

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

REGULAR SESSION
JUNE 10, 2021

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, June 10, 2021, with eleven members present via Zoom and in person, Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO presiding. The following officials were also in attendance: Doug Bach, County Administrator; Alan Howze, Melissa Sieben and Bridgette Cobbins, Assistant County Administrator's; Misty Brown, Chief Counsel; Wendy Green and James Bain, Assistant Counsel's; Susan Alig, Senior Counsel; Patrick Waters, Deputy Chief Counsel; Wilba Miller, Director of Community Development; Katherine Carttar, Director of Economic Development; Juliann VanLiew, Director of Health Department; Dr. Erin Corriveau, Deputy Local Health Officer; Dr. Allen Greiner, Local Health Officer; and Ashley Hand, Director of Strategic Communication; Jeff Conway, Assistant Counsel; Matt May, Director of Emergency Management; Jeff Fisher, Executive Director of Public Works; Brett Deichler, Interim UG Clerk; and Carol Godsil, Deputy UG Clerk.

Mayor Alvey said before I call the meeting to order, I want to announce that due to COVID, Commission, staff and the public are attending remotely via Zoom, phone or onsite. All participants joining by the phone should mute their phones when not speaking to avoid background noise.

During the meeting, please make sure to announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, in-person public comments have been suspended unless otherwise required by law. The public is allowed to participate by Zoom or submit comments by email prior to the meeting. Those comments are included in the record of the meeting. I'd ask the Clerk to please call the roll.

Roll call: Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Alvey.

Mayor Alvey said our invocation is being given by Commissioner Harold Johnson of the Faith Deliverance Church of God in Christ.

Mayor Alvey asked, Clerk, any revisions to tonight's agenda? **Brett Deichler, UG Clerk**, said yes, Mayor, there were two revisions. A blue sheet was issued for two items. The first on the Mayor's Agenda was a new item under Item No. 2, for the Proclamation of LGBTQ Pride Month, the second revision was under the Public Hearing Agenda, it was an updated map on Item No. 1, approving the second expansion of the Amendment to the Village West STAR Bonds. Those were the changes.

MAYOR'S AGENDA

REVISIONS TO JUNE 10, 2021, AGENDA

Item No. 2 -21882...PROCLAMATION: LGBTQ PRIDE MONTH

Synopsis: A proclamation proclaiming the month of June as Lesbian, Gay, Bisexual, Transgender, and Queer or Questioning (LGBTQ) Pride Month, submitted by David Alvey, Mayor/CEO.



June 10, 2021

Mayor Alvey said thank you to the Wyandotte County Advisory Commission on Human Relations and Disability Issues for that request.

Action: Proclamation was presented.

Item No. 1 - 21880...RESOLUTION: EXTENDING THE STATE OF LOCAL HEALTH EMERGENCY FOR THE COVID-19 PANDEMIC

Synopsis: A resolution extending the state of local health emergency for the COVID-19 pandemic for the County of Wyandotte, Kansas, through September 15, 2021, submitted by Jeff Conway, Assistant Counsel.

Mayor Alvey said I will turn it over the Mr. Conway, Assistant Counsel, to explain why this is necessary and beneficial to us.

Jeff Conway, Assistant Counsel, said this is another extension for a 90-day extension of the local health order, or health emergency, and there has been some interesting things with this. The State has its own emergency as well, and it was scheduled to expire May 28th under the current framework. The Governor has to request 30-day extensions and she did that, but the LCC, the Legislative Coordination Council only extended 15 days to June 15th, which just happened to coincide exactly with our expiration too. And then just today, I understand, the Governor expressed her desire that the emergency is not over. She'd like to have it extended into mid-August for the State, and then she's going to have to do that with 30-day requests, and that's continuing to unfold. In the meantime, we have shifted our focus into probably more of a vaccination mode and some of those numbers are a little bit low for some of the communities in Wyandotte, and the local stance is to extend that another 90 days through September 15th. Matt May, the Director of Emergency Management, is also available.

