ECONOMIC DEVELOPMENT AND FINANCE
STANDING COMMITTEE MINUTES
Monday, January 9, 2023

The meeting of the Economic Development and Finance Standing Committee was held on Monday, January 9, 2023, at 5:00 p.m. The following members were present: Commissioner Burroughs, Chairman; Commissioners Davis, Townsend, Stites, McKiernan, and BPU Board Member Haley. The following officials were also in attendance: Alley Porter, Commission Liaison; Debbie Jonscher, Acting Chief Financial Officer; Reginald Lindsey, Budget Director; Patrick Waters, Deputy Chief Counsel; Andrea Vinyard, Deputy Treasurer; Michelle Wooten, Acting County Treasurer; Troy Shaw, County Engineer; Sarah White, Public Works Project Manager; Alyse Villarreal, Debt Program Supervisor; LaVert Murray, Economic Development Advisor to the Mayor; and Monica Sparks, Deputy UG Clerk.

Chairman Burroughs said before I call the meeting to order, I want to announce that some committee members, staff, and the public are attending remotely via Zoom as well as on-site. All participants joining by phone should mute their phones when not speaking to avoid background noise. When speaking, please speak directly into the microphone to ensure everyone listening is able to hear your comments and to ensure a clear record is made. During the meeting, please make sure that you 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 the current guidance from the Kansas Attorney General.

The public is allowed to participate by Zoom or submit comments by email prior to the meeting. Those comments will be included in the record of this meeting. The public may also indicate their intent to provide remote public comments by contacting the Clerk's Office by 5:00 p.m. the Thursday before the meeting. The public also will have an opportunity to provide brief comments either by telephone or via Zoom from the 5th Floor Conference Room of the Municipal Office building.

Chairman Burroughs called the meeting to order. Roll call was taken and all members were present as shown above.

Chairman Burroughs said I'll ask the Clerk if there are any revisions for tonight's agenda. **Monica Sparks, Deputy UG Clerk,** said yes, Mr. Chair. We have a blue sheet that was issued. We are adding Item No. 6 which is a resolution authorizing the acquisition and implementation of certain public safety communication equipment. Item No. 5 is being removed—presentation of biosolids.

Approval of standing committee minutes from June 6, 2022. **On motion of Commissioner Davis, seconded by Commissioner Townsend, the minutes were approved**. Roll call was taken and there were six "Ayes," Davis, Townsend, Stites, McKiernan, Burroughs, Haley.

Committee Agenda

Item No. 1 – 212197…RESOLUTION: 2023 CASH AND INVESTMENT POLICY

Synopsis: Approval of resolution adopting the Cash and Investment Policy, submitted by Andrea Vinyard, Deputy Treasurer.

Andrea Vinyard, Deputy Treasurer, said first I wanted to just make note to my left here is Michelle Wooten. She's going to be the new Acting County Treasurer. I've been brought on to the Workday Project for the ERP implementation, so you're going to see less of me and more of her. She's kind of here to just entertain and you'll see a lot from her.

As the Chair stated, I am here to present the Cash and Investment Policy. We put this forth every year. I'm a little behind; my apologies.

First, a few quick things just to go over why I'm here. The Cash and Investment Policy is something that we use to monitor and manage our funds with the UG. Along with that, I'll go a little more into detail in the next slide. This is also a requirement that we have this reviewed by annual review for submission of the Kansas State Board's Expanded Powers application. I'll explain what that is as well. The major point here today is we actually did not make any changes to the existing policy that would have been submitted through our Cash Management Committee.

I want to just kind of touch a little bit, again, on a few items. I know some of you are new to this process. First and foremost what the purpose of the Investment Policy is. It's there to establish safe and responsible management of our funds along with additional resources for submitting information related to the policies and procedures about how we objectively do our investing for the portfolio.

The next item is why we go through the review. It is required by our own policy that we have it reviewed by the Cash Committee every year brought forth to the Board of Commissioners to be approved through resolution. Traditionally, the last few years we did a really big overhaul in 2020. In 2019, former Treasurer Rick Mikesic and I hence why a lot of the stuff we have now is really no change or just minor grammar language change. Again, as I stated before, no change this year.

Of that, the information, the committee, in the event that you weren't aware of who's on the Cash Management Committee, there are eight members. We have four voting members: the Chief Financial Officer, the Clerk, then we have the Director of Revenue, County Treasurer. Sitting to my left here now would be your Acting County Treasurer. Then also we have Chief Counsel or designee. Then we also have four non-voting members which would be the Legislative Auditor or designee, then we have the Accounting Manager, Cash Manager, and then a member of the municipal advisory firm. Those would be the eight members of the committee who sit on that committee. We meet every quarter and we brought this topic forth, reviewed, and then made note of no change.

Another pinpoint in that policy. I wanted to kind of go over is the diversification role. Something I bring to you every quarter would be kind of where we are as far as the portfolio and what that means. Our policy states that we want to keep one financial institution within a 25% diversification based on the entire portfolio at any given point. There is a statement in there that allows us to exceed that rule in the event that it's prudent to do so based on the market; where we are today. So, that gives us the opportunity to extend or go outside of that rule in the event that there's something going on for a quarter, for example.

Another item I wanted to kind of touch on is what we refer to as local emphasis. I have talked about this quite a bit. I keep it very close to me. What it comes down to is it defines where we are and who we invest with. We want to always first and foremost every year go to each and every eligible active bank in Wyandotte County, Edwardsville, and Bonner Springs, and allow them to be eligible to do investing locally here at our government. It is also a requirement that we go to them first anytime we were to solicit bids for investing. So, that is one thing that we require and we also keep active every year.

Another item that we wanted to touch on was what's considered the collateral requirements. Don't go over this a lot, but I thought it was important to kind of elaborate on what that means. Every deposit that we do is fully collateralized by the financial institution annually, quarterly. Also, when we first submit bids, we require proof of collateral and a collateral agreement be submitted to myself or i.e. Cash Manager before we invest and solicit wires for investments. Every month as part of our procedures within the investment policies that we go through and we submit proof that they've held 105% is the rule of all collateralized items they hold with our investing policy. So, we make sure that is in compliance every month and if it's not, we reach out and we correct that immediately.

The last item that's partially why I'm here this evening is the expanded investment authority. In layman's terms, it's expanded powers. By state statute, any governing city, county, or school board has the means to invest locally up to two years. This policy allows us to extend that and go out four years. It's an annual investment application. With the market, we probably won't need it for a while, which will give us a four-year investment. Preferably, we still want to have it established in the event that maybe six, eight, nine months, who knows, we could have that authorization there. They require proof of approval of our policy to allow us to upside for that authority. So, that's why we brought this to you today.

Here's my contact information. I didn't add Michelle. Things have been really fluid there. We can definitely provide you her information as well. That's all I have for this evening.

Chairman Burroughs asked, are there any questions from the Commission. The only question I would have, and we've had this discussion, I think, prior to/during agenda review in reference to going above and beyond what our policy allows us to do that we were aware of. Now you say we can go beyond that if it's prudent to do so. Is there a maximum that we can invest or is that up to the committee's decision?

Ms. Vinyard said I would say it really comes down to what we're doing and where we are. The rule in the policy states if we exceed, we must immediately report to the CFO who then deems that decision. If timing is in our favor, we can meet with the Board immediately, Cash Committee. There is no limit or value inside the policy that states we couldn't do 100% of one institution versus another. It really just comes down to that kind of real quick decision, get a quick meeting of the minds, and determine if it's necessary and prudent; but there is no limit, no.

Chairman Burroughs said, Committee, that was in reference to exceeding our maximum that we could put into an institution. We were losing interest funds by our policy limiting what we could put in.

Commissioner Davis asked, is there any policy regarding, and I know Commissioner Townsend has eluded to this in the past, on investing in or putting our money in Black-owned banks or other banks that are owned and operated by folks with marginalized identities?

Ms. Vinyard said sure. I would still state that's part of the local emphasis policy. What I do every year on a 12-month calendar roll is I go through the FDIC and I reach out to every single active by their standard financial institution in all three city/counties: Edwardsville, Bonner, and ourselves. For example, labor. There is a bank that I've been trying to reach out. I mean I've put boots on the ground every year and go to these banks and I reach out to them and I entertain their information. Some of them tell me no. It comes down to where their business model is, but we do reach out to every single institution. Sometimes there's 32 of us at each meeting and I only get about 16 of them to bite, but we go to every single active investor or financial institution in the area.

Chairman Burroughs asked, any other comments or questions? Seeing none, I'll ask the Clerk if there were any comments received from the public. **Ms. Sparks** said no comments received. **Chairman Burroughs** said now I'll recognize members of the public online who wish to address the committee. You'll be given up to three minutes to make your comments. I'll ask the Clerk if there are any hands raised from the public who wish to speak. **Ms. Sparks** said no hands are raised. **Chairman Burroughs** asked, is there anyone in the audience who wishes to speak to this issue? You'll be given the same three minutes to make your comments. Please come to the podium, state your name and city of residence for the record. Let the record show no one stepped up.

Chairman Burroughs said I will now entertain a motion.

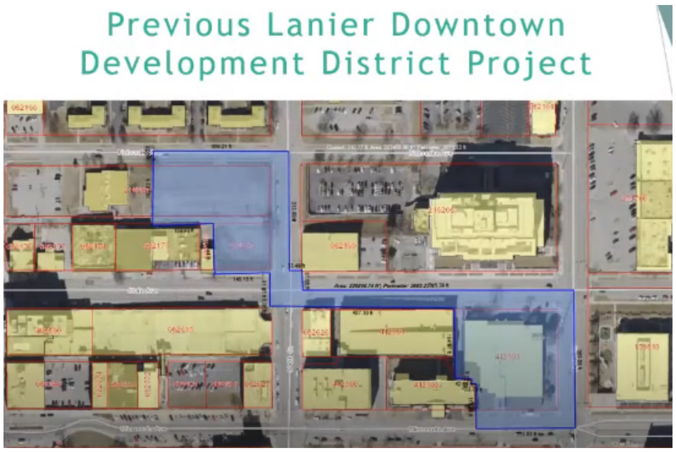
Action: **Commissioner Davis made a motion, seconded by Commissioner Stites, to approve.** Roll call was taken and there were six "Ayes," Haley, Davis, Townsend, Stites, McKiernan, Burroughs.

Item No. 2 – 212207…PRESENTATION: DOWNTOWN APARTMENT PROJECT
Synopsis: Presentation of a proposed downtown apartment project at 6th and Minnesota Avenue, submitted by Alley Porter, Commission Liaison.

Chairman Burroughs said, committee, I believe many of us are familiar with this project.

Wesley Fields, Managing Partner of Bryan, Cave, Leighton & Paisner Law Firm, 1200 Main St., Ste. 3800, Downtown Kansas City, MO, said I'm also legal counsel, obviously, to the developer, Lanier United and Mr. Willie Lanier. Many of you all may be familiar with Lanier United and Willie Lanier. We came before you in 2020 with what we understood was a shared vision for the development project in downtown Kansas City, KS, located at 5th & Minnesota. In fact, you may also recall that we entered into a development agreement with the Unified Government in March 2020 for the implementation of that project. Then, with the unanimous approval of the Commission, that development agreement was amended four times over the course of 2020, in 2021; however, the Unified Government elected not to grant a request to amend the agreement for a fifth time at the end of 2021. Thus, at the end of 2021, that project was abandoned. That came after about a year and a half of investment made by Lanier United, Willie Lanier, in that site and in that project.

Since that time, and notwithstanding the abandonment of that project, Lanier United has remained committed to pursuing a development and investment in, otherwise, underinvested area in downtown Kansas City, KS. So I thought before we talk about what this new proposed project would consist of, I would review for you the elements and the location of the previous project that was under contract under the redevelopment agreement in 2021. Before that, we have provided a PowerPoint presentation.



This gives you an aerial view of the site located there at 5th & Minnesota. See on the right-hand side, that's where the mixed-use building and the Reardon project was located. If you go west or to the left of that, you go up, you'll see the BPU parking. Above that, you would see the proposed athletic field.

This slide you'll see kind of the elements of that project. You'll see one, the mixed-use building. Two, was the Reardon Center. That would, again, involve the razing of the Reardon Center and building a new banquet space. Three was the BPU parking garage. That's where we had anticipated having a parking for one and two. Then four was the athletic field.

This was just a rendering that was produced at the time to give you an idea of what the end result would look like upon completion of the development.

Elements of Previous Lanier Downtown Development Project

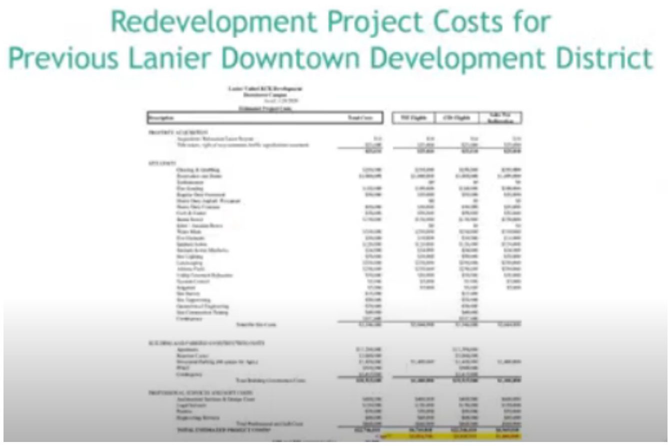
1. Approximately 90,000 square feet and 90 - 95 residential units
2. Approximately 10,000 square feet of commercial
3. Approximately 10,600 square feet of first-class multi-purpose space
4. Approximately 38,000 square foot recreational athletic field
5. Approximately 95 exclusive parking spaces and 200 nonexclusive spaces
6. Multi Use Facility with seating capacity of 385 Banquet style & 550 Theater style.

