water and sewer lines along N. Platte Purchase Drive, beginning at NE 108th Street and continuing south approximately 2,700 linear feet to the entrance of Platte Purchase Park and including water and sewer lines within Platte Purchase Park (the “Water and Sewer Line Project”).

On April 26, 2020, the Commission and Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) entered into a Redevelopment Agreement (the “Redevelopment Agreement”), which provides, in part, that Hunt Midwest shall implement the Water and Sewer Line Project, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse Hunt Midwest for certified redevelopment project costs related thereto from (1) a previous contribution of \$110,000 from the City, (2) available economic activity taxes generated within the Redevelopment Area, which have not been pledged or otherwise encumbered and/or (3) available proceeds of the Improvement Revenue Bonds (Platte Purchase Project A) Series 2019 in the original principal amount of \$19,500,000 issued by the Industrial Development Authority of the City of Kansas City (“Authority”), pursuant to that certain Trust Indenture by and between the Authority and Security Bank of Kansas City, dated August 1, 2019, as amended and supplemented (collectively, “Available Funds”).

The City has expressed a desire to contribute to the Commission an additional \$1,000,000 for the reimbursement of certain Redevelopment Project Costs related to the implementation of the Water and Sewer Line Project. Hunt Midwest now desires to amend the Redevelopment Agreement to modify the sources of reimbursement of Redevelopment Project Costs related to the implementation of the Water and Sewer Line Project to include the City’s additional contribution of \$1,000,000.

The First Amendment to the Redevelopment Agreement, attached as **Exhibit 6** to the Commission Board Packet, has been prepared by legal counsel and reviewed by staff and it modifies the sources of reimbursement related to the implementation of the Water and Sewer Line Project to include (a) \$110,000 provided to the Commission by the City, pursuant to a Funding Agreement (b) \$1,000,000 provided to the Commission by the City, pursuant to a

separate Funding Agreement and (c) \$1,134,000 (i) from available from Economic Activity Taxes generated within the Redevelopment Area, which have not been pledged or otherwise encumbered to reimburse Hunt Midwest and/or (ii) that is available from proceeds of the Improvement Revenue Bonds (Platte Purchase Project A) Series 2019 in the original principal amount of \$19,500,000 issued by the Industrial Development Authority of the City of Kansas City, Missouri.

To the extent the Commission finds acceptable the terms of the First 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 FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF WATER AND SEWER LINES 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.

CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS

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

Minutes of the December 8, 2020 Clay County/Liberty-NKC meeting are included for the Commission's review prior to the meeting.

Action recommended: ACCEPTANCE OF THE DECEMBER 8, 2020 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED.

8. Shoal Creek Parkway TIF Plan: Consideration of approval of a First Amendment to Redevelopment Agreement between the Commission and the City of Kansas City, Missouri for the design and construction of a trail segment along Shoal Creek Parkway, in connection with and in furtherance of the Shoal Creek Parkway TIF Plan, and other matters related thereto. (*Wesley Fields*) Exhibit 8

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

On April 12, 2017, the Commission, by Resolution No. 4-6-17, recommended that the City Council approve the 13th Amendment to the Shoal Creek TIF Plan, which provides, in part, for the design and construction of a trail segment along Shoal Creek Parkway, between North Brighton Avenue and Pleasant Valley Road (the "Trail Segment"). The 13th Amendment was approved by the City Council by its passage of Committee Substitute for Ordinance No. 170327.

On July 14, 2017, the City and the Commission entered into a Redevelopment Agreement, which provides for the City to complete the design of the Trail Segment by December 31, 2019 and for the Commission, subject to the terms of the Redevelopment Agreement, to reimburse costs incurred by the City that relate to the design of the Trail Segment in an amount not to exceed \$100,000.

The City desires to amend the Redevelopment Agreement to provide for the City to construct the Trail Segment by February 2022 and for the Commission to reimburse certified Redevelopment Project Costs related thereto in an amount not to exceed \$1,400,000.

The First Amendment to the Redevelopment Agreement, attached as **Exhibit 8** to the Commission Board Packet, has been prepared by legal counsel and reviewed by staff and provides for (A) the City to design and construct a 10 foot wide concrete trail along Shoal Creek Parkway from the west side of North Brighton to Pleasant Valley Road by February 2022 and (B) the Commission, subject to the terms of the First Amendment to the Redevelopment Agreement, which contains the Commission's most recent policies and procedures, shall reimburse the City for certified Redevelopment Project Costs related thereto that are not in excess of \$1,400,000.