Mayor Alvey said Mr. May would you describe what the emergency order allows us to do.

Matt May, Director of Emergency Management, said this emergency declaration does lots of small things that e relatively not applicable to what we're doing tonight. The most significant one it does do though, is it makes us eligible to attempt to receive reimbursements from FEMA for

expenses. That includes the rather significant expenses we are incurring to operate the vaccinations centers, and I think that for the—until we're sure that we're either done doing that or it's normalized for a lack of a better term, in other words we've gotten it down a level where it doesn't have this big of a financial impact, having this declaration in place gives us the ability to go the public assistance portion of the FEMA Reimbursement Program that we could utilize to recoup those losses.

Currently, the President is now allowing—that usually a reimbursement of 75%. But currently, the President has allowed 100% reimbursement for that program and so we could actually recoup all of our expenses for the applicable things that we're going to apply for, but we do have to have this declaration in place to make that happen. I've also been advised that the lack of or continuance of the State's proclamation for emergency won't make an impact there, that we'll still qualify because it's a nationally declared emergency, not a State emergency. That status won't change it one way or the other, but ours would, so we would appreciate continuing this for another 90 days.

Mayor Alvey said any comments or questions from the Commission and, Bridgette, would you let me know. **Bridgette Cobbins** said we have Commissioner Ramirez.

Commissioner Ramirez said I just want to make sure we clarify this to the community. This extension is a financial focus point. It's for us to get reimbursed for expenses that we expend; this is not to put in anymore mandates of any type or any kind. I just want to make that clear because I know once they hear that we may or may not be extending this another 90 days, they're going to get upset, and this is just for a financial focus point so that we can continue to spend money to increase our vaccination rate, but also recoup what we spend. I just want to make sure that is clarified with the community.

Action: **RESOLUTION R-40-21**, "A resolution extending the state of local health emergency for the COVID-19 pandemic for the County of Wyandotte, Kansas through September 15, 2021." **Commissioner Markley made a motion, seconded by Commissioner Bynum, to adopt the resolution.** Roll call was taken and there were ten "Ayes," Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum.

CONSENT AGENDA

Mayor Alvey said we now go to the Consent Agenda. Does any member of the Commission or the County Administrator wish to set aside any item on the Consent Agenda? If an item is not set aside, all items on the Consent Agenda will be voted on by one vote.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve all as submitted.** Roll call was taken and there were nine "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, and one "No," Burroughs.

Item No. 1 - 21826...ORDINANCE: REVISIONS TO MUNICIPAL SANITARY AND SEPARATE STORM SEWER SYSTEM (MS4)

Synopsis: An ordinance relating to regulations for the disposal of wastewater, discharge prohibitions, sewer connections, wastewater discharge permitting, service charges, pumping and transportation of wastewaters, Health Department permitting for transportation of wastewater, onsite wastewater systems, and the fat, oil and grease control program, submitted by Jeff Fisher, Director of Public Works. On May 21, 2021, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **ORDINANCE O-79-21.** "An ordinance relating to regulations for the disposal of wastewater, discharge prohibitions, sewer connections, wastewater discharge permitting, service charges, pumping and transportation of wastewaters, health department permitting for transportation of wastewater, on-site wastewater systems, and the fat, oil and grease control program. The ordinance amends numerous sections of and creates 9 new sections in Chapter 30 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas." **Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve as submitted.** Roll call was taken and there were nine "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, and one "No," Burroughs.

Item No. 2 - 21827...SCHEDULE PUBLIC HEARING: 2021 ANNUAL ACTION PLAN

Synopsis: Schedule a public hearing date of July 29, 2021, to consider the Community Development Final 2021 Annual Action Plan, submitted by Wilba Miller, Director of Community Development. On May 21, 2021, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve as submitted. Roll call was taken and there were nine "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, and one "No," Burroughs.