Just by way of review, these were the elements of that project. It was a 90,000 sq. ft. mixed-use building, 90 – 95 residential units, approximately 10,000 sq. ft. of commercial space was to be on the ground level. We had about 10,600 sq. ft. of multi-purpose space. That was to be the new banquet space that would accommodate about 385 banquet-style seating, 550 theatre-style seating. We also had included in that proposal the development of a 38,000 sq. ft. residential athletic field. Then also we had negotiated 95 exclusive parking spaces in the BPU parking garage to accommodate not only the residential on the mixed-use building, but also 209 nonexclusive spaces that would accommodate the Reardon Center. So all that was incapsulated within the development agreement that I had mentioned to you had been amended four times.

Development Schedule for Previous Lanier Downtown Development District

- The Developer contemplated a 14-16-month construction build out from the date of Conveyance of the Project Site, expected to have started April 1, 2022.
- Completion Date - August 30, 2023

The development schedule for that was to be about a 14 – 16 month development from the time that we obtained title to that property. We expected that the commencement date would be April 1, 2022, and that we would complete it by August 30, 2023.



It's hard to see, but this was the budget for that project. It was attached to the development plan as well as the development agreement. It was about a $22M project. If I go to the next slide, you'll see what the sources for the funding of that would be.

Sources of Funds

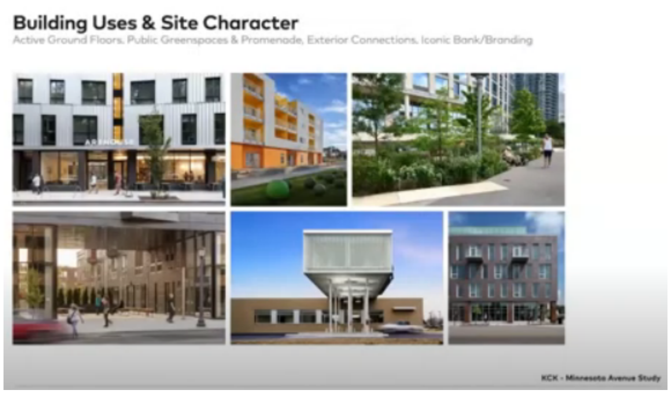
Estimated Equity and/or Debt from Developer and Others	$14,071,537
Estimated Amount from TIF Revenue	$3,054,758
Estimated Amount from CID Sales Tax Revenue	$3,020,515
Estimated Amount from TGT, CID, Reardon Maint. Fund	$2,600,000
TOTAL	**$22,746,810**

Uses

Estimated Redevelopment Project Costs (See Redevelopment Project Costs Budget)	$22,746,810
TOTAL	$22,746,810

About $14M would be private equity and debt. The developer had already at that time at the time of determination had secured senior loan financing of about $12M. The development agreement also provided for $3M approximately of TIF revenue, $3M of CID sales tax revenue, then approximately $2.6M of a combination of TGT taxes, CID, existing sales taxes. Then there was also $1M for a Reardon Maintenance Fund. The $1M for the Reardon Maintenance Fund and $1M of TGT, Transient Guest Tax, and then about $600K for the existing CID sales tax. Those were the sources for funding that budget that was on the previous slide for approximately $22M - $23M.

As a result of the project not proceeding at the end of 2021, we have been re-engaged by staff, I believe at the direction of the Mayor, to pursue a modified project for your consideration. This would be on the other side of Minnesota, across from the Reardon Center, across from the Hilton Garden Hotel, right next to The Merc Grocery Store, the corner of 6th & Minnesota. You'll see a two-phased project. We're only proposing to do Phase 1 at this point. To the extent the market demands a Phase 2, we certainly would be willing to pursue a Phase 2.



You'll see in terms of the elements of this project, this is just a rendering of what we anticipate in terms of conceptually what this project would look like at that corner.

In terms of the elements of the project, they're very similar to what we had originally presented to you that you embraced about a year and a half ago: 90,000 sq. ft. of residential space which leads to about 90 residential units. Again, in a mixed-use building. Approximately 22,000 sq. ft. of commercial space. Rather than utilizing parking space in the BPU garage, we would have 95 on-site, exclusive surface parking spaces. Then, also, as you know, the UMB Bank building is in that location. We would build a new structure for them consisting of about 2,500 sq. ft. Just go back to this previous slide.

You'll see that at the top where it says Phase 1, that would be exclusively residential comprised of approximately 70 multi-family units, one and two-bedroom units. You go over to just below that, you'll see kind of an L-shape there. The top is green space, the middle light blue section, again, would be residential. That would comprise of about 20 residential units. Then the bottom two floors would be commercial. That would comprise of 22,000 sq. ft. of commercial. If, in fact, then you'll see just below that where the UMB Bank new building would be located, just above that, that would be Phase 2. That would be approximately another 40 residential units and then more commercial there on the bottom floor. So those would be the elements of the newly proposed project. Obviously close in proximity to the original project, just south of that on Minnesota Ave., 6th & Minnesota Ave.

Development Schedule for Newly Proposed Lanier Downtown Development District

- The Developer contemplates a 14 month construction build out from the date of Conveyance of the Project Site.
- Architectural/ Engineering - Feb - May 2023
- Construction Start Date - May 2023
- Construction Completion Date - July 2024

From a development schedule perspective, the developer also believes this would be about a 14-month buildout from the date of conveyance of that site. I should mention that I believe the site is owned by the Unified Government with the exception of the UMB site. Architectural/engineering would commence in February and likely end in May 2023. We would start construction immediately thereafter in May 2023, and then conclude construction in July 2024. So, essentially 14 months from May.

Redevelopment Project Costs of Newly Proposed Lanier Downtown Development Project

Pre-Development Cost		
Arch./ Eng. / Enviro. -	$775,000	
Legal -	$185,000	
Geotech & Appraisal	$45,000	
Hard Costs		
Construction Cost -	$20,032,750	
Financing Cost		
Origination, Interest & Closing Fees	$1,279,578	
Total		$22,317,328

In terms of the costs of this, these are very rough numbers, $775K was the architecture/engineering costs. See legal, Geotech, and appraisal, hard construction costs. And then our financing costs would be about $1.2M for roughly a very similar budget of $22,317,000. Again, our original budget for the first project was around $22.7M.

Sources of Funds

Equity and/or Debt from Developer and Others	
Neighborhood Revitalization Area Program (NRA)	
Sales Tax Exemption on Construction Materials	
Community Improvement District (CID)	

Uses

Estimated Redevelopment Project Costs (See Redevelopment Project Costs Budget)	

We anticipate, and although we haven't included the numbers in here that our request for support of this project would come in the form of Neighborhood Revitalization Area Program (NRA) for tax abatement. I think it's provided 85% tax abatement for up to 20 years. Again, we would ask for sales tax exemption on construction materials. That was a feature of the previous project. We would ask for the issuance of industrial revenue bonds. We'll grant that sales tax exemption on construction material. Also, the formation of a CID for sales tax would be generated from the retail component of that project. The amounts of those, we have not included for this presentation because we haven't had a conversation with staff to run the proforma on this, but we wanted to present to you what we'd like for this committee to consider as a source of support for this project.

The other thing that has to be, I think, mentioned in the context of this conversation is the amount of investment that Willie Lanier has undertaken in connection with the site. It was probably close to $1M in total that he had invested. Some spent, some he still remains obligated to pay. He did that, obviously, with the understanding that the project was going to proceed given the unanimous support for the project Over the course of a year and a half, he was continuing to make investments in that project.

So, we'll have to wrap within the cost for a new project in effort to try and get made whole for those costs. Some of those costs can be used for this project. Not all of the plans, all the architecture that has been done, all the design that has been done has to be scrapped. Some of it can be used for this project that we're proposing to you this evening that it can be used.

So our request, frankly, this evening is not only for your consideration of support for this project, but that you would give clear direction to staff, if it is in your interest to do so, to give them direction to work with Willie Lanier and Lanier United and finalizing this concept that can be memorialized in a development plan and in a development agreement to come before you for these components, with respect to these costs, and these potential sources to support that project.

I'm happy to answer any questions about this project. Obviously, Mr. Lanier's joining me, is happy to do so as well.

Chairman Burroughs said at this time, I'll take questions from committee.

Commissioner Stites said I appreciate, Mr. Fields, how you went back to the beginning. I was not here. I was elected in '21; took office December 13th, so I wasn't privy to the DA prior to me taking office. One of the questions that I had. A TIF plan was never filed so that clock never started. Is that correct?

Patrick Waters, Deputy Chief Counsel, said there is an active TIF district over the entire part. The TIF plan, I'm sorry. Yes. **Commissioner Stites** said the TIF plan has stated, so that…**Mr. Waters** said no. The district was created. **Commissioner Stites** said so the TIF clock hasn't started yet. That's what I wanted to make sure.

Commissioner Stites said then, also, in your slides in the beginning, you mentioned TGT. In your source of funds on this one, there's not any TGT attached to it. **Mr. Fields** said we think the TGT is an available source. We have not explored that specifically with staff, but we think that's an opportunity. We think the existing CID is also for support of the project.

Commissioner Stites said but right now in the second proposal, TGT is not being asked for, is that correct? **Mr. Fields** said well, again, I think it's a possibility. We have not explored that with staff yet. Are you asking me, are we willing to forgo that? No. I don't think we want to forgo it. **Commissioner Stites** said no. It wasn't in the second one. **Mr. Fields** said yes, that's right. It was not in there. That's correct.

Commissioner Stites said the CID is attached to your—what was initially presented? The CID is for sales tax. **Mr. Fields** said correct. **Commissioner Stites** said for retail. What did you see that would come in as a retail component to this that would generate sales tax dollars? **Mr. Fields** said that would be the 22,000 sq. ft. of commercial space. **Commissioner Stites** said right and I guess

I'm being a little more specific. What did you envision that to be? I don't know if you had any ideas on that.

Mr. Lanier said my commitment was to bring a needed food service, restaurants, coffee shops, and other retail establishments that we do not have in the downtown area here. We haven't identified the particular ones yet. There were some names that were associated with the previous project that will not be making the transition over if we were asked to continue across the street.

I do want to point out to you your question regarding the TGT. It's our understanding that the TGT does not have the requirement, or doesn't meet the requirement in terms of funding. We need starting at the certain uses that allow for tourism-type activities for the TGT to be applicable. We will request TGT, but I need clarity from staff so that I can make sure that if that is a viable path that we will include that, but it was my understanding that particular component would only be beneficial to the north side of Minnesota, but it is something that we've used before. We were planning to use it if we do have access to it.

Commissioner Stites said one of the things in your initial presentation you mentioned, or when you started, the extensions. You talked about extensions 1, 2, and however many. For my own wanting to know, what were those extensions and why? I think that's important for myself and the ones that weren't part of the Commission at the time why that occurred and what changed since then that made it stop.

Mr. Fields said the reasons for the extensions varied. In one instance, an extension was made to correct the amount of square footage of commercial space that was to be located within the district. I think the remaining two or three times thereafter were to extend the drop dead date in order to solidify financing in connection with the project.

One of the challenges for this project was getting it financed completely. When we had originally entered into our development agreement, we had contemplated a Section 108 loan that would cover the difference between equity and senior debt for the total cost. That Section 108 did not materialize within the UG so we had to go out and find mezzanine lending, which is a challenge because a mezzanine lender usually has to take a second prioritized interest in the mortgage so you have to give up a lot more. Your interest rates are a lot more. Just a risker loan from a lender. So the ability to secure the remaining $2M of a $22M project through a mezzanine lender was a challenge. So they were doing due diligence.

Then we had an issue with one of the lead folks that the lender that we had negotiated a deal with left so then we had to negotiate with somebody else. It was an exhausting process to try and finalize that. We finally had gotten to the point at the end of 2021 where we had negotiated, in concept, the terms of a mezzanine loan. So we were requesting at that time, I believe, an additional 30 days.

When we made that request, that was for the mezzanine lender to get caught up on his due diligence on the project. When we made that request, I believe, and Willie correct me if I'm wrong, the UG had requested, staff had requested that we extend it by an additional 60 days—was it 60 days or 30 days—to accommodate a warming center at the Reardon Center during the time while we were getting our financing with the mezzanine lender in place. Again, we needed, I think, 30 days; but the request was would we continue it for another 60 days. We said fine. We would do that. Then it turned out that was not necessarily what everyone, I guess, at the UG wanted to see happen at that time. So, it didn't get extended.

Mr. Lanier said regarding some of the extensions, as you know, COVID hit. We had accelerations in material and construction costs. We had limited budget capacity to absorb that. At the same it, it took us over a year to negotiate a parking agreement with BPU. We couldn't move forward with any lender until we had adequate parking and that responsibility was placed on us, as the developer, to get that parking arrangement completed. So that took a year.

There's a couple of different things in terms of just trying to maintain, redesign the project, stay within budget, negotiate parking agreements, as well as the components that Wesley just mentioned to the committee. We have been very diligent along the way and had viable reasons for us to request extensions. The last extension was based upon needing a little bit more time then the warming shelter came in and so forth.

Commissioner Stites said I could only imagine that whenever the UG asked, or when we asked, hey could we do it for 60 days, you asked for 30, you're like oh that gives us a little more room. We want to be good partners and absolutely we'll accommodate.

It's not uncommon for developers to get into a situation where funding—sources come, sources go, COVID's there. It's not uncommon at all for people to ask for extensions. We've done that many, many times.

So during that period of your extensions, there was no, I'm guessing, no cold feet. I mean, you guys were still committed to the project. It was not that we're looking to go elsewhere. It was just we're needing to get our funding secured. Is that correct?

Mr. Fields said oh, yeah. Mr. Lanier was still investing all during that time. I mean, during the course of that year while we were getting extensions, the amount of time and resources that he was expending whereas it was probably at a greater extent than it was at the beginning of the project because we were nearing the finish line.

Commissioner Stites said so I can only imagine that it came to quite a shock to realize or be told that not only do you not have a project, your 60 days is not going to happen and good luck, good bye.