To the extent the Commission finds the terms acceptable of the First Amendment to the Redevelopment Agreement, 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 REDEVELOPMENT AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI FOR THE DESIGN AND CONSTRUCTION OF A TRAIL SEGMENT ALONG SHOAL CREEK PARKWAY, BETWEEN NORTH BRIGHTON AVENUE AND PLEASANT VALLEY ROAD, AS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL

9. Consent Agenda (Certificates): Consideration of the Partial Certificates of Completion and Compliance Consent Agenda for Clay County/Liberty-NKC, and other matters related thereto. (Sandra Rayford) Exhibit 9

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

- Partial Certificates of Completion and Compliance **Exhibit 9**

Shoal Creek Parkway TIF Plan/Projects N1 – N5, Hodge Park: Consideration of Certificate of Partial Completion and Compliance No. 2, and other matters related thereto. (Sandra L. Rayford)

Issued to:	The City of Kansas City, MO
Total amount to date:	\$3,665,068
Use of funds:	Construction of Public Improvements
Cost Certifier:	Cochran Head Vick Co., P.C.

Action recommended: APPROVAL OF THE CERTIFICATE CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC.

CLAY COUNTY/NKC AGENDA ITEMS

PUBLIC HEARING – 9:45 AM

ROLL CALL

10. **Arlington Road TIF Plan- Sixth Amendment:** Consideration of approval of the Sixth Amendment of the Arlington Road TIF Plan, and other matters related thereto. (Heather Brown)

Action recommended: CONTINUING PUBLIC HEARING UNTIL 9:45 A.M., MAY 11, 2021.

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

Minutes of the December 8, 2020 Clay County/NKC meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE DECEMBER 8, 2020 CLAY COUNTY/NKC MINUTES AS PRESENTED.

12. **Consent Agenda (Cost Certifications):** Consideration of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto. (Rick DeSimone) Exhibit 12

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

- Cost Certifications (Exhibit 12)

Antioch Crossing TIF Plan: Consideration of certification of cost totaling \$307,149.30, and other matters related thereto. (Rick DeSimone)

Request from:	Northland Neighborhoods
Total amount requested:	\$307,149.30
Use of funds:	Contractor reimbursement for tenant improvements.
Cost certifier:	MHK CPAs
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the current reporting period (1st half 2020) and 96% Compliant for the last reporting period (2nd half 2019).

<u>Antioch Crossing TIF Plan</u>	Due		
	<u>Amount Requested</u>	<u>Developer</u>	<u>Due to Contractor</u>
- A3G Architects - Invoice 20.178	1,570.00	-	1,570.00
- Centric Projects - Pay Application 3	303,579.30	-	303,579.30
- Skeens Consulting - Invoice 20.060	2,000.00	-	2,000.00
	<u>\$ 307,149.30</u>	<u>\$ -</u>	<u>\$ 307,149.30</u>

Notes: The Request from the Developer is for \$307,149.30 to reimburse A3G Architects their Invoice totaling \$1,570.00 for Architecture Cost, Skeens Consulting their Invoice totaling \$2,000.00 for Consulting Cost and Centric Projects Pay Application 3 for \$303,579.30 in Construction Cost.

Recommendation: Approval of \$307,149.30 payment from SAF directly to each Contractor.

Antioch Crossing TIF Plan: Consideration of certification of cost totaling \$31,298.00, and other matters related thereto. (Rick DeSimone)

Request from: Northland Neighborhoods
 Total amount requested: \$31,298.00
 Use of funds: Contractor reimbursement for tenant improvements.
 Cost certifier: MHK CPAs
 Questioned or disallowed costs: None
 EATs reporting requirement: 100% compliant for the current reporting period (1st half 2020) and 96% Compliant for the last reporting period (2nd half 2019).

<u>Antioch Crossing TIF Plan</u>	Due		
	<u>Amount Requested</u>	<u>Developer</u>	<u>Due to Contractor</u>
- Centric Projects - Pay Application 4	31,298.00	-	31,298.00
	<u>\$ 31,298.00</u>	<u>\$ -</u>	<u>\$ 31,298.00</u>

Notes: The Request from the Developer is for \$31,298.00 to reimburse Centric Projects Pay Application 4 for \$31,298.00 in Retention related to Construction Cost.