Item No. 3 - 21875...PLAT: THE ESTATES OF GOODMAN'S MEADOW

Synopsis: Plat of The Estates of Goodman's Meadow located at 123rd and Parallel Parkway, being developed by Mike Faulk, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve as submitted and authorize the Mayor to sign the plat. Roll call was taken and there were nine "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, and one "No," Burroughs.

Item No. 4 - 21876...PLAT: VILLAS OF PIPER VALLEY PHASE 1

Synopsis: Plat of Villas of Piper Valley Phase I located at 115th and Webster, being developed by Daryl Rakoski, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion seconded by Commissioner Ramirez, to approve as submitted and authorize the Mayor to sign the plat. Roll call was taken and there were nine "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, and one "No," Burroughs.

Item No. 5 - MINUTES

Synopsis: Minutes from regular session of February 25, 2021; special session of May 6, 2021; and special meeting of May 17, 2021.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve as submitted. Roll call was taken and there were nine "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, and one "No," Burroughs.

Item No. 6 - WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated May 27 and June 3, 2021.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Ramirez, to approve as submitted. Roll call was taken and there were nine "Ayes," Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Walters, Philbrook, Bynum, and one "No," Burroughs.

Mayor Alvey said that takes us to the Public Hearing Agenda.

PUBLIC HEARING AGENDA

Item No. 1 - 21877...PUBLIC HEARING ON APPROVING A SECOND EXPANSION OF AN AMENDMENT TO THE VILLAGE EAST STAR BOND DISTRICT PLAN AND ORDINANCE ADOPTING THE SECOND AMENDED DISTRICT PLAN

Synopsis: Public hearing on approving a Second Expansion of an Amendment to the Village West STAR Bond District Plan and ordinance adopting the Second Amended District Plan, submitted by Patrick Waters, Deputy Chief Counsel.



Doug Bach, County Administrator, said tonight we have a requested for a Public Hearing action to consider a requested an amendment by the Homefield Development Company to expand the current STAR Bond District, which their development is proposed to be built in. They have set forth a larger area for our consideration. They would like to provide a brief presentation Mayor, and then we'll request to open it up for Public Hearing comments.

CURRENT DEAL

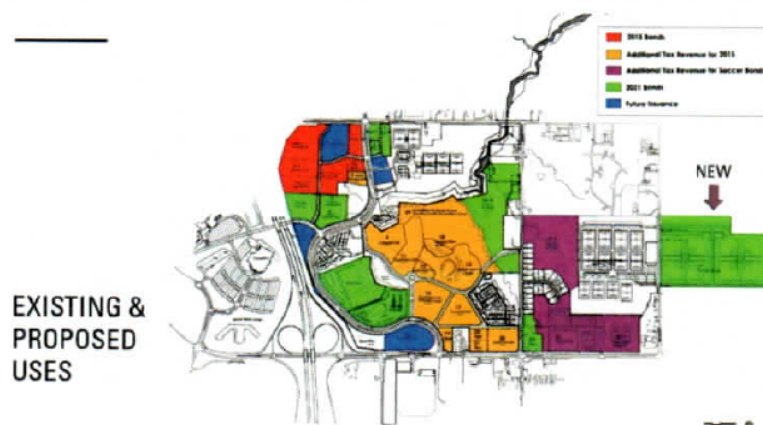
- Sale of UG Land to Developer
- STAR Bond Financing - \$130M
 - First issuance: \$75M
 - Second issuance: \$55M
- Sharing Menards Revenue
- \$3.75M Community Capital Investment
- Developer has expended more than \$20M in land acquisition and demolition

The current status of the Homefield Development is one where there's a sell of land to the developer, they're approved for a \$130M worth of financing. Their first issuance is contemplated at \$75M, second goes to \$55M. We've allowed for some of the Menard's revenue to go into this, but not all of the Menard's revenue goes into this STAR District. Menard's does set in the STAR District. With that they committed to spend \$3.75M in capital investment back into the community. To date, the developers expended more than \$20M in land acquisition and demolition. There has been no STAR Bond issue done at all in relation to the project to date, yet they have spent about \$20M.