BPU Board Member Haley said I appreciate Commissioner Stites, some of the questions that he had. Attorney Fields, thank you for being here tonight. I greatly appreciate the timeline that you've been discussing with changing the project. I'm wondering, has there been any consultation for moving the project? One of the initial concerns that has not been mentioned was the status of what's called the Reardon Center and whether or not it was going to be demolished or what was the retrofitting of that. Were that to be the case? Do you recall that discussion, I'm sure? **Mr. Fields** said yes, yes we do.

BPU Board Member Haley said I'm sure there's more than a little relief that you're looking at basically a parking lot or the parking lot that would be retrofitted to this 90,000 sq. ft. Is that a two-story building? I may have missed that part. With that 90,000, is that two or three? What is the height or the stories of this proposed building? **Mr. Lanier** said by design, it is looking at five or six stories right now. A minimum of five stories.

BPU Board Member Haley said I image there's been some initial discussion with the surrounding, with certainly Hilton Garden Inn and The Merc, the grocery store, and UMB is incorporated in your plan, but there's been some discussion as what—I'm only on this board because of my service on the Board of Public Utilities, which, too, is across the street now. But there's been some discussion as to what impact, if any, does this development might have on their existing business.

Mr. Lanier said there's been positive discussions along the way. Either it was the original project at the Reardon Center or across the street. As you well know, grocery stores need mouths to feed and they need those people to be within walking distance or a couple of minute drive from their current residence. So bringing more activity, activating Minnesota either on the original project or the current proposed project, would be a valuable asset and that's the feedback we continue to get.

I will say, however, the hotel wants an operating convention space period. Although they're happy to have this because it will bring street presence and their customers will feel better about participating on the street at nighttime and so forth, for their current business, they need a functioning, right-sized meeting space. However, the general consensus from all of our outreach to the surrounding business owners and so forth and to this day, have said that they are totally supportive of investment and development in this corridor.

BPU Board Member Haley said let me say I certainly appreciate that as well. It's in the heart of my district, my senate district. Certainly, economic development has eluded us in our quadrant. So I agree the prospect of having such a development in what is both my senate district and in the core of downtown with a great amount of pleasure.

BPU Board Member Haley said I do appreciate Commissioner Stites, though, looking at the funding mechanism. As you know, the financing is always a major component. I imagine that in this discussion, you have run most of those scenarios to look at some very positive uptick of the funding for the $22.3M, I think, that you alluded to. This landscape has changed so much. We would certainly want to look at your 14-month buildout and not have the impediment of not having fully run those traps for how this might come together.

So let me underscore. You have done that. You are looking at that, you and Mr. Lanier, I mean, I believe have fully covered those areas? **Mr. Lanier** said very much so, sir. We have been doing that for a couple of years now. We have been very diligent on our construction costs and the ability to get the project done. We are here to represent that case today that we can still stand firm on that commitment.

BPU Board Member Haley said thank you again for your indulgence, Mr. Chair, Attorney Fields, Mr. Lanier. Did you talk about parking? I'm sorry. I didn't see it. What kind of parking you might provide for your—did you say 900 units? I know you said 90,000 sq. ft. was anticipated. How many units?

Mr. Lanier said I will tell you; we all wish today there's 900 units of new housing in downtown KCK, but I did not say that. We are looking at 90 units. It could go up to approximately 100 units, but it would be based on our design and where we finish at the end of the day. But we will have parking on-site, surface parking adjacent to the building, and we will be able to still accommodate the needed parking for The Merc as well as UMB, and any other needs that will be discussed as far as what the community or UG needs for that space. But 90 – 95 units with appropriate surface parking.

BPU Board Member Haley asked, would you contribute anything to the event space at the Reardon Center or you just completely abandoned that discussion in your previous proposal for having any interaction with that entirely?

Mr. Lanier said I'm invested in this community. I can show that and if the Board, if the UG is interested in me facilitating discussions on the Reardon Center, obviously I'm here to do so. I'm being asked to speak above the south side of Minnesota today. That's what has given me the invitation to come to this committee right now. But I need clear direction from the committee and the UG on where I should perform my skills. As you see, we have presented what we believe to be a start on the south side of Minnesota, but I would ask that we get direction from the county.

Commissioner Davis said first off, it is a big moment, Mr. Lanier, to have you here. Quite frankly, I fought like hell to get you here. The way that you were treated is unacceptable. For what it's worth, I want to offer my sincere apologies for the political games that were played with your money, with your time, and with your investment. You are, at least during my short tenure here, the only developer of color, the only Black developer that has even had the means to do something as significant as what we're talking about.

And so there's been a lot of lies concerning your character and your business acumen. My colleague, Commissioner Stites, I think articulated some of those concerns and you addressed them wonderfully. So, I thank you for that. I think we can kind of—and I hope I'm bringing some levity, but also some realness to the room here, politics is the reason why we're here. Politics is the reason why you were asked to go across the street. Politics is the reason why we had to make some very tough decisions in our last full Commission meeting. I stand fully behind those decisions because of how you were treated. I would be willing to go forward and look at other decisions, if needed, if those politics continue.

Commissioner Davis said I have a lot of questions. What was the reason why, Mr. Lanier, you were given as to why your project did not work for the Reardon Center? What were you told?

Mr. Lanier said, Commissioner, I was told that the project did not fit in the new direction of leadership…**Commissioner Davis** said of the Mayor's Office, particularly. **Mr. Lanier** said of the new administration. At the end of the day, I had presented myself as a person who was willing to do something that I had been told had not happened in at least 50 years, a significant investment by private development/private sector in downtown. Yes, you've had federal government with EPA and so forth. You had Unified Government support the building of the Hilton Garden Inn, but private development to show up in this quarter had not happened. I said I will take this on. I'm not developing in the Legends or out west. I'm coming where we need hope and growth and so forth and jobs, and I would do that.

At the end of the day, we had the benefit of a company out of Atlanta buy the hotel and invest significant dollars in that hotel for the hope of creating additional sales tax and business. With that, a hotel needs two things. You need guests and you need the ability to have food and beverage if you want to make revenue. Right now, there's no food and beverage dollars coming. We're asking a hotel to invest and try to make it on half of the business case. I will be here and I will continue to work and put my money at risk. You haven't heard me complaining at all. I'll put my money at risk.

So right now, this project did not fit the new direction of leadership. At the end of the day, you can take it for what it is.

Commissioner Davis said I appreciate your honesty and your candor because, quite frankly, our community is owed that, but I do appreciate that.

Commissioner Davis said one of the reason why I love—I'm going to be honest. I don't care about the UMB Bank site. That deal, if it's put on the agenda, I will vote against it. That's just I have no interest there. You already made the investment. You already did your due diligence. If

I'm going to engage with you, I'm going to talk about the Reardon Center. That's all I want to talk about if that's okay with you.

Can you speak to the local minority, women-owned commitments? We were giving you some incentives for the Reardon Center, but you were making some pretty historic commitments that would have put in and created local jobs and invested in local businesses. Can you speak to some of that and what you were trying to do with the Reardon Center?

Mr. Lanier said I was fortunate enough to be able to start at the ground level working for Jay Douglas Construction. I learned what this construction community is in this city, in this metropolitan area. I see who gets the jobs. I see who benefits. I see who tries to go in business.

I left corporate America to start my own company. I said I will invest, obviously, in areas where you don't get investment and I will provide opportunity for those who don't necessarily have easy access or opportunity to jobs. So before I even knew what the minimum requirements were for LMW, I said whatever they are, I'll beat them. I had the highest performance in this county because I will.

Now I'm not going to call names, but when I was here a couple of years ago, a large and large developer, you can go look it up, who develops out west sat in this room and said we would not meet the requirements, but they turned around and said give me a 50% tax abatement. I don't understand that because I carry big shoulders and I can't say that. I know what it means. I know the jobs. I know what it takes, therefore, any minimum requirement that is needed, I will out do and I will make that part of my DA.

Commissioner Davis said since we are discussing the Reardon Center, and this question is from my colleague, Commissioner Stites, and perhaps our new Economic Development or at least our Interim Director might be able to answer this. What is the estimated cost of repair for the Reardon Center? Do you have just a guess? I know you don't have the numbers right in front of you.

Alley Porter, Commission Liaison, said, Commissioner, I have heard $8 - $10M, roughly.

Commissioner Davis said $8M - $10M, roughly. I've heard a number higher. I know Mr. Murray, there in the crowd, when we had conversations on the ARPA Subcommittee, we were looking at it I heard $20M, right? If anybody is familiar with the financial state of the Unified Government, we may know that $8M - $10M or $20M, even if we do have the money, there are other places in which the majority of the Commission, because that's who has the final authority here, would like to spend that money. I wanted to bring some clarity to that.

Commissioner Davis said, Mr. Lanier, you said that you invested close to $1M. Is that correct? **Mr. Lanier** said that is correct. I paid out well over $500, almost $600,000, and we still have the balance to pay out. **Commissioner Davis** asked, what were some of those expenditures, just for the community to know?

Mr. Lanier said the community has to understand that whenever development comes to this county, it is incumbent on the developer to incur all expenses, for the private side and the public side, meaning the UG side. So I paid well over $150,000 to the UG's real estate attorney. I paid, obviously, significant comparable dollars to my attorneys. I've paid over $150,000 to civil engineering.

Let me remind or tell you that there were improvements that were going to happen to State Ave. I was going to improve the intersection at 6th & State and take that improvement down to 5th & State so that you would have a new street, curb, walkways, and so forth. That was negotiated as part of my DA. You have architectural fees. You have traffic studies. You have appraisals. You have environmental studies. You have so many things.

And let me also say that the reason you don't have people like me sitting here is it takes a long time to get the wherewithal, to get the confidence to say I want to place money at risk to do private development, all right? Most of the money that you see being spent in this county goes to one area; not downtown. Therefore, they're going to the best chance to get return on those dollars. Clearly, there's several hundreds of thousands of dollars that get spent upfront with public hearings and so forth before you even get a chance to get to the finish line and to deliver on that LMW or the job creation or anything else that you were asking about earlier.

Mr. Fields said I just want to add on to what he just said and the comment that you made earlier. Just so you're aware of my background, I've been in public finance and representing developers and cities for about two decades now. As a matter of fact, I've represented the TIF Commission in Kansas City, MO, for about 20 years. So in connection with that, I have worked on projects as large as the Power & Light district, as large as Cerner's campus, as large as the convention center/hotel that the Lowe's built, to projects as small as an Aldi's grocery store at 38th & Prospect and everything in between on that side.

I've also represented developers. As a matter of fact, I'll be in a hearing in Lee's Summit tomorrow to work on a project that's a billion dollar project in Lee's Summit, MO. So I have seen the full spectrum in terms of development and incentives associated with development.

To the point that you made earlier about what happened with Mr. Lanier, in the 20 years in which I have practiced within this space and have appeared before numerous public bodies requesting and negotiating incentives, I've never seen what took place in December 2021. I was heartbroken for him because I knew the amount of investment that he had made and the commitment that he had made and the excitement that he wanted to bring to downtown Kansas City, KS.

I'm one of those providers who haven't been fully paid for the services that were provided to him in connection with this project over the course of that year and a half, but it doesn't matter to me at this point. It matters. I shouldn't say that because my firm will probably say it matters. To my firm it matters, but because of my relationship that I have with him and what I have done and witnessed about his commitment, his diligence, his acumen in negotiating and standing side-by-side as we were negotiating agreements and working through financing structures, his level of commitment has been amazing. It's a true testament that he's here a year and a half later, after having that project abandoned, at the table wanting to work out a new transaction and willing to make more commitment, financially, in an underinvested area in Kansas City, KS. So I just want to tip my hat to him publicly for what he has done to date in connection with this project.

Commissioner Davis asked, Mr. Lanier, if we were, and if the option was available, would you be interested in doing the Reardon Center? **Mr. Lanier** said yes, I would.

Commissioner Davis asked, staff, what would be the steps that we would need to take to make Mr. Lanier whole and get a development agreement before this body, this committee, or whoever? What would be the steps if we wanted to give that direction to you all?

Mr. Waters said, Commissioner, staff has been directed to seek feedback tonight so there's no action item but, obviously, we were here tonight to seek the consensus of the committee and take that going forward. I guess that's what staff is looking for. I don't have a document for you. We don't have an action item, but we're seeking your feedback.

Commissioner Davis said my feedback is let's get the Reardon Center.

Commissioner Davis said this will be my last question, Chair. Would you commit to putting an updated development agreement for the Reardon Center that Mr. Lanier was working on on the agenda so we can finally put this to rest and Mr. Lanier can get a fair hearing?

Chairman Burroughs said I won't make any commitments this evening. This is for information only. I do know there is interest. For the purpose of this meeting this evening is to measure that interest and have open dialogue in reference to the Willie Lanier project. As your chair, I know that staff is taking notes and, Mr. Lanier, this meeting is being recorded. It's a public meeting. We will take whatever action the Economic Development Director and staff put together before us.

Commissioner Stites said just one more quick question. In the original development agreement, the demo cost of the Reardon Center, that was absorbed by you all, correct? **Mr. Lanier** said yes, sir.

Commissioner Stites said I said that was my last question and it was. I'll make a statement, though. Thank you for being here. We don't have developers beating down our door for downtown Kansas City, KS. For you to stick it out the way that you've been treated, my hat's off to you. I appreciate you being here tonight. Thank you very much.

Commissioner Townsend said good evening, Mr. Lanier. Good evening Counselor Fields. It's good to see another member of the Jackson County Bar on this side of the river. **Mr. Fields** said good to be here.

Commissioner Townsend said I have to echo what's already been stated by my colleagues here. I so appreciate that you, Mr. Lanier, have hung in there despite the unexpected outcome of what I call the Lanier project, the old version of the Lanier project, which included housing, mixed-use retail, a new, as you've used the term, right-sized Reardon Center, and an athletic field. I appreciate that you hung in there all this time and worked with counsel. I am appreciative of the

Mayor's Office or Economic Development staff, whomever was responsible for finally getting us to this point.