Recommendation: Approval of \$31,298.00 payment from SAF directly to each Contractor.

Arlington Road Link TIF Plan: Consideration of certification of costs totaling \$790,569.00, and other matters related thereto. (Rick DeSimone)

Request from: Hunt Midwest
 Total amount requested: \$790,569.00
 Use of funds: Street Improvements & Project Expenses
 Cost certifier: Novak Birks
 Questioned or disallowed costs: None

EATs reporting requirement: 100% compliant for the current reporting period (1st half 2020) and 100% Compliant for the last reporting period (2nd half 2019).

Notes: Street Improvement Project Cost (Project 1), Project Management Expenses and GC Fees. Pay Application #11.

Recommendation: Approval of certification of costs totaling \$790,569.00.

Arlington Road Link TIF Plan: Consideration of certification of costs totaling \$278,845.00, and other matters related thereto. (Rick DeSimone)

Request from: Hunt Midwest
Total amount requested: \$278,845.00
Use of funds: Street Improvements & Project Expenses
Cost certifier: Novak Birks
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (1st half 2020) and 100% Compliant for the last reporting period (2nd half 2019).

Notes: Street Improvement Project Cost (Project 1), Project Management Expenses and GC Fees. Pay Application #12.

Recommendation: Approval of certification of costs totaling \$278,845.00.

Arlington Road Link TIF Plan: Consideration of certification of costs totaling \$612,530.00, and other matters related thereto. (Rick DeSimone)

Request from: Hunt Midwest
Total amount requested: \$612,530.00
Use of funds: Street Improvements & Project Expenses
Cost certifier: Novak Birks
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (1st half 2020) and 100% Compliant for the last reporting period (2nd half 2019).

Notes: Street Improvement Project Cost (Project 1), Project Management Expenses and GC Fees. Pay Application #13.

Recommendation: Approval of certification of costs totaling \$612,530.00.

Arlington Road TIF Plan: Consideration of certification of costs totaling \$98,536.00, and other matters related thereto. (Rick DeSimone)

Request from: Hunt Midwest
Total amount requested: \$98,536.00
Use of funds: Street Improvements & Project Expenses

Cost certifier: Novak Birks
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (1st half 2020) and 100% Compliant for the last reporting period (2nd half 2019).

Notes: Street Improvement Cost Project 7B, 48th Street Underground Structural Work. Project Expenses includes Engineering Surveys Costs, Project Management Cost, General Contractor Cost, TIF Administration Fees and Construction Period Interest. Pay Application #25.

Recommendation: Approval of certification of costs totaling \$98,536.00.

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.

13. Consent Agenda (Certificates): Consideration of the Partial Certificates of Completion and Compliance Consent Agenda for Clay County/NKC, and other matters related thereto. (Sandra Rayford) Exhibit 13

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

- Partial Certificates of Completion and Compliance **Exhibit 13**

Arlington Road TIF Plan/Phase 1 – Arlington East: Consideration of Partial Completion and Compliance No. 3 through August 31, 2020, and other matters related thereto. (Sandra L. Rayford)

Issued to: Hunt Midwest Real Estate Development, Inc.
Total amount to date: \$3,055,967
Use of funds: Construction costs
Cost Certifier: Novak Birks, p.c.

Action recommended: APPROVAL OF THE CERTIFICATE CONSENT AGENDA FOR CLAY COUNTY/NKC.

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

ROLL CALL

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

Minutes of the December 8, 2020 Administrative TIFC meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE DECEMBER 8, 2020 ADMINISTRATIVE TIFC MINUTES AS PRESENTED.

15. Economic Activity Taxes: Consideration of acceptance of the Economic Activity Taxes Report, and other matters related thereto. (Rick DeSimone) Exhibit 15

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

16. Affirmative Action MBE/WBE Reports: Consideration of acceptance of the Affirmative Action Reports, and other matters related thereto. (Dion Lewis) Exhibit 16

The Affirmative Action/Contract Compliance Committee met via video conference on Tuesday, December 15, 2020 to review Minority and Women utilization on active Tax Increment Financing Commission Plans/Projects. The Committee undertook an extensive detailed review of the October 2020 MBE/WBE utilization report of the active projects.