PERFECT GAME

- Premier provider of amateur baseball events, hosting high quality team tournaments and individual showcases throughout the country
- The state-of-the-art facility will add an estimated \$30M to the project

As they've been moving forward, they feel like there's a great opportunity to bring forward a new tenant by the name of Perfect Game to be part of this development. They provide premier baseball for those at the college and high school ranks that are trying to get into the higher levels of baseball. They're able to go there and showcase different talents as part of this. And with that they would do a state-of-the-art facility which would add about \$30M to the project.



As you can see on this map, and this is the request that is here for a public hearing and before you this evening. The area on the screen designates what is part of the Village West area with the exception of the new green to the far right where it shows new and then also if you come down by the purple and the corner of 92nd and State Avenue, Item No. 23 is also new being added. Those properties were not in this area before and they've been added. I will also note that this is where the blue sheet came in, that the area just above Area No. 23. In the first map that went out on a Monday showed this housing development to be part of the STAR District, it is not, that is corrected on the map that was submitted as part of the blue sheet, just to make sure and clarify that the housing development was not part of what is in this development.

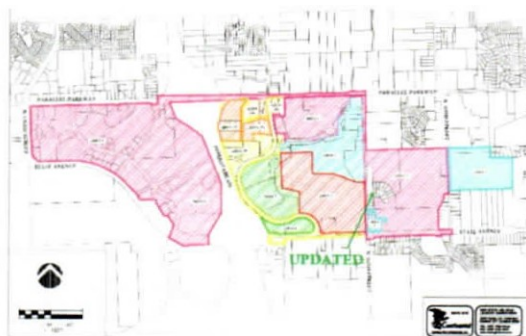
But again, the requested action is really just to put forth this green area where is shows new, that is the main property, that is basically property that sets south of Providence Health Center, and then that which includes the old Frontier Steakhouse area, which the developer has acquired.

I'm going to ask that the developer, I believe we have—Robb Heinemann was not able to be with us this evening, however, Curt Petersen is here, who represents them to speak a little about Perfect Game and what they bring to add to the development.

Curt Petersen, Representative of Perfect Game, said yes, we are thrilled as a development team that we were victorious in the competitive process that Perfect Game went through to fine their Midwest regional hub, baseball hub. While it's expensive, we think it's worth it. Perfect Game has a track record of really being the top in the United States in terms of promoting player development. Very competitive, really all the way up to the pros. They have a lot of alum that are in the pros today. They not only bring a lot of prestige, they bring a lot of activity. People will travel from all over the Midwest to come to these prominent fields and these tournaments that are sought after. Even in our arrangement with them, our lease, they are guaranteeing at least 75,000 room nights after stabilization. Doug knows that, and Robb's of course better than me, at describing all this, but I'll just say, we can go into more detail if you like, but the bottom line is these fields will be of the highest technology. They'll be bringing the highest caliber players and their families from across the region and just driving more and more tourism and activity to the restaurants and the hotels, and the Homefield building and the amenities and everything else that is being built as part of this master development in Village West and the whole area, so we are absolutely thrilled at this opportunity.