Have we gone far enough? In my opinion, absolutely not. This is, as our chairman has noted already, not an action item; however, this is some action and more than we've seen in the last year and a half.

Commissioner Townsend said so, counsel, if you would indulge me, I just want to kind of go back to a comparative analysis of what the original project included compared to what the new project tonight that we're discussing contains, if you don't mind, just so we're clear.

Mr. Fields said sure. So the original project had…**Commissioner Townsend** said let me just say…**Mr. Fields** said, oh, you're going to ask a question. I'm sorry. I know you're asking a question; making a statement. **Commissioner Townsend** said I'm going to just kind of guide you through there just so we can do a quick comparative. Under the original plan, and I've pulled up one of the development agreements. This may not be the last version of the development agreement, so bear with me. This one calls for 90,000 – 110,000 sq. ft. of residential housing, commercial, and service based amenities, and 70 – 85 apartment units. That's the old version. What would this new version include in terms of square footage again and the number of apartment units?

Mr. Fields said I think that the previous version it was a range of—when we went back and looked at some of the amendments to that development, I think we settled about 90,000 sq. ft. and about 90 – 95 residential units. **Commissioner Townsend** asked, how many residential units would there be under the proposal that you presented tonight? **Mr. Fields** said approximately 90 residential units. **Commissioner Townsend** said the same for that. **Mr. Fields** said yes.

Commissioner Townsend asked, what about retail space comparing the old Lanier project agreement to the one that you're presenting tonight? **Mr. Fields** said there was about 10,000 sq. ft. of commercial space in the old Lanier project. There's about 22,000 sq. ft. of commercial space in the newly proposed Lanier project.

Commissioner Townsend said part of that, correct me if I'm wrong, did that retail include the fitness center or was that a separate item? **Mr. Fields** said that included the fitness center. **Commissioner Townsend** said that included the fitness center. **Mr. Fields** said that included the fitness center.

Commissioner Townsend said so Mr. Lanier has already made mention tonight that everything contemplated under the first agreement for retail may not in the same way come forward. Can you talk a little bit more about that? Would the retail include the fitness or not even though the square footage sounds about the same?

Mr. Lanier said the square footage is the same. Actually, the square footage for commercial is twice the amount, so this would be 20,000 sq. ft. for commercial. What we're doing is, we believe the market may have some users that needs a large block of space, maybe two 5,000 or one to eight 10,000 users and so forth and that would be office/commercial space. The balance of that would steer toward retail-oriented stores, shopping, groceries—I'm not talking about groceries—restaurants, coffee shops, and so forth; bookstores and that type of thing. That use was comparable to what we would have across the street in the old project. We just thought that in this particular project we don't want to rely only on tenants to help the grocery store, we what to attract daytime workers so we're trying to up that since without the Reardon Center, we would have some employees. We'll have that type of activity. We'd be drawing traffic by holding events and so forth, but we're trying to now bring daytime employees. That's why we upped our commercial space by an additional 10,000 versus 10,000 only. So 20,000 for the new project; 10,000 for the original project.

Commissioner Townsend said under your new scheme, these daytime employees, I'm still not clear on what that is. Rental space? **Mr. Fields** said it will be a combination. It sounds like retail as well as office, so approximately 10,000 sq. ft. of office space/office users, then another 10,000 – 12,000 sq. ft. of retail. **Commissioner Townsend** said so essentially, the fitness center under the old plan is out, but office space available for rent or lease would be in under the new one.

Commissioner Townsend said under the original plan, Lanier United would take over essentially the old Reardon Center, correct? You would become the new owner. Is that correct? **Mr. Lanier** said yes. To correct this, I would take over that and then we would have a professional third-party management with the hotel managing the Reardon Center and so forth.

Commissioner Townsend said I'm talking about the Reardon Center, as it is under the original plan; the Reardon Center, as it currently exists, would be demolished. **Mr. Lanier** said that's correct. **Commissioner Townsend** said and that would be the site of the office space, the retail space that you're talking about under the old.

Mr. Lanier said I want to make sure that we're—obviously, we're talking two comparable projects here. Let's speak to the first original project that had 90 – 95 apartment units, 10,000 sq. ft. of commercial space that contemplated a Ruby Jean's Juicery at that time and some other uses, as well as a 10,600 sq. ft. meeting space. That meeting space was right sized to the market. We did exhaustive studies to see what the competition was in the marketplace and regarding event space and see the size of that would be most attractive for a hotel that has 150 keys, but there was not any office space on the original design. The office space now comes in when we're speaking about south of Minnesota. That is 10,000 sq. ft. of potential office space that we're looking at with an additional 10,000 sq. ft. of use that would be book store, restaurant, coffee shop, things of that nature.

Commissioner Townsend said I guess to the point that I'm trying to make, though, or clarify is that under the original agreement, the Reardon Center, as it currently exists, would not exist anymore. **Mr. Lanier** said would not exist. **Commissioner Townsend** said you would have bought that, correct? That would not be, as I recall, might have to call in counsel here and counsel there. The UG would not have or own the Reardon space as the Reardon Center currently sits, correct? **Mr. Lanier** said correct. That's right. Will be new banquet space. **Commissioner Townsend** said exactly.

Point two. However, under the original plan, the Unified Government would be relieved of ownership and any attendant responsibility and cost to it, but as part of the original deal, there would be a new Reardon Center, correct?

Mr. Lanier said there would be a new Reardon Center. The UG would not be on the hook. It was told that approximately $100,000, when it was operating, it cost the UG $100,000 a year just to keep the doors open. Obviously, with the doors being closed, that is not the same number; but if it was operating in its current form, it was $100,000 which is why it was suggested that if we keep it for 10 years and open the doors for 10 years, $100,000 over a 10-year period equals $1M. So the Reardon Maintenance Fund that was offered up an incentive was $1M. We would not—and in addition to that, the Unified Government had negotiated a certain amount of things. Ten or fifteen dates a year that they could get the building at a reduced cost. They could still maintain certain events at reduced costs in a brand new facility without having the maintenance costs associated with operating the building. That was in our original development agreement.

Commissioner Townsend said so the Unified Government would get a new place to hold any event, any member of the public rents that, but the Unified Government would not be burdened with the upkeep of the new Reardon Center, the new right-sized Reardon Center. **Mr. Lanier** said correct. The right-sized Reardon Center.

Commissioner Townsend asked, what about the athletic field? Under the proposal counsel presented tonight, is there or is there not a new athletic field as part of the development? **Mr. Lanier** said there's not. **Commissioner Townsend** said and under the old one there was. **Mr. Lanier** said there was, correct.

Commissioner Townsend said so let me ask this question. Would you be in a position to move forward with all of the things, they may look slightly different, 2,000 sq. ft. here or there; but would you be in a position to still move forward and perform under the original agreement if, and I understand this is for discussion only tonight, but I'm asking the question, nevertheless. Would you be in a position to still forward? There'd probably be some adjustments maybe, possibly, but going forward with the old version, the original version of the Lanier project so that there would be new housing, new retail, new meeting space, new athletic field? Could you do that?

Mr. Lanier said the answer is yes, but I'd have to qualify. The reason I qualify is because I am—it's my understanding that the community college has requested and obtained control of that field for parking. Therefore, where we contemplated putting the greenspace that would allow for practice or frisbee throwing or anything you call it, that parcel, from what I understand, I could be corrected, is now associated with the community college's activity down at the 7th St. corridor. So that puts me back down to the Reardon site and the answer is yes. We would be willing to continue that discussion. Obviously there has to be a cracking open of the development agreement and looking at many, many, many items; but the answer is yes, but the reason I can't commit to the field is because I believe it is part of the community college's development now.

Commissioner Townsend said fair, fair. Let me throw in another question then along that line. Would you still be open to creating that field, though, if we could find you another spot of similar size? **Mr. Lanier** said oh yes, ma'am, yes. That's correct. **Commissioner Townsend**

said in District 1, there's plenty to go around. **Mr. Lanier** said we have no problem doing that. **Commissioner Townsend** said oh, great.

Commissioner Townsend said I've got a question for our counsel. What is the legal status of the first agreement? I ask that question because I know some time has passed. Have we sent Lanier United a letter saying we are done with you? Time has passed. It's not a non-performance issue because he really wasn't given the opportunity to perform. I'm just curious where are we on that and what would normally happen? I don't know that I've seen a normal. I don't know that I've seen, since I've been here, anything to compare it to.

Mr. Waters said, Commissioner, I would say the contract is out of date. It has not been terminated, though. You may recall with the old Indian Springs site when that fell through, we did an official termination to clean up any questions about who owed what to who. That is the normal process. So, it's just kind of been in this limbo here where the dates for performance and everything else are long expired, but there's been no formal action brought to the Commission one way or the other.

Commissioner Townsend said thank you. In my head this morning, as I thought about this and several days ago as I was preparing, I thought about exactly that project that there was a finite resolution to the beginning, the end. I didn't recall that had happened here.

So from my perspective, this is a matter of will of this body. I have not heard anything during the time the Commission—as it was then configured, having to had our two new commissioners here who weren't taking an active interest in it—I have not heard anything that would persuade me from not wanting to see the original development and the original concept to what I refer to as the Lanier project, move forward as it was then. I understand there'd be some tweaks. We have to look at money in a different way especially from what counsel, Mr. Lanier have said about expenses he's already incurred. But from my view, it seems like a no-brainer that the first version was the better version for the entire community.

I looked at several weeks ago what was going on with the Soccer World Cup in Dubai and there were representatives of Kansas City, MO, there to see what it was like. How could this experience benefit what's coming at our doorstep in 2016. I believe the original project that Mr. Lanier presented to this body would put Kansas City, KS, just a short drive across the river, to be in a position to welcome those people who may be here with retail and convention space, but we're losing time. I think that would be a real bonus to us that I can see right now. I'm sure there would be others.

I was in favor of the Lanier project because as the old Reardon Center was removed, if that was removed, there would be space to accommodate persons who want to come for meetings, social events, or what have you, civic events, and you provided that.

I will say, going back to another part that I recall, it was talked about briefly here, you went above and beyond what was asked for. I just stand in full support of the original plan. To me that would provide the most benefit to the community. I don't see anything that warrants a change from that. I voted for it before. I would vote for it again.

Again, I think we should be moving toward presenting this in a fashion that will require action. I would propose 3 on 3s be given to other commissioners. I know we're not taking action tonight to move this forward, but that would be my proposition. If need be, then bring this back, and it should be brought back to this committee at a later date, February, no later than March, I would hope, for some kind of action because it's not right to keep Mr. Lanier on the hook. He stayed on the hook out of the goodness of his heart and I appreciate that. Not only was he talking about the particular improvements that I just mentioned, that I recalled, that you had also reached out to Liberty Bank. You had also reached out to several of the churches in the nearby area.

Mr. Lanier asked, can I comment on that, please? **Commissioner Townsend** said absolutely. **Mr. Lanier** said obviously, building community is not based on bricks and mortar. It's based on that plus much, much more. I knew that in order to try to show my commitment, I put a $400,000 deposit into Liberty Bank in order to show them that we're here and help them get and participate in economic and commercial lending. They have not been commercial lenders. They have been a deposit bank for this community. At such time, I knew that they were looking to possibly leave the 5th St. corridor. I have shown in one of my earlier presentations; either to this committee, how we were going to renovate Liberty Bank so that Liberty Bank could offer a banking experience consistent with 2020 at that time; banking experiences that we all get around the city. Unfortunately, we're not able to continue. As banking in the world was changing, Liberty Bank changed as well.

So we wanted to try to maintain a banking corridor here. Not try to fix one side and get a grocery store, get housing and then lose financial services. That's backwards here. So you can go down my actions for many, many years, months, days or whatever it is and see how I've been committed to this community. Unfortunately, I was paying when they finally did and say we're leaving, but there's still ongoing discussion with Liberty Bank as well. We hope to see where that goes in the future.

Commissioner Townsend said for those listening, Liberty Bank hasn't left Kansas City, KS, but the closest location to downtown is now closed. Not too long ago, I listened to a congressional hearing about banking and banking options in minority locations. What you sought to do is very important. So they're still having money and I'm deposited there; but, again, this goes back to the multiple benefits to this area, to downtown and extending as far north as 5th & Washington that the original project contemplated. Those are my comments, Mr. Chair.

Commissioner Townsend said, again, thanks to the Mayor and anyone else and staff who were instrumental in getting this far. We have not gone far enough. I stand firmly behind the original plan for the benefits that it could bring to this community. We need to get ourselves in the best position possible to take advantage of that money that's going to come into our neighbors to the east. I think the first version would be the better way to do that between these two. But, again, thank you for your continued interest in KCK.

Commissioner McKiernan said, Mr. Lanier, Mr. Fields, I want to thank you for your interest in developing in the eastern part of Wyandotte County. I want to thank you in advance for what you're going to do because I'm confident we're going to do something for all the reasons that Commissioner Townsend articulated. I was and still am firmly in favor of the original project that we had, the original development agreement that we had brought together. I think that for the purpose of bringing new housing, for the purpose of bringing new retail, and for the purpose of bringing new meeting space that we don't have overhead costs for, for all of those reasons and a few more, I am still firmly in favor of the original development agreement that we created a couple of years ago.

I'm open to talking about 6th & Minnesota, but it does not do anything for me in terms of what I think could additionally happen in the downtown. But, Mr. Lanier, you and I and staff at one point had talked about kind of a hybrid option where the Reardon Center as a shell stays and your housing is effectively attached to it and that in the process of constructing the new housing and new retail, there would be a renovation of the Reardon Center in its existing state. So, what happened to those discussions because I was under the impression we were going to at least move forward to tease those out.

Mr. Lanier said after many, many months of trying to have my voice heard and indicate kind of what my commitment is, sometime, the last half of 2022, I came up with a concept and said, look, let me try to meet the leadership where they're at and if that means maintain the legacy building, I can come up with a concept with the architect on how we can build an apartment tower on the front side of the Reardon Center, meaning in the space between Minnesota and the Reardon Center and encroach slightly into the current center. It would not undermine much of the meeting space, but it would allow for the proper dimensions to build an apartment tower.