Enclosed with your Board Packets are copies of the MBE/WBE Utilization Reports for activity through November 2020 prepared by the Human Relations Department for your review. The Affirmative Action/Contract Compliance Committee will review in detail this report at their next Committee meeting.

Action recommended: NONE, INFORMATION ONLY

17. Governance, Finance and Audit Subcommittee: Consideration of acceptance of the Governance, Finance and Audit Reports, and other matters related thereto. (Tammy Queen) Exhibit 17

Financials have been provided for review prior to the meeting.

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

Action recommended: ACCEPTANCE OF THE FINANCIAL REPORT

18. Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto. (Ryana Parks-Shaw) Exhibit 18

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

JACKSON COUNTY/KCMO AGENDA ITEMS

ROLL CALL

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

Minutes of the December 8, 2020 Jackson County/KCMO meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE DECEMBER 8, 2020 JACKSON COUNTY/KCMO MINUTES AS PRESENTED.

22. **Consent Agenda (Cost Certifications): Consideration of the Cost Consent Agenda for Jackson County/KCMO, and other matters related thereto. (Rick DeSimone) Exhibit 22**

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

- Cost Certifications **Exhibit 22**

11th Street Corridor TIF Plan: Consideration of certification of costs totaling \$7,383.61, and other matters related thereto. (Rick DeSimone)

Request from:	Folly Theater
Total amount requested:	\$7,383.61
Use of funds:	Folly Theater Phase II Renovations
Cost certifier:	MHK CPAs
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for current reporting period (1st half 2020) and 100% Compliant for the last reporting period (2nd half 2019).

Notes: Folly Theater Phase II Renovations. 27th Round award of Assistance (RD27-4) Request #4 for general improvements at 300 W. 12th Street.

Recommendation: Approval of certification of costs totaling \$7,383.61.

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

23 Linwood Shopping Center TIF Plan. Consideration of a Second Amendment to the Amended Redevelopment Agreement between the TIF Commission and Linwood Shopping Center Redevelopment Company, LLC in connection with the implementation of certain improvements and blight remediation activities contemplated by the Linwood Shopping Center TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 23

On May 16, 2016, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 5-27-16 recommending to the City Council the approval of the Linwood Shopping Center Tax Increment Financing Plan (the “Original Plan”) and the City Council approved the Original Plan on June 16, 2016, by Ordinance Number 160448, and did also designate the area described by the Plan as a redevelopment area (the “Redevelopment Area”).

On April 10, 2019, the Commission, by Resolution No. 4-20-19 and Resolution 4-21-19, recommended to the City Council that it approve the First Amendment to Linwood Shopping Center Tax Increment Financing Plan (the “First Amendment,” together with the Original Plan, the “Plan”), the designation of a modified Redevelopment Area and the approval of Redevelopment Project 4, as described by the First Amendment (the “Redevelopment Project”).

On July 11, 2019, the Council passed Committee Substitute for Ordinance No. 190524, which accepted the recommendation of the Commission, together with certain modifications proposed by the Redeveloper, and approved the First Amendment and the designation of the modified Redevelopment Area described by the First Amendment.

The Plan, including the modifications contemplated by the modified First Amendment, provide for the renovation of approximately 55,000 square feet of retail space and related infrastructure improvements, including parking and landscaping improvement (the “Project 4 Improvements”) along with certain blight remediation activities located within the portion of the Redevelopment Area that is south of 31st Street, north of Linwood Boulevard, west of Prospect, and east of Olive Street (“Blight Remediation”).

On March 19, 2019, the Commission and the Redeveloper entered into the Original Redevelopment Agreement, which provides, inter alia, for the implementation of the Project 4 Improvements and the Blight Remediation.

On June 25, 2020, the City Council passed Committee Substitute Ordinance No. 200353, which (1) amends the Original Plan (the “Third Amendment”) (a) to reduce the boundaries of Redevelopment Project Area 4, (b) to establish a new Redevelopment Project Area 5, which provides, inter alia, for the demolition of certain improvements and the construction of an additional 10,450 square feet of retail space and (c) to modify the Estimated Redevelopment Project Costs related to Redevelopment Projects 4 and 5 by increasing the Redevelopment Project Costs by \$150,000 and (2) provides for withholding of the reimbursement of certain Certified Costs related to the Project Improvements and Public Improvements related to Redevelopment Project Area 5, until certain conditions have been satisfied (collectively, the “Third Amendment Modifications”).