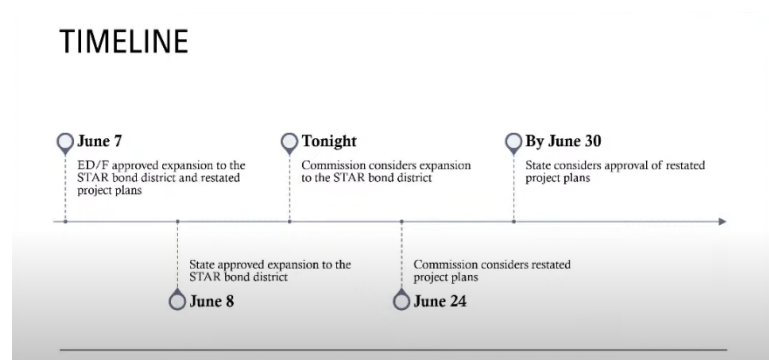
Mr. Bach said I will also note that part of their request and changes, they are some plan changes, that is not part of the discussion tonight, that is something that's coming forth for you later in the month. We discussed everything related with this at Standing Committee on Monday, but according to the timing of things had to go through geographic change of the district has to be for consideration first, and that is before you to see what that is. Also, I will note, and we may have a slide for this if I jump out of order.

2021 EXPANDED STAR BOND PROJECT DISTRICT



The State has also approved this geographic change.

TIMELINE



This shows that on June 7th, we went to EDF, on the 8th of this week, the State approved the expansion of the STAR Bond District, tonight the Commission considers this STAR Bond District for approval. If this continues to advance from this point, then we will bring back the project plan change on June 24th. We went all over that with the Standing Committee on Monday, June 7th, and if that's approved then we're looking for the State approve the plan activity after we approve it. It's kind of funny how that's works out. On District approval, they have to approve before we can. On the plan consideration, we have to approve before they do. This is the sequence of events. Tonight's activity is one of just considering the expansion of the STAR District.

With that Mayor, I would recommend that we open this up for a public hearing and allow members of our community to offer any comments that they may have, unless a member of my team, if I've left anything out.

Mayor Alvey said I'm going to open the public hearing. Clerk, have we received any notification from the public who wish to express their comments in favor of this item? **Mr. Deichler** said Mayor, we did not receive any.

Mayor Alvey said is there anyone present who would like to speak in favor of this item? **Carol Godsil, Deputy Unified Government Clerk**, said yes, we have an individual by the name of Mamie, she's been promoted.

Mayor Alvey said Mamie, please state your name and city of resident for the record. You have three minutes to state your comments.

Mamie Springs from Kansas City, Kansas, said I would like to add that fact that we have the Monarchs, the African American Monarchs, what part of this stuff is planned with the African American community? Like, are they involved in this stuff as well?

Mayor Alvey said Mr. LaSala or Mr. Peterson, did you want to take that question? **Todd LaSala, Outside Counsel**, said perhaps Curt Petersen can speak to programming. This project is really pretty separate distinct from the Monarchs. The fields that are offered here are really for youth baseball, coaching, training, tournaments, it's really a youth baseball facility. In the prior plan, it was four fields. The addition of this property grows the capacity of those fields from four fields to 12, and they think brings a greater presence, a lot of participation, groups traveling from far and wide to play. Curt, I don't know if you have anything to add about programming, but that's what these fields are really about.

Mr. Petersen said I'll have Rob talk about—I've not been in these conversations, but I've heard him talk about how there have already been discussions with Branmeyers, with the Monarchs way of Synergy's and things like that. So, I don't know any specifics ma'am, but I know that the line of communication is open for the greater good here, for baseball development for everybody in the community.

Mayor Alvey said are there any other callers? **Ms. Godsil** said yes, we have Sean Duncan, and I am going to promote him now. He should be there.

Mayor Alvey said Sean, please state your name and city of residency. You have three minutes.

Sean Duncan, 1918 94th Street, said Mr. Mayor, my question is, according to Project Area 5, it looks like it's unplotted, what I'm trying to understand is what the plan is for that area in relation to the project?

Mr. LaSala said Project Area 5 to the furthest east, and it might help if we put that map back up, the largest area, which is about 55 acres, sir, is where the additional eight fields for Perfect Game would go. If you go to the far right, that area in green is about 54 acres, that's new land that's not in the district today that would come in and they would put eight new fields there. The prior plan already had four fields in it that are in this purple area, I think Alley is pointing to now. Again, you're going from four to 12 fields. This other green area that's further down, there you go, where Alley has her cursor right now, on that corner at 94th, I think was formally a restaurant. I think the developer plans to do a restaurant there again. He has also talked about some other potential uses, but right on that hard corner is likely to be a restaurant again.