I presented that to leadership and trying to show them that I was willing to change and still get development happening. You, myself, we've met with staff and so forth and we thought we had a path. But the follow-up didn't occur. So, once again, time went by.

Most recently we had the opportunity to be asked and called in to see if we would consider south of Minnesota. I brought that to leadership in the UG in thinking there might be a way to try to meet them where they're at and proposed the apartment building that you and I spoke about, but it didn't really go anywhere past that discussion that you and I had and we thought we had something going on. It died.

Commissioner McKiernan said I appreciate that. I'll just restate that I am still firmly in favor of our original development agreement and proposal as I believe it brings all of the things that we wanted into that area of our downtown.

Ms. Porter said, Mr. Chair, just as a follow-up to Commissioner Davis's question on the Reardon. Facility estimates were $4M to make it operational and then $8M - $10M for a total remodel.

Chairman Burroughs said, Alley, could you repeat that again. **Ms. Porter** said the facility estimates for the Reardon Center, $4M to make it operational and then $8M - $10M for a total remodel.

Chairman Burroughs asked, does that answer your question, Mr. Davis? **Commissioner Davis** said yes. If for staff, just again, we've been at this for a whole year. We've been at this for a whole year. If we can get some sort of summary of what you all heard, right, and we can take that back to the County Administrator, that would be great. I think the feedback has been very clear. There's not even anywhere near close—the majority here in the standing committee to move forward in the UMB site. So, it just doesn't make sense to keep wasting time or delaying that process. It may be in an email or something like that. We can just get something that codifies that says here's what we heard from the standing committee as staff direction. That would be great. That way we can hold everyone accountable for moving this forward for the community.

Chairman Burroughs said thank you for a thorough presentation. We sincerely appreciate the comments made by committee. I think it's important that we vet this issue on behalf of not only Mr. Lanier and Mr. Fields here this evening, but for the community as a whole. It's been a subject that has brought much concern.

With that, as I stated, it was for information only. Thank you, gentlemen, for the time you've given us.

Commissioner Townsend said, Mr. Chair, a question that I had forgotten. Since it's not for action, if there's anyone who wanted to comment that's present, they would not be allowed to do so? **Chairman Burroughs** said I will get to that. I just don't know. They shouldn't be responding to this unless Legal wants them to respond to questions. This is just usually public comment time unless you want to set it up. Are you asking the community to speak to these gentlemen and answer questions because they're only going to be given three minutes? **Commissioner Townsend** said what I'm asking is, is it appropriate to offer a public comment time? **Chairman Burroughs** said yes. I'm getting to that. **Commissioner Townsend** said thank you. I jumped the gun. Sorry.

Commissioner Stites said the last thing I'm going to say, I'm guessing we're clear, crystal clear that what we're asking is that this original development agreement be brought back to the table and there's some items that need to be still worked out within that original development agreement. That's the direction. This is for information only, but that's what we're asking.

Mr. Waters said yes, Commissioner. I think there needs to be a commission to officially sponsor that request to the Chair in following the meeting in writing. I think under the rules, it just states that a commission member essentially make that request in writing to the Chair.

Chairman Burroughs said I'll ask the Clerk if there were any comments received from the public. **Ms. Sparks** said no comments were received. **Chairman Burroughs** said I'll now recognize members of the public online who wish to address the committee. You will be given up to three minutes to make your comments. I'll ask the Clerk if there are any hands raised by the public who wish to speak.

BPU Board Member Haley said I just want to understand, as we move forward since this is non-action, is there a preference now by Lanier development regarding either site. They apparently have put some significant work into the new site. I just would not want to have them do the preparation they've done and bounce back and forth, one side of the street to the other. Have they expressed a preference to return to the previous and to abandon this one we heard about tonight, Mr. Chair?

Mr. Lanier said our intent would be to provide the original project and do that with full vigor and intent and effort. Return to the original project and do it with full intent and effort here. We are fully prepared to continue that process if asked and supported by the committee.

Chairman Burroughs asked, any other hands raised, Clerk? **Ms. Sparks** said no other hands are raised. **Chairman Burroughs** asked, is there anyone in attendance who wishes to speak? You will be given up to three minutes to make your comments. Please come to the podium, state your name and city of record. You will be given three minutes.

Pastor Cedric Rowan, First Baptist Church, 5th & Nebraska, said I don't live in this city. I do live in Missouri but I pastor church in this community of which I've been devoted to for the last 13 years. It was over two years ago I stood before you along with others in the community expressing our interest in the project. I'm glad to hear dialogue is continuing. It is obvious that we need economic development. As you may know, when you enter our city, what do you see? When you exit the city, what do you see? I'm in support of—and I'm glad you're having this conversation. I think it's important for us to support the project that Mr. Lanier had. I think it's important for us to provide opportunities for this community. I have three minutes. Somebody's got me on the timer so I won't take more than three.

I will tell you this that in the original proposal, he discussed employment opportunities. Working with the companies who would provide the windows and teaching our young men in our community and young ladies valuable working skills. Everybody needs employment. Nobody can find anybody to work today. Can you only image what this would do? I'll leave that with you, you the decision makers. But for me, I like to see some dirt.

Greg Kindle, Wyandotte Economic Development Council, KCK, said I just want to make a couple of comments. Number one, thank you for the clear feedback. I wish on many projects we had that kind of clarity. I know that working with the Unified Government team we've been very much involved with coming up with a secondary option because we knew that Mr. Lanier wanted to stay here in the community and had invested a significant amount of money already into the north side. Having this dialogue gave us clarity not only where you stand, but frankly, Mr. Lanier wants to go back to the north side, which is perfectly fine. I do appreciate that and will be anxious to bring this back forward.

Thank you all for your time and, obviously, Willie and I have a lot of conversations. I've only seen the back of his head mostly tonight, but I appreciate it, nevertheless.

Chairman Burroughs asked, anyone else? Let the record show no one else has stepped forward.

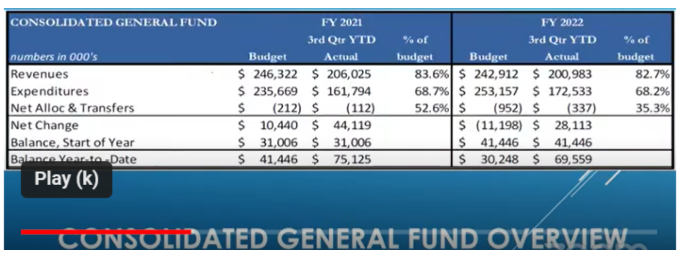
Chairman Burroughs said this committee heard for information only. I think we vetted that pretty well. Mr. Lanier, Mr. Fields, thank you for your patience with us this evening and thank you for the patience you've demonstrated to our community. We sincerely appreciate it.

Action: For information only.

Item No. 3 – 212206…REPORT: THIRD QUARTER 2022 BUDGET VS. ACTUALS

Synopsis: Third Quarter 2022 Financial Performance Compared to Budget of the Unified Government, submitted by Debbie Jonscher, Interim Chief Financial Officer, and Reginald Lindsey, Budget Director.

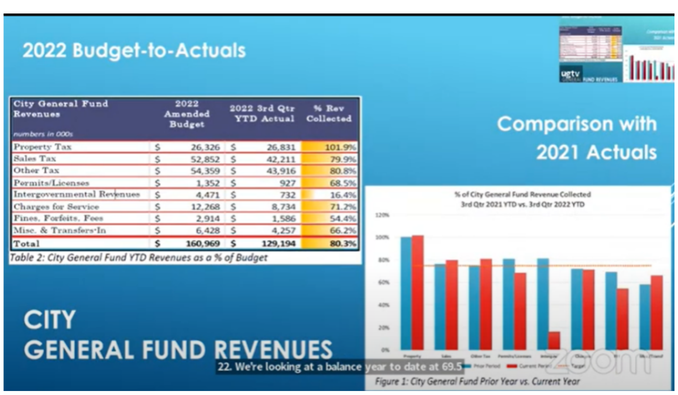
Debbie Jonscher, Acting Chief Financial Officer, said with me tonight I have Reginald Lindsey, Budget Director. We're going to present the Third Quarter Budget to Actuals Report. This is something we do each quarter just to give you the financial performance. We'll start with the Consolidated General Fund.



CONSOLIDATED GENERAL FUND numbers in 000's	FY 2021 Budget	FY 2021 3rd Qtr YTD Actual	FY 2021 % of budget	FY 2022 Budget	FY 2022 3rd Qtr YTD Actual	FY 2022 % of budget
Revenues	$ 246,322	$ 206,025	83.6%	$ 242,912	$ 200,983	82.7%
Expenditures	$ 235,669	$ 161,794	68.7%	$ 253,157	$ 172,533	68.2%
Net Alloc & Transfers	$ (212)	$ (112)	52.6%	$ (952)	$ (337)	35.3%
Net Change	$ 10,440	$ 44,119		$ (11,198)	$ 28,113	
Balance, Start of Year	$ 31,006	$ 31,006		$ 41,446	$ 41,446	
Balance Year-to-Date	$ 41,446	$ 75,125		$ 30,248	$ 69,559	

As you can see, this is a comparison to the third quarter year-to-date for 2022 compared with the third quarter year-to-date for 2021. I will just note that revenues in 2021 at the end of the third quarter were at 83.6% of budget. In 2022, we're at 82.7% of budget, so we're a little bit lower compared to 2021 as a percent of budget.

On the expenditure side in 2021 we were at 68.7% budget spent. In 2022, we're at 68.2%. Just looking at this for year-to-date 2022, we're looking at a balance year-to-date at $69.5M.



City General Fund Revenues numbers in 000s	2022 Amended Budget	2022 3rd Qtr YTD Actual	% Rev Collected
Property Tax	$ 26,326	$ 26,831	101.9%
Sales Tax	$ 52,852	$ 42,211	79.9%
Other Tax	$ 54,359	$ 43,916	80.8%
Permits/Licenses	$ 1,352	$ 927	68.5%
Intergovernmental Revenues	$ 4,471	$ 732	16.4%
Charges for Service	$ 12,268	$ 8,734	71.2%
Fines, Forfeits, Fees	$ 2,914	$ 1,586	54.4%
Misc. & Transfers-In	$ 6,428	$ 4,257	66.2%
Total	**$ 160,969**	**$ 129,194**	**80.3%**

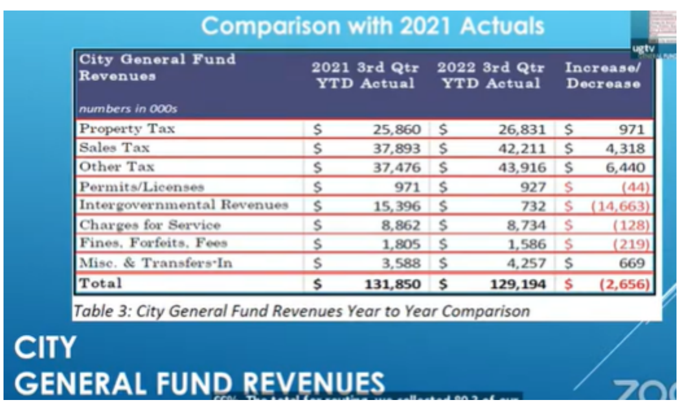
Table 2: City General Fund YTD Revenues as a % of Budget

On the next couple of slides, we're just going to talk about the City General Fund revenues. This first graph on the left-hand side is just the budget to actuals statement showing all of the different revenues. The first middle column is the 2022 amended budget and then the middle column is the third quarter year-to-date actuals with the percent of revenues collected. You can see that property tax, we're at 101.9%, so we are actually a little bit over what we projected for budget. Sales tax, we're at 79.9%, and other taxes, which also include the BPU PILOT, are at 80.8%. All of the other revenues, we've got permits and licenses at 68.5%.

I will note that intergovernmental revenues is only showing 16.4%. The reason for that is this is the third quarter and we have not done the journal to move the ARPA revenues over to the City General Fund. That will be done in the fourth quarter. You'll see that in the next quarterly report. So that is why that number is only showing 16%.

Trash, charges for service, is at 71%. That includes the trash revenue for trash and recycling collection. Then with fines, forfeitures, and miscellaneous at 54 and 66%. The total for revenues, we've collected 80.3% of our current amended budget.

The next graph is just showing a comparison to the prior year. The dotted line shows 75%, which is where we would expect to be at the end of the third quarter. As you can see, property and sales tax are both up above the target of 75% as well as the other taxes. Then, as you can see, the others are below that current line.