On August 20, 2020, the City Council passed Ordinance No. 200628, which approves the Fourth Amendment to the Original Plan, which (1) modifies the Estimated Redevelopment Project Costs and (2) modifies the Sources and Uses of Funds (collectively, the “Fourth Amendment Modifications”).

On September 4, 2020, the Redeveloper entered into a First Amendment to the Original Agreement to incorporate the Fourth Amendment Modifications.

The City Council intends to convene to consider an ordinance to approve a Fifth Amendment to the Original Plan, which further modifies (1) the Estimated Redevelopment Project Costs and (2) the Sources and Uses of Funds (collectively, the “Fifth Amendment Modifications”)

The Redeveloper desires to enter into a Second Amendment to the Original Agreement, which shall incorporate the Fifth Amendment Modifications. The Second Amendment to the Amended and Restated Redevelopment Agreement, attached as **Exhibit 23** to the Commission Board Packet, has been prepared by legal counsel and reviewed by staff and it contains the Commission’s most recent policies and procedures.

To the extent the Commission finds acceptable the terms of the Second Amendment to the Amended and Restated Redevelopment Agreement, as described in this agenda item and as more particularly set forth on **Exhibit 23**, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, the Executive Director and legal counsel and subject to the City Council’s approval of the Fifth Amendment to the Original Plan.

Action recommended:

APPROVAL OF THE SECOND AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC FOR THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS WITHIN REDEVELOPMENT PROJECT AREA 4 AND 5 AND THE COMPLETION OF CERTAIN ADDITIONAL BLIGHT REMEDIATION WITHIN THE REDEVELOPMENT AREA DESCRIBED BY LINWOOD SHOPPING CENTER TIF PLAN, AS AMENDED, SUBJECT TO THE CITY COUNCIL’S APPROVAL OF THE FIFTH AMENDMENT TO THE LINWOOD SHOPPING CENTER TIF PLAN AND SUBJECT TO THE ANY MODIFICATIONS APPROVED BY THE CHAIRMAN, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

24 Linwood Shopping Center TIF Plan. Consideration of a Second Amendment to the Amended and Restated Tax Contribution and Disbursement Agreement, the TIF Commission, Linwood Shopping Center Redevelopment Company, LLC, the City of Kansas City, Missouri, UMB Bank, Cochran, Head & Vick Co., PC, and First American Title Insurance Company, in connection with the implementation of certain improvements and blight remediation activities contemplated by the Linwood Shopping Center TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 24

On May 16, 2016, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 5-27-16 recommending to the City Council the approval of the Linwood Shopping Center Tax Increment Financing Plan (the “Original Plan”) and the City Council approved the Original Plan on June 16, 2016, by Ordinance Number 160448, and did also designate the area described by the Plan as a redevelopment area (the “Redevelopment Area”).

On April 10, 2019, the Commission, by Resolution No. 4-20-19 and Resolution 4-21-19, recommended to the City Council that it approve the First Amendment to Linwood Shopping Center Tax Increment Financing Plan (the “First Amendment,” together with the Original Plan, the “Plan”), the designation of a modified Redevelopment Area and a new Redevelopment Project 4, as described by the First Amendment (the “Redevelopment Project”).

On July 11, 2019, the Council passed Committee Substitute for Ordinance No. 190524, which accepted the recommendation of the Commission, together with certain modifications proposed by the Redeveloper, and approved the First Amendment and the designation of the modified Redevelopment Area described by the First Amendment.

The Plan, including the modifications contemplated by the modified First Amendment, provide for the renovation of approximately 55,000 square feet of retail space and related infrastructure improvements, including parking and landscaping improvement (the “Project 4 Improvements”), the demolition of certain improvements and the construction of an additional 10,450 square feet of retail space (the “Project 5 Improvements”), along with certain blight remediation activities located within the portion of the Redevelopment Area that is south of 31st Street, north of Linwood Boulevard, west of Prospect, and east of Olive Street (“Blight Remediation”).