Mr. Duncan said a follow-up question to that answer would be on section—if you look in the middle of the map, on 14A, where it's looking at a luxury RV park, just to the north of that is where actually the residence is located that we're at right now. My question would be, it's in white right now, it's not part of the plan. My question would be, the map that I received looked like it was actually included in Project Area 5. So, is it actually included in Project Area 5, or is it not?

Mr. LaSala said that area is located within Project Area 5.

Mr. Duncan said so it's not represented on that map there, correct? **Mr. LaSala** said in the maps that Alley's got on the screen right now, it is shown, and it will be shown as in the district if the Commission approves tonight. Frankly, it was in the district before, so nothing about that area is changing, but to be clear, it is in the district and will be and will continue to be.

Mr. Duncan said another question is, will that property then be under eminent domain or is that how you guys are proceeding with this?

Mr. Bach said no sir. That would not be part of eminent domain. That's really a separate issue, but just because it's within the TIF District, does not change our authority regarding eminent domain. I believe this entire area, you're referencing Area 5, was in the original TIF District that we approved back in 2006, if I remember correctly, then we grew it to add some of the other areas to it.

Mr. Duncan said so you're saying that it's already included in the project?

Mr. Bach said it's always been within the project district in the area. As they noted in the other plan, there are no development plans over that area because they do not have control of that property, and the only way they could do development on it would be for them to be able to purchase that in negotiated purchases from the landowners.

Mayor Alvey said, Carol, is there anybody else that's called in. **Ms. Godsil** said no other people from the public.

Mayor Alvey said I will now close the public hearing. Do any members of the Commission have any questions or comments?

Commissioner Burroughs said one thing we haven't discussed in the area, and I need to pull my map up, Area 1, help me understand. I believe there's a cemetery there, do we know what actions will be taken and what precautions will be utilized to preserve the integrity of the cemetery not only today, but moving forward?

Mr. Bach said the cemetery that was in this property has been one that originally when we started in the Water Park District, down in that area, they surveyed the cemetery to verify where we believe the boundaries of any—because if you go through that cemetery area, there are very few, if any, gravestones or markings of anybody that was buried in that site. There was a professional hired that went through the site to mark it. They have various tools to pick up things in the ground such belt buckles or other types of things that could be censored that would come in, see where bodies may be on site, surveyed that, marked it, later outer perimeter on that, and then when that has been established, they stay off that site and don't enter into it. While it is in the district, it's an area that has continued to be maintained as one of the 13, I believe, cemeteries that we take over as a county operation and we mow and such like that, that are not operated by anyone active in the county and it will continue in that state. The developer asked some questions about boundaries, we made sure and shared all that previous information with them, so they were aware of how we've done those previous surveys.

Commissioner Burroughs said I think it's not only the responsible thing to do, it's the very respectful thing to do is be mindful of those whose bodies may still reside there. The next question I would have, there was a commitment made early on when Sporting came and from my colleagues that have the northeast end, I believe some of those soccer fields were to be expanded into other areas of the community. Do we know where we are on those, and what happened with those?

Mr. Bach said the original amendment that came from the development relationship to the training complex, did have also with that the concept of soccer fields that were contemplated to be out in Wyandotte County Park. That plan evolved and changed to the one where it is today. We turned those over to do multiple futsal fields throughout the community, they've moved forward,

they built all of those futsals. I believe all of the commissioners that were on at that time were able to offer input as to key areas that they thought those should be built within different districts, and also that plan evolved and they did they Wyandotte soccer fields that set out there in the area that they exist today, just north of State Avenue that shows in this area as Area 4 that's kind of a purplish, pink color over there on the right side.