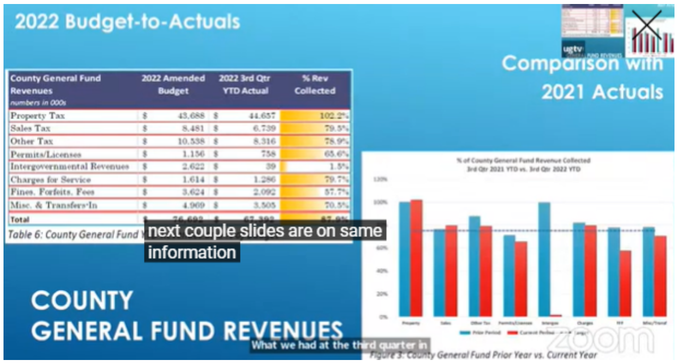


Comparison with 2021 Actuals

City General Fund Revenues *numbers in 000s*	2021 3rd Qtr YTD Actual	2022 3rd Qtr YTD Actual	Increase/ Decrease
Property Tax	$ 25,860	$ 26,831	$ 971
Sales Tax	$ 37,893	$ 42,211	$ 4,318
Other Tax	$ 37,476	$ 43,916	$ 6,440
Permits/Licenses	$ 971	$ 927	$ (44)
Intergovernmental Revenues	$ 15,396	$ 732	$ (14,663)
Charges for Service	$ 8,862	$ 8,734	$ (128)
Fines, Forfeits, Fees	$ 1,805	$ 1,586	$ (219)
Misc. & Transfers-In	$ 3,588	$ 4,257	$ 669
Total	**$ 131,850**	**$ 129,194**	**$ (2,656)**

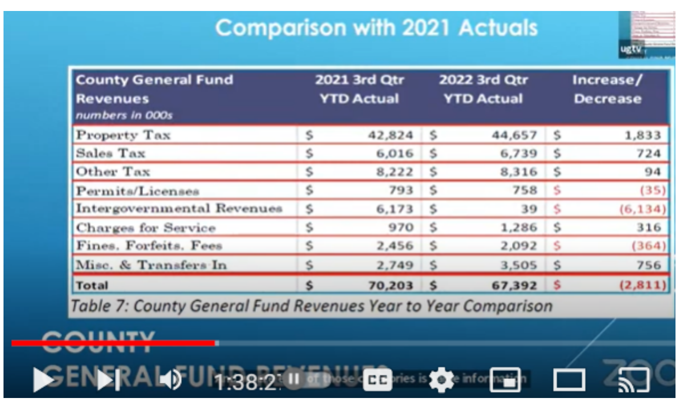
Table 3: City General Fund Revenues Year to Year Comparison

This next one is a comparison of year-to-date actuals for Third Quarter 2021 and 2022. You'll see for property tax we've actually collected more in 2022 than we did in 2021. The same thing for sales tax and other tax. Once again, the intergovernmental revenue is the ARPA. The reason that's not shown—the reason that's showing that we don't have much in third quarter is just because of that entry. That will be corrected in the fourth quarter. So for a total for 2022 with everything that's been collected, we're about $2.6M below in revenues what we had at the third quarter in 2021.



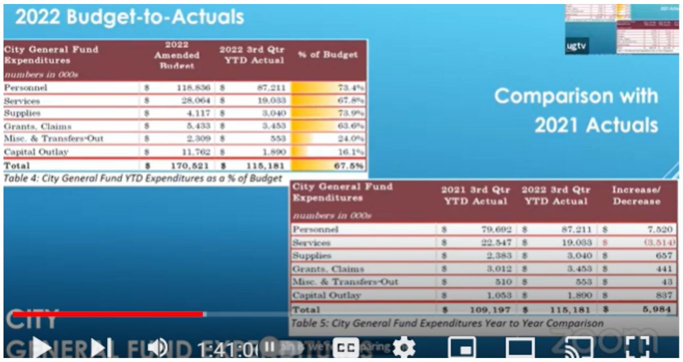
The next couple of slides are the same information, but for the County General Fund. This first one is the comparison of year-to-date collections compared with budget, 2022 amended budget. Once again, the property tax is 102%, similar to what we saw in the City General Fund. Sales tax at 79%. Other taxes at 78.9%. Once again, the intergovernmental revenue is the same as it is on the city side. That entry will be made in the fourth quarter.

For the county, we're looking at a total of 87.9% of the budget has been collected as of September 30th. The graph on the right side just shows the target of 75% and where each of those categories—same information as what's on the previous graph.



This is just a comparison, again, with the third quarter actuals, year-to-date actuals for 2021. Property tax, sales tax, and the other taxes are all above what was collected at this time in 2021, but tor the year, we're at about $2.8M less than what was collected in 2021.

With that, I'll turn it over to Reginald Lindsey, our Budget Director, to talk about the expenditures.

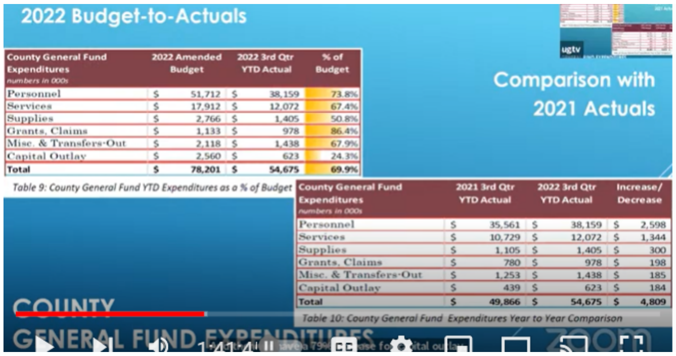


Reginald Lindsey, Budget Director, said the first slide, we're looking at the City General Fund expenditures. We have two different charts. The first chart in the upper side of this slide shows the budget comparison of year-to-date for the budget. The one at the bottom shows comparison of year-over-year comparing 2021 to 2022. Both of these slides, we're comparing our six expenditure categories. The theme here is that expenditures should be under 75%. If it's under 75%, we're doing good. If it's over 75%, we have spent a little more than we expected to.

We can see in the chart at the top that we have spent 67% of our budget for the City General Fund. We kind of point out the capital outlay we have only spent 16% of that budget. One thing that's going on here is that we have $7M for ARPA expenses that are there. In the budget season, we did allot $3.5M for the Central Avenue Bridge. Then there's another $3.5M for grant match. So the $7M is still there. There's like $3.5M left that would need to be spent that is part of the regular budget.

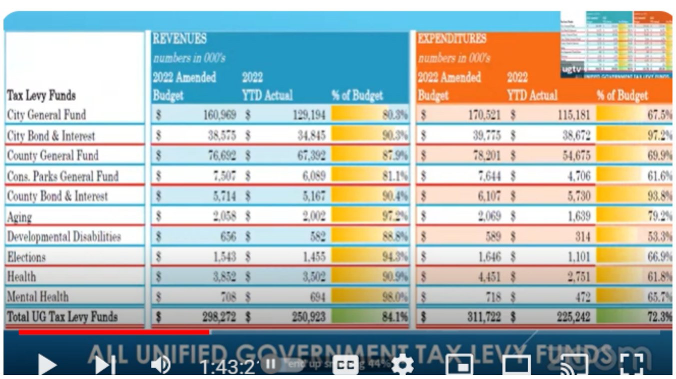
Looking at the personnel budget, we are close to 75%, where we have spent almost 74%. Services, we're at 67%. Supplies, 73%. Then grants and claims, we're at 63%. Some of the things within the personnel budget includes our salaries. Also, when we have people that retire, payouts are there. Also, our pension expenses and then our benefits and overtime are also included there.

As we look at the bottom chart, the theme here, again, is we're comparing the 2021 actuals to the 2022 actuals. We can see personnel is up about 9%. Services are down about 16% compared to last year. Some of that has to do with we had a cyber incident in the second quarter and some of the expenditures just did not get back on track in the third quarter. Also, grants and claims, we had a 15% increase over last year. Miscellaneous transfers at 8% increase. Then we have a 79% increase for capital outlay over 2021for 2022.

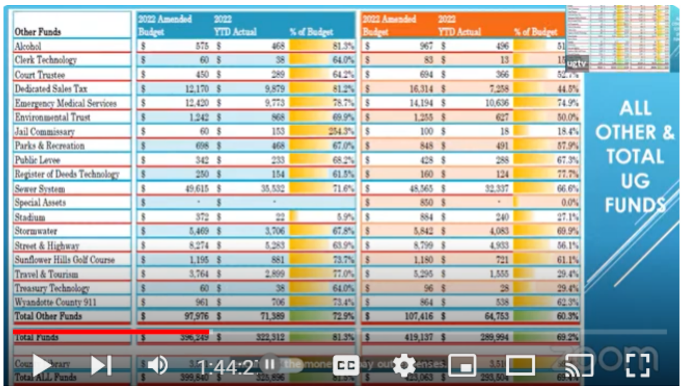


This slide right here, we're looking at the County General Fund. Again, we're looking at budget to actuals as it compares to the budget. At the top of the slide and then at the bottom of the slide we're looking at 2021 actuals compared to 2022 actuals. Again, we're looking at the six expenditure categories. We can see that total budget for the County General Fund we have spent about 70% of that budget which means we're in pretty good shape as far as we haven't overspent. We'd be overspent if we had spent 75% at that time. We can see personnel is at 73%; our biggest category. Again, this is where we pay our salaries, pensions, and also our payouts and benefits and overtime. Another big category is capital outlay. We have spent 24% of that. Also, we were a little slowed down just because of some of the things going on in the market and also some of the things going on when we had our cyber incident in the second quarter.

As we look at the bottom chart, the theme here is we're comparing the 2021 actuals to the 2022 actuals. We can see that in personnel, we spent 7% more this year. In services, we spent about 13% more. Capital outlay, we ended up spending 44% more.



The current slide, we're looking at a snapshot of our other ten tax levy funds that includes City and the County General funds that we just reviewed. The revenues are on the left side and then the expenses are on the right side of the chart. One of the key things that we look for in the revenue is that we have collected 75% of the revenue, at least. On the expenditure side, we want to make sure we haven't spent over 75%. So we see all the revenues that we have in the Tax Levy funds that we have collected at least 75% of the budget, and most of them more. On the expenditure side, we just want to make sure we're not over 75%. We can see total UG Levy Funds, we're at 72%. We did have a City Bond & Interest Fund and the County Bond & Interest Fund that are over 75%. One of the things that happens here is we encumber the money to pay out expenses that need to be paid there.



Other Funds	2022 Amended Budget	2022 YTD Actual	% of Budget	2022 Amended Budget	2022 YTD Actual	% of Budget
Alcohol	$ 575	$ 468	81.3%	$ 967	$ 496	[illegible]
Clerk Technology	$ 60	$ 38	64.0%	$ 83	$ 13	[illegible]
Court Trustee	$ 450	$ 289	64.2%	$ 694	$ 366	[illegible]
Dedicated Sales Tax	$ 12,170	$ 9,879	81.2%	$ 16,314	$ 7,258	44.5%
Emergency Medical Services	$ 12,420	$ 9,773	78.7%	$ 14,194	$ 10,636	74.9%
Environmental Trust	$ 1,242	$ 868	69.9%	$ 1,255	$ 627	50.0%
Jail Commissary	$ 60	$ 153	254.3%	$ 100	$ 18	18.4%
Parks & Recreation	$ 698	$ 468	67.0%	$ 848	$ 491	57.9%
Public Levee	$ 342	$ 233	68.2%	$ 428	$ 288	67.3%
Register of Deeds Technology	$ 250	$ 154	61.5%	$ 160	$ 124	77.7%
Sewer System	$ 49,615	$ 35,532	71.6%	$ 48,565	$ 32,337	66.6%
Special Assets	$ -	$ -		$ 850	$ -	0.0%
Stadium	$ 372	$ 22	5.9%	$ 884	$ 240	27.1%
Stormwater	$ 5,469	$ 3,706	67.8%	$ 5,842	$ 4,083	69.9%
Street & Highway	$ 8,274	$ 5,283	63.9%	$ 8,799	$ 4,933	56.1%
Sunflower Hills Golf Course	$ 1,195	$ 881	73.7%	$ 1,180	$ 721	61.1%
Travel & Tourism	$ 3,764	$ 2,899	77.0%	$ 5,295	$ 1,555	29.4%
Treasury Technology	$ 60	$ 38	64.0%	$ 96	$ 28	29.4%
Wyandotte County 911	$ 961	$ 706	73.4%	$ 864	$ 538	62.3%
Total Other Funds	$ 97,976	$ 71,389	72.9%	$ 107,416	$ 64,753	60.3%
Total Funds	$ 396,249	$ 322,312	81.3%	$ 419,137	$ 289,994	69.2%
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total ALL Funds	$ 399,840	$ 325,896	[illegible]	$ 423,063	$ 293,504	[illegible]

This current slide is a look at all our other 19 other funds. On the left-hand side of the page, we have the expenditures for the revenue, and then on the right-hand side of the page we have the expenditures. So the key thing that we want to look for here is that we have collected 75% of the budget for the revenues. We can see that some of these funds have not done that, like the Clerk Technology Fund, Court Trustee, and Register of Deeds Technology Fund, they have not collected the funding as we expected them to. Special Street & Highway has not collected what we expected to yet. We have the ARPA transfer that needs to happen here to get it to where it needs to go. All in all, all the total funds, we are at like 81% collected for revenue.

If we look at the expenditure side, we can see the 19 funds. Our average we collected or we've expended, 70% of the budget.

Commissioner Stites said, Reggie, one thing that sticks out to me is this stadium. I'm not sure what that—I'm guessing that's the Monarchs Stadium. **Mr. Lindsey** said yes. **Commissioner Stites** asked, but why is that—I don't know. Are we going to make up that, I mean, the 4.1% in the last quarter? **Ms. Jonscher** asked, are you talking about on the revenue? **Commissioner Stites** said yes. **Ms. Jonscher** said right now on the stadium, there is no—that's one, I think, we need to look at. I think we were actually reviewing that last week to determine because, I think, we should have some payments there from the Monarchs that I think we were looking at. We'll be reviewing that. If there's any correction to be made, we'll make that for the fourth quarter. We'll take a look at that one.

Chairman Burroughs asked, any other questions, comments?

Mr. Lindsey said that completes our presentation.

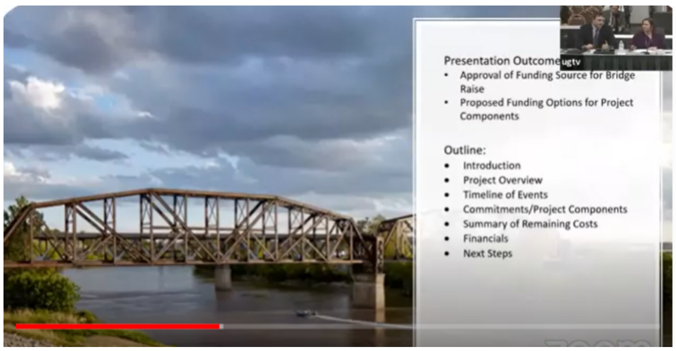
Chairman Burroughs said at this time, if there's no questions from the Commission, I will ask if there's any comments received from the public. **Ms. Sparks** said no comments received. **Chairman Burroughs** said I'll recognize members online who wish to speak to this item. **Ms. Sparks** said no hands raised. **Chairman Burroughs** asked, is there anyone in the audience who wish to speak to this item? Let the record show that no one has stepped forward.