The Plan further provides for the reimbursement of certain Redevelopment Project Costs in the amount of (1) \$6,841,827 from Payments in Lieu of Taxes and Economic Activity Taxes (“TIF Revenue”) generated and collected within Redevelopment Project Area 4 and Redevelopment Project Area 5, (2) \$2,389,146 from funds previously appropriated to the Central City Economic Development Sales Tax Fund (the “Central City Sales Tax”); (3) \$502,000 from a “PIAC Grant” (“PIAC Funds”) and (4) additional earnings taxes, utility taxes and the capital improvements portion of sales taxes generated by Project Area 4 and Project Area 5, which are not subject to capture, in accordance with the Act, and that would otherwise be deposited into the City’s general fund (the “Additional City EATs”) in an amount not to exceed \$1,093,00 for certain Redevelopment Project Costs related to Blight Remediation. The Additional City EATs, together with the TIF Revenue, Central City Sales Tax and the PIAC Funds, collectively, shall hereinafter be referred to as the “City’s Tax Contributions.”

In order to fund certain of the Redevelopment Project Costs, prior to the generation and collection of TIF Revenue and Additional City EATs, the Redeveloper obtained a loan (the “UMB Loan”) from UMB Bank, N.A. (the “Bank”) in the approximate aggregate principal amount of \$4,000,000.

On March 16, 2020, the Commission, the City, the Bank, Cochran, Head & Vick Co., PC, as the cost certifier, and First American Title Insurance Company, as escrow agent, entered into the Amended and Restated Tax Contribution and Disbursement Agreement, which sets forth their agreements regarding the utilization and disbursement procedures of the City’s Tax Contributions and the proceeds of the UMB Loan for the payment of the Certified Costs related to the implementation of Project Area 4 Improvements, the Project Area 5 Improvements and completion of the Blight Remediation.

On August 20, 2020, the City Council passed Ordinance No. 200628, which approves the Fourth Amendment to the Original Plan, which (1) modifies the Estimated Redevelopment

Project Costs and (2) modifies the Sources and Uses of Funds (collectively, the “Fourth Amendment Modifications”).

On November 17, 2020, the Commission, the City, the Bank, Cochran, Head & Vick Co., PC, as the cost certifier, and First American Title Insurance Company entered into a First Amendment to the Original Agreement to incorporate the Fourth Amendment Modifications.

The City Council intends to convene to consider an ordinance to approve a Fifth Amendment to the Original Plan, which shall further modify (1) the Estimated Redevelopment Project Costs and (2) the Sources and Uses of Funds (collectively, the “Fifth Amendment Modifications”)

Linwood Shopping Center Redevelopment Company, LLC desires to enter into a Second Amendment to the Amended and Restated Tax Contribution and Disbursement Agreement with the Commission, the City, the Bank, Cochran, Head & Vick Co., PC, and First American Title Insurance Company, which shall incorporate the Fifth Amendment Modifications.

The Second Amendment to the Amended and Restated Tax Contribution and Disbursement Agreement, attached as **Exhibit 24** to the Commission Board Packet, has been prepared by legal counsel and reviewed by staff and it contains the Commission’s most recent policies and procedures.

To the extent the Commission finds acceptable the terms of the Second Amendment to the Amended and Restated Tax Contribution and Disbursement Agreement, as described in this agenda item and as more particularly set forth on **Exhibit 24**, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, the Executive Director and legal counsel and subject to the City Council’s approval of the Fourth Amendment to the Plan.

Action recommended:

APPROVAL OF THE SECOND AMENDMENT TO AMENDED AND RESTATED TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT BY AND AMONG THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC, THE CITY OF KANSAS CITY, MISSOURI, UMB BANK, N.A. COCHRAN, HEAD & VICK, CO., P.C. AND FIRST AMERICAN TITLE INSURANCE COMPANY, SUBJECT TO THE CITY COUNCIL’S APPROVAL OF THE FIFTH AMENDMENT TO THE LINWOOD SHOPPING CENTER TIF PLAN AND SUBJECT TO ANY MODIFICATIONS APPROVED BY THE CHAIRMAN, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

JACKSON COUNTY/HICKMAN MILLS AGENDA ITEMS

PUBLIC HEARING – 10:15 AM

ROLL CALL

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

Action recommended: CONTINUING THE PUBLIC HEARING TO 10:15 AM FEBRUARY 9, 2021.

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

Minutes of the December 8, 2020 Jackson County/Hickman Mills meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE DECEMBER 8, 2020 JACKSON COUNTY/HICKMAN MILLS MINUTES AS PRESENTED.

EXECUTIVE SESSION

27. **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

28. **Adjournment**

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