Commissioner Burroughs said I just wanted to ensure that. There were questions in reference to additional baseball fields coming in and a commitment to invest in baseball fields throughout the community when there were initial commitments made to invest in soccer fields in some of the underserved areas of our community. I know one of the individuals from the community mentioned what's in it for some of the minority communities and I just want to ensure that it's not just one part of the community that's going to benefit from this development.

One more if I may colleagues, thank you for the opportunity you've given me to ask these questions, but I think these are important for people to know. The Menard's sales tax was utilized to assist in the paydown of the STAR Bonds, it is the sales tax honeypot of the project. I guess my question would be, how much sooner would the project pay down if we were not to include the new baseball fields to utilize the Menard's revenue towards that purchase and development, and just let the development itself be the rest of the retail come in and make up that difference? This comes from fast tracking projects. We fast tracked this initially to take down the property, we fast tracked it again to get this before us to have the development, and I think it's only fair that if we're going to continue to fast track, that we have all the information available so that we can make prudent decisions that won't come back on us as a body should something happen, heaven forbid, the economy take another turn, or go a different direction. Those are just my questions and comments.

Mr. Bach said the requested and expansion of the property does not entitle them to any change in the amount of bonds that will be issued in the project area, so there's really no change to that component. If the developer were to come back at a future date and ask for additional bonds to come into it, they would have to then provide justification as to why those bonds make sense in the project area and show how that would enable us to retire the bonds at a more rapid rate. However, this activity that we're looking at tonight is strictly a real estate expansion of the property and enables them to do more on the site. There is no financial evaluation that comes with it to change any of the equations in that regard. This just adds property into the equation.

Mayor Alvey said are there any more additional questions or comments from the Commission?

Commissioner Townsend said thank you to Commissioner Burroughs for bringing up the issue about expansion or fulfillment of a promise with regard to expansion of the soccer fields years ago. In District 1 several years ago now, it might be as long as four or five, we got a beautiful futsal court done by the developers and with the assistance of the Sporting group. It is located at Garland Park, under-utilized, but there to be used.

My second comment, I wanted to respond to the concerns that Ms. Mamie had, forgive me I wasn't able to understand her last name, but Ms. Mamie if you're listening, this is for you. When I voted in favor of this expansion in the project, I guess years ago now, my inquiries went to what I think Ms. Mamie was getting at, how accessible and usable will these recreation facilities be to any and everyone? The response by the developers, at that time, was I could come if I paid the fee and use all these facilities. So I'd like to have representatives from the developer speak about that, do those same conditions apply, because that did absolutely affect how I voted for the project. It was important that anyone in Wyandotte County or even out, we're talking about how many people may come to these fields from outside our area, have the opportunity to use these fields. Can one of the developers or representatives speak to that please?

Mr. Petersen said I will say this, there is a development agreement in place for this project that I know Mr. LaSala and Mr. Bach know intimately as well because they took a long time to put together. This was the one, Commissioner, that was approved late last year for this Homefield Project. There are a number of provisions in that, that go to the very issue that you and Commissioner Burroughs are raising about community access and Mr. LaSala may even pull up his summary if we want to go into that kind of detail on some of those items, but it is definitely something that professional staff and attorney team had worked with the developer closely on in terms of accessibility. That's the high-level answer, I don't know tonight if you're asking to dig into the development agreement and kind of go through those in detail, but that is the high-level answer, it's been on the forefront.

Mr. Bach asked, Mr. LaSala, would you be in a position to be able to answer some of those access points that we negotiated into that original development agreement? **Mr. LaSala** said I believe so. Bear with me for just a second.

Mr. Bach said and while Todd is looking up, I'm going to also comment, and this came up during the Standing Committee meeting on Monday, there is communication also going on between the developer and our WyCo fields to the north which have a large capital need to them. They haven't started yet, but there are comments or a reach out to see if there's things that we've done to assist them. I made it very clear those fields are recreation, they always have been recreation for our community and they are very important for us to maintain, but there could be a community element that they could work with to improve that use, and of course, they're not used all the time but of course their fields are probably not in the condition that they could be used all the time in the way that they're currently cared for. We've organized a meeting with the general manager and a board member to sit down and talk about some potential things that may be done, I mean that would certainly be something that would be up to that group if they would be interested in it.