Chairman Burroughs said, again, this was for information only and not an action item. Reggie, Debbie, I would just ask, we're almost—we started the first year. When can we expect the fourth quarter report? Will it be before the first quarter of 2023 is finished? **Mr. Lindsey** said it will probably come forward sometime at least March. **Ms. Jonscher** said usually we try to get all of the yearend entries posted before because usually we'll have some entries that carry over into the first part of the year and we try to make sure that those are all recorded before we run the final report. Our goal is usually to have it done within the next quarter, so we are shooting for March so that would be our goal.

Chairman Burroughs said thank you so very much for your presentation.

Action: **For information only.**

Item No. 4 – 212198…RESOLUTION/DISCUSSION: ROCK ISLAND BRIDGE
Synopsis: Consideration of funding approval for Rock Island Bridge raise and discussion of funding sources for KCK Riverfront Park and Levee Trails Project, submitted by Jeff Fisher, Executive Director of Public Works.



Troy Shaw, County Engineer, said I'm going to give a quick introduction about a little bit of background about why you have two engineers sitting up here from Public Works at Economic Development and Finance giving you a presentation over this. So bear with me for a real quick and talk about that. Then Sarah will go into a lot more detail about what we're talking about today.

A few months ago, Public Works Engineering was asked to take over this project and get it to the finish line, whatever that looks like, but to get it done. I'm going to assume, make the assumption that we were asked to do that because we're great at what we do. That's my assumption at least so don't tell we otherwise if it's different.

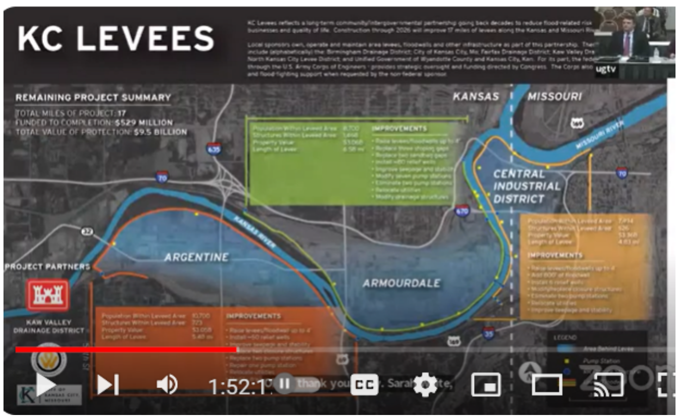
We're working and we have a team. We've been meeting with Budget and Finance here as well, and they'll have part of this presentation. Really what we're looking at right now is we're asking for two things in this conversation. I just want to point this out, specifically, because I know we'll get into talking about a lot of other stuff related to that. We want to give you as much information that we've found out as we've taken over this project and started learning more about it.

Sarah White, next to me, Engineer in Public Works, was assisting with this project as it's being going on so she knows a little bit about it, knew a little bit on the past, and knows a whole lot about it now, and has been working on the levee project with the Corps of Engineers, so that's why she was involved and originally coordinated with that and coordinated with consultants as necessary with these projects, economic development projects.

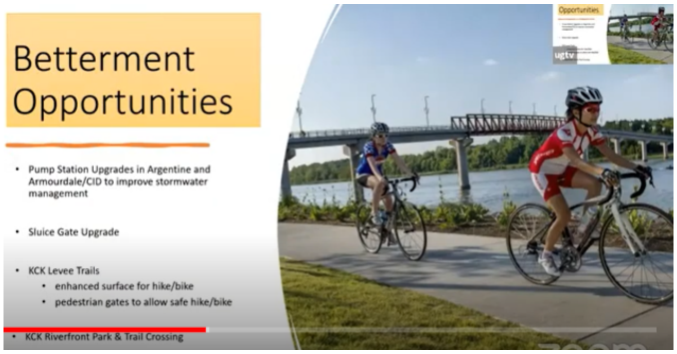
Historically, Public Works Engineering, we're not economic developers and I'm not going to claim to be. We think we've got answers to a lot of the questions you had, but there may still be more but we'll work through them.

The two things we really need from this meeting, we need to decide if we want to raise the bridge, which is now a UG asset. If we do want to raise that bridge, we need to determine what funding is appropriate to raise that bridge as soon as possible. We'll get into why as soon as possible is the way our recommendation.

I'm going to turn it over to Sarah and she will go into more detail. Like I said, I'm glad to answer any questions and give you as much information that we have.



Sarah White, Public Works Engineering/Project Engineer, said I wanted to just get started with just a quick project overview and background, and like Troy said, why Public Works Engineering is involved in an economic development project. The Kansas City Levees Project, which began back in 2018, is a $540M federal project being run by the Army Corps of Engineers. The Unified Government is a project partner along with the city of Kansas City, MO, and Kaw Valley Drainage District. This project includes over 17 miles of enhanced levees that will bring the flood protection for this area to a 750-year event.

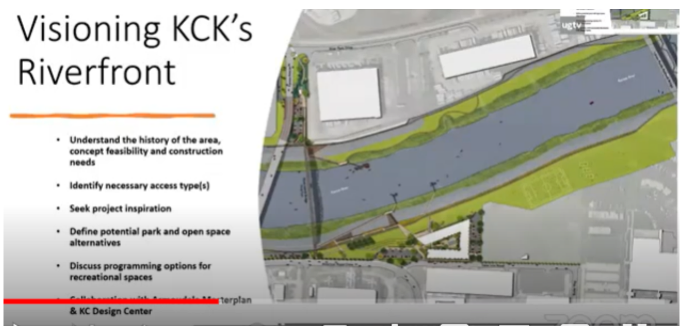


Part of being a project partner, we had a lot of different responsibilities that we needed to do, including getting all of the easements. The other thing as a project partner, is we have the ability for betterments. Betterments, under the federal Corps of Engineers' projects, are things that go kind of above and beyond the flood protection scope of work but are still in the project boundary. So when the Unified Government became a project partner back in 2018, there was a budget set up for betterments. That budget was set up at $10M, and I believe that was back in 2018. From that, different things and different departments looked at ways to utilize or leverage the KC Levees Project in order to make enhancements to the system.

Some of the betterment opportunities that we did partake in is pump station upgrades for Argentine, Armourdale, and the Central Industrial District pump stations. Those were $1.4M for the Armourdale and CID pump station upgrades, and $1.8M for the Argentine pump station upgrades. We also did a sluice scrape gate upgrade, which was $115,000. Then $2.7M for the KCK Levee Trails. These were approximately 15 miles of enhanced surface added to the project for bike and hike as well as pedestrian gates that would allow for the safety of the users and allow for maintenance and operation activities to still occur.

When we say these items were added, these were added to the Corps of Engineers' project. So these went out as bid in these various contracts and we received a bid price for these items. The remaining of that $10M, $2.2M of that has been spent on coordination, various items that went into the requirements for the levees project, as well as design and coordination for the betterments.

During our discussions with all of the property owners to acquire easements for the project, we became aware of the momentum occurring along the riverfront on both sides of the river, which is all in Kansas City, KS, surrounding with the Rock Island Bridge kind of being that kind of centerpiece there. In early discussions, the Corps and us met with these developers to talk about how we could work through during design of the levees project in order to not restrict or inhibit development that could occur along this river.



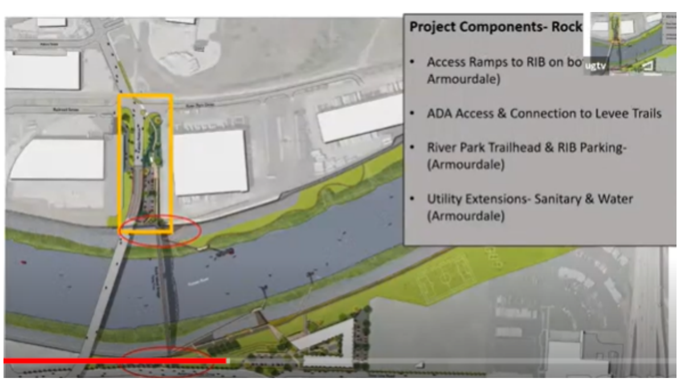
We also met to put together what a vision for the KCK riverfront would be. We met internally UG. We also held public meetings as well as we collaborated with the Armourdale Master Plan and the Kansas City Design Center on their efforts that were going on at the same time to integrate the public outreach portion in that. One of the things that came about from our visioning workshops was that we wanted to make sure to create a riverfront on both sides of the river and allow an opportunity for people to cross over the Kansas River to get to both sides and to really grow that area that has been underutilized.

The other developments that are occurring, one is the Rock Island Bridge, which I know we've discussed in-depth. That is a $10M construction project that the developer has put money in for. The other one on the eastern part of the riverfront is The Helm, which used to be called the Arts Too. It is a residential apartment unit with, I believe, they're still looking at doing some retail.

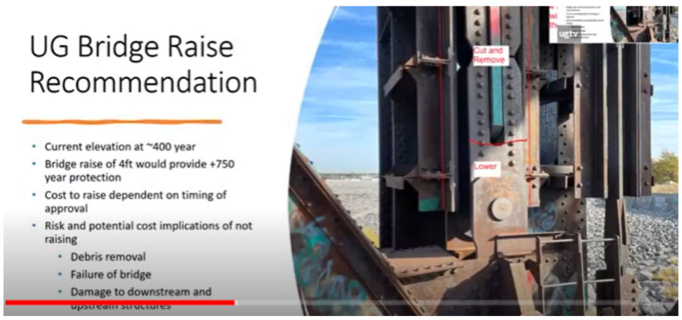
It is a $52M construction project with 224 units. There is also a Phase 2 and Phase 3 in design right now and that will be a $100M investment with 400 – 500 units.

Part of those development coordination was looking at things that the Unified Government could enhance with a riverfront park. So part of that vision was to create greenspace in a predominately grey area, provide connection to the river both visually and physically, and tie into the development momentum in the area.

Here's a quick timeline of events. As I said, we started back in 2019. We have worked diligently with both the Corps and the development for coordination over the past four years now. One thing to note is that we did, last February 2022, we submitted a $23.7M grant application to the BASE grant, which is Building Ameri—I'm not even going to try. It's an economic development grant through the state. We did it for $23.7M combined with, it was a partnership with the bridge, the Helm, the KC Book Club, BPU utilities, and the Unified Government for that full riverfront project. That makes sense here in a little bit, but I wanted to point that out. That was submitted last year.



Part of this is talking about the different project components that have been committed to with these projects. For the Rock Island Bridge, they are highlighted here. It is the access ramps on both sides to the Rock Island Bridge. Both have to span over the floodwalls, and those floodwalls are being raised 4' in that area. Also, ADA access and connections to the levee trails. These also service as maintenance and operation access to the levee system. A parking lot on the west side, which is more than just a parking lot. It is a river park trailhead where we did purchase that property in order to create that trailhead. It will be both a parking lot for the bridge as well as a public access to the levee trails, approximately 15 miles of levee trails, as well as the utility extensions of sanitary and water to the bridge.

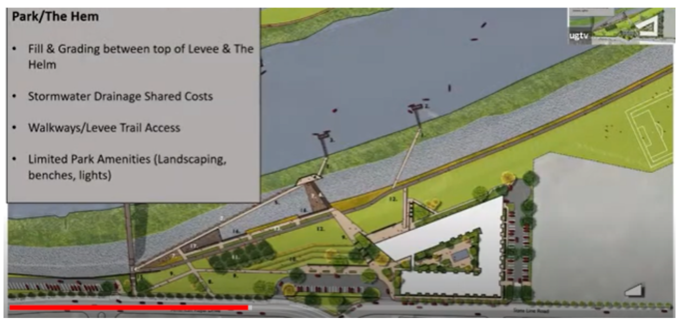


One of the items that has been brought up in the past couple of months is the bridge raise itself. A quick background on that. This bridge is an abandoned railroad bridge that up until recently was owned by KCMO. When the Corps of Engineers did their feasibility study, they look at different cost benefit ratios of the project. This bridge, for just a simple summary, did not check the box in order to have it be part of the project and be covered under the project. Not saying that we agree with that analysis, but that is something that the Corps of Engineers does, a very large feasibility study.

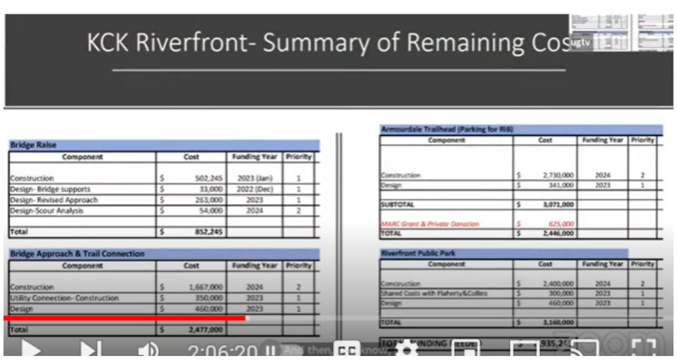
At this point this bridge, with the project, is not being raised. The design of the levee system accounts for this bridge being a low point and a restriction into the channel. With that being said, the levee system is being raised to about a 750 protection level. Currently, this bridge sits at about a 400-year level where the analysis done by the Corps shows that anything above that 400-year event could cause a risk of this bridge going into a surge and coming down. Their analysis showed that there would be a very low risk of any kind of damage being caused to the levee system, however, when Troy and myself were asked to look into if the UG should raise the bridge based on becoming an asset owner and now having it as part of our infrastructure portfolio, the analysis we did is that there is a risk for damage to downstream structures, which the next downstream structure is the Union Pacific Railroad Bridge. Our recommendation is that this bridge needs to be raised 4’ in order to get it out of the channel and not be a low point in this.