I think that's a future opportunity that could also provide some use for some improved fields for our youth, which would not be directly part of this but from an investment from this group to help in that area. Todd were you able to identify some of those other items?

Mr. LaSala said yes Doug, I have Section 8 of our developer agreement, Commissioner, speaks to a bunch of community commitments that the developer agreed to make, and those are things that Curt was alluding to. You have normal things that we always require all developers about participating in civic, charitable, educational and philanthropic endeavors within the community. They have to be an active paying member in good standing with your chamber and your EDC. They have to maintain their headquarters within Wyandotte County, they have to cause admission to the Homefield assets, which means the indoor building, the outdoor Homefield assets and baseball specifically. Those assets all have to be discounted by no less than 20% for Wyandotte County residents including Wyandotte County residents who attend camps at that these facilities. The developers also required to work with USD 202, USD 203, 204 and 500 to try and come to agreements about student participation and access to the facilities and the developer would provide 500 tickets annually to the UG's Parks and Recs for free admission to the Homefield outdoor portions of the facility. There are also some provisions here about attracting out-of-town tournaments, but I think when it comes to the community participation provisions, Commissioner, that's what the document says today.

Commissioner Townsend said I guess the key that I heard was Wyandotte County residents. So, Ms. Mamie, if you're still listening, that's seems to be the criteria regardless of where

you live or who you are, race, creed or color. I'll also take this opportunity to invite fellow commissioners, staff, anyone else listening for an opportunity to see your tax dollars at work. I will be throwing out the first pitch this Saturday at one of our newly renovated fields, Quindaro Park. This was a direct benefit to the community from the CNIP funds. If you want a good laugh, I'm going to give a good try, but you are welcome to come and help us inaugurate this park and, hopefully, these young people are on a steppingstone and a path to playing at a home field or major league or our Monarchs, which you know has their own field. Thank you. Nine o'clock, 9:00 a.m.

Commissioner Kane said Todd, did you mean School District 203? **Mr. LaSala** said well, Commissioner, what I have in the documents is 202, 303, 204 and 500. Let me double check. **Commissioner Kane** said there is no 303. I'm not going to vote on it, if it's 303. **Mr. LaSala** said you're right, Commissioner, it is 203, that is a mistake, I'm sorry.

Commissioner Ramirez said Mr. Bach, please tell me if this is a question that can be saved for our next Commission meeting on the 24th, and I believe it was on the slide towards the beginning where part of the development agreement is the \$3.75M for community capital investment. I know we've had on-threes and I know some commissioners we've shared ideas of what that can be used for. But I would like to just share one idea of, we're talking about youth and everything, so I hope that maybe working with the developer we can put some of that capital investment into our parks and our Parks and Recreation. I'm always going to be, as we know, I'm always going to advocate for that anyway, shape or form that I can, but again, that's up to their—that is their investment, they get to decide where it goes, but I would just like to put in their ear, Parks and Rec.

Mayor Alvey said I will entertain a motion.

Action: **ORDINANCE O-80-21**, "An ordinance approving a secondary expansion of an amendment to the STAR Bond Project District Plan for the STAR Bond District commonly known as Village West in the City of Kansas City, Kansas." **Commissioner Ramirez made a motion, seconded by Commissioner Walters, to approve the ordinance.** Roll call was taken and there were ten "Ayes," Burroughs, Townsend, McKiernan, Ramirez, Johnson, Kane, Markley, Waiters, Philbrook, Bynum.

MAYOR ALVEY ADJOURNED
THE MEETING AT 7:48 p.m.

Brett A. Deichler, PMP/CPM
Interim Unified Government Clerk

am