One of the other things that went into our decision was we did receive a cost from the contractor that is working with Flying Truss on the Rock Island Bridge to do the work while they’re out there. That cost came in, at what we thought, as an extremely reasonable number to then greatly reduce our risk of any kind of flooding.

So, for the Public Works Engineering, our recommendation is that we should raise this bridge. In order to get it at the price that was quoted to us from Barcus, we would need to do it in February – March timeframe when they are out there doing construction.



The next project components that we will discuss are the KCK Riverfront Park that is adjacent to The Helm. These components include fill and grading between the top of the levee and the new apartment complex, as well as creating this open greenspace. These costs also include some of the stormwater drainage shared costs, the walkways and levee trail access that needs to be put in, and then very limited park amenities which we hope in the future could be expanded on.



Bridge Raise

Component	Cost	Funding Year	Priority
Construction	$ 502,245	2023 (Jan)	1
Design- Bridge supports	$ 33,000	2022 (Dec)	1
Design- Revised Approach	$ 263,000	2023	1
Design-Scour Analysis	$ 54,000	2024	2
Total	$ 852,245		

Bridge Approach & Trail Connection

Component	Cost	Funding Year	Priority
Construction	$ 1,667,000	2024	2
Utility Connection- Construction	$ 350,000	2023	1
Design	$ 460,000	2023	1
Total	$ 2,477,000		

Armourdale Trailhead (Parking for RIB)

Component	Cost	Funding Year	Priority
Construction	$ 2,730,000	2024	2
Design	$ 341,000	2023	1
SUBTOTAL	$ 3,071,000		
MARC Grant & Private Donation	$ 625,000		
TOTAL	$ 2,446,000		

Riverfront Public Park

Component	Cost	Funding Year	Priority
Construction	$ 2,400,000	2024	2
Shared Costs with Flaherty&Collins	$ 300,000	2023	1
Design	$ 460,000	2023	1
TOTAL	$ 3,160,000		

This is the summary of the remaining costs that are needed for this project. The bridge raise, we list at the top there, that comes in at approximately $852,000. As we stated before, this is really a kind of the priority need for a decision tonight, this funding effort. The bridge approach and trail connections is at approximately $2.4M. Those could be divided up between—the design really needs to occur this year and then construction would happen in '24 or '25. The Armourdale trailhead parking is coming in at $2.4M. We do have a MARC grant and private donation that is split between this trailhead and the Protector & Gamble trailhead. That is $625,000 for this portion that we do currently have. Then for the riverfront public park component, that construction and design need is at $3.1M. So our total funding needs is at $8.935M.

Now I'll pass this over to Budget and Finance, and they're going to talk about the financial and funding options that we have as well as kind of go into some of the revenue and financial commitments.

Commissioner Stites said when you said the owner—the potential damage downstream that could—downriver that would be impacted would be the UP Bridge, right? So, who owns the UP Bridge? **Ms. White** said the Union Pacific Railroad. **Commissioner Stites** said I wasn't saying that to be, I mean, I didn't know, right, because Rock Island Bridge, who owned the Rock Island Bridge? **Ms. White** said I would assume the Union Pacific Railroad owns that.

Commissioner Stites said so my question would be, if that's an asset that they could see could be in jeopardy if this is not raised, is there any type of interest on their part that they help protect their asset by help offsetting the cost of the $852,000 to protect their asset?

Mr. Shaw said that question has not been asked to the Union Pacific, however, I will assume that they would say no. If your asset causes damage to ours, you're going to pay for our asset. That would be my assumption. I don't know if that seems…**Mr. Waters** said no, we haven't had that conversation. **Mr. Shaw** said my thought would be, and this is part of our recommendation, if the UG's asset is inundated with water, something happens, it comes down and damages the downstream Union Pacific Bridge, my assumption would be that they would hold the UG liable for that. I don't know if that makes sense to Legal, but if that's the case, like I said, that question hasn't been asked. I don't know, but that's just my thought.

I'll also note, as Sarah's talking about the different things we have up here with the costs, the bridge is, from my understanding, the only thing up here that is not contractually agreed upon. That's why we're making a decision on that. We don't have to raise it, it's just a reduced liability to us in the future. That's why it's our recommendation. The other ones, I believe, and Patrick can talk more if you have different questions, are contractually obligated per agreements that were previously made by the UG. So I just wanted to make sure we're clear on that before Budget and Finance start going into details.

Commissioner Stites asked, how long has the current bridge been there? The Rock Island Bridge, how old is that? **Ms. White** said I believe it's over 100 years old. **Commissioner Stites** said it's probably not going to make it another 650 years, I would guess. **Mr. Shaw** said probably not. It has had updates. **Commissioner Stites** said neither has that Rock Island, or I mean neither has that UP Bridge, right, so it's probably going to need to be raised up or fixed sometime soon, I would guess. How old is it? **Ms. White** said the Union Pacific Bridge, it's elevation is above the levee raise in that area. So right now, the Rock Island Bridge is the lowest structure in the stretch of our project.

Commissioner Stites said I guess, help me understand then how does us not raising our bridge create a bridge that's already higher than our bridge create issues. **Mr. Shaw** said in my mind, how I think of this, if water hits the side of our bridge, right—we've got water hitting it and it takes that bridge down—you've all seen when water picks up cars and floats them down the road. If water hits that and it's floating that bridge down and there's this much clearance between the top of the flood wall and KCMO's bridge, there's opportunity for our bridge to slam into that other bridge.

Ms. White said and another thing to point out with our recommendation is that even if the bridge wasn't impacted by flooding and didn't surge and come down, it could also be a debris collector being the low point. So anytime you would have to go out and remove debris, would be a cost. It is our assumption, as the asset owner, that the UG would be responsible for cleaning off any kind of debris that would come down.

Commissioner Stites asked, who does that now because I look over there now and I look on the river and I look at these trees that are all snagged up along it right now? I don't see anybody going out there and cleaning them off. **Mr. Shaw** said for the assets that we own, we clean those. **Commissioner Stites** asked, what's that cost? What is that? **Mr. Shaw** said it depends on what it was. I couldn't even tell you what it was right now. I can get you something later, but I'm not going to take a stab at it and be wrong.

Commissioner Stites said my question is, we're asking to take action on it tonight. I'd like to know is it a cost of $50,000 each time we go out, $4,000 or…**Mr. Shaw** said one thing I would say on this specific bridge, is given that there will be a development on it, it's not like you can drive a car on it. You can't drive a big truck on it with a crane to go pick up debris, so your debris removal would likely come from the river side, which means you would have a barge and something from below which substantially increases the cost. I mean it's got to be over $100,000 or $100,000 to take a barge out there and do cleaning.

Commissioner Townsend said we just talked about cleaning debris. I remember when this was proposed, I guess last month, that was one of the calamities or possibilities for damages. I think I just heard somebody mention that this bridge could actually move. What kind of event would have to happen to cause that type of damage? I remember, what was that, the flood, was it '93? (inaudible) **Mr. Shaw** said '93 as well. **Commissioner Townsend** said okay. We'll go back to '51.

Mr. Shaw said to that point, currently the existing bridge is above the existing levee walls. If water gets up to the top of that levee wall, it won't hit the bridge. It overflows the wall. It would overflow the walls and flood everything else. When we raise the walls up, now the bridge is sitting below the elevation of the walls so water can hit that bridge and put force on that bridge pushing it before it gets up high enough to flow over the levee walls. There's the difference between what was previously, which the bridge never had that water force hitting it beside it. Now, when the levee's higher, water could potentially get up that high and cause force. I can't tell you what sort of force that would take to do that, but we've all seen how strong water can be and what it can do. I know I wouldn't want to be on it if water was anywhere near it.

Commissioner Townsend said you answered the underlying question because the levee is going to be raised. So then that would put us at a deficit or the position where the bridge currently is relative to the levee is going to change. **Mr. Shaw** said correct. **Commissioner Townsend** said whether we do something or not. **Mr. Shaw** said correct. **Commissioner Townsend** said if we raise it, that eventuality is removed. **Mr. Shaw** said correct. If we raise it, it will be in the same situation we're at right now. The levee walls would be here and the bridge would be above those levee walls. So if water ever does get high enough to go over those levee walls, it will spill over the levee walls before it impacts the bridge.

Commissioner Stites asked, has water ever hit the bottom of this bridge? **Ms. White** said in the '93 flood—this project and the elevation that's being—the levee raise that's occurring right now is because of the '93 flood levels. So the '93 flood in this area was just, from the property owners, from his words, it was just inches from overtopping the levee in that area. It would not have hit this bridge at that time because the bridge is currently above the levee. But when you raise the walls, you're containing all that water so it will be—if we ever get that big of event, this will be the low point and be in that channel.

Commissioner Stites said in the hundred years that bridge has been there, we've never had water come in and wash it away. **Mr. Shaw** said well, I don't know. It obviously hasn't washed it away, but my assumption, I don't know, I wasn't around a hundred years ago, but water won't hit the bottom of that bridge because the levee walls are here and the bridge is here. So if water ever does get to the top of the levee walls, it will overflow the levee walls.

Commissioner Stites said and we've had it overflow that levee wall. **Ms. White** said the one that is built, the exiting levee walls that are now going to be raised 4', in that exact area, I do not believe; however, that was just from one property owner. There was flooding along, and I wasn't there during the '93 flood, but there was flooding and it prompted the Corps to create this southern levee study. These are the last three levee units of that.

Mr. Shaw said to your point, I don't know that I can answer ever, but I can say that the Corps of Engineers is spending $500M with the assumption that the water will overtop that levee at some point, which is why they're spending $500M to raise the levees up approximately 4' throughout that area.

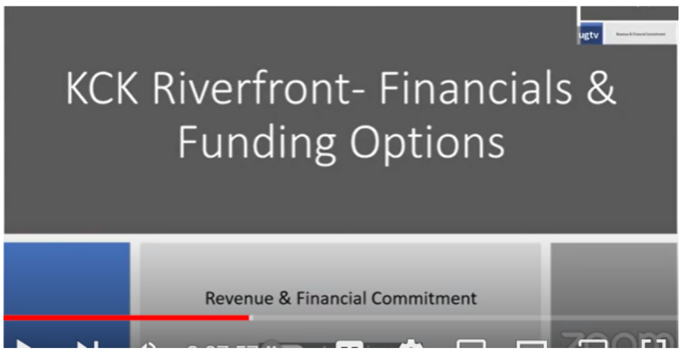
Chairman Burroughs asked, any other comments, questions? Seeing none, proceed.

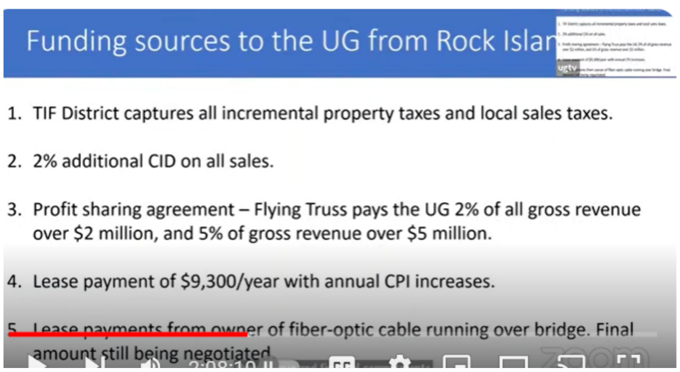
Ms. White said back to before I turn it over to Budget and Finance, I did forget to mention that it was brought to our attention that there was an approval to use the remaining of the betterment funds back in November 2021. We were not a part of that presentation. When we looked into those numbers, we did find a few assumptions that were made to put those numbers together that we believe to be inaccurate. One of the main ones was that the trailhead parking lot was not included in that. That is a contractual obligation so that adds an additional $2.4M to that previous cost. Also, between those cost estimates, which were done with preliminary design, now we're at

60% design, there have been design reviews between our consultant and the Corps of Engineers. There's been some alterations to the design based on the Corps' comments. There's things that the Corps has to approve any work that's done within the levee footprint, and this project is within that levee footprint. So there were some things that had a change.

Then we also have about 25% cost increase between that time and now due to inflation and material costs. That was just a quick comment on why these costs have gone up over the past year and a half.

I'll pass this now over to Budget and Finance.

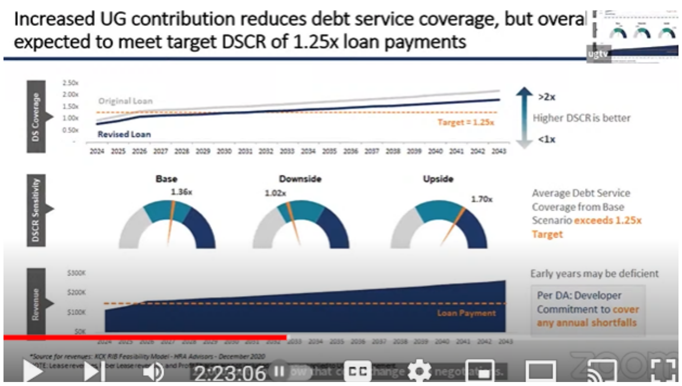




Alyse Villarreal, Debt Program Supervisor, said I work for Debbie Jonscher. My contribution to this discussion is now that you're thinking about is this worth it to raise the bridge, I'm going to talk specifically about what happens to the UG contribution as defined in the development agreement. That means that's the $2M or $2M plus half of the bridge raise. What happens to that. I'll also talk a little bit about the other half of the bridge raise that can't be reimbursed from certain revenues and what we can reimburse those with.

The revenues from the Rock Island Bridge, what's in place there currently, is a TIF district and we're going to capture all the incremental property taxes, all the incremental sales taxes. There's going to be a CID imposed which will have an extra 2% sales tax. There's also a profit sharing agreement with Flying Truss so that anything over $2M gross revenue, we get 2% on; and anything over $5M, we'll get 5% of the gross revenue.

There's a $9,300 lease payment for the bridge and that's increased annually with the CPI increases. Then there's also lease payments from the owner of the fiber optic cable, which I've estimated to be $25,000, but that could change with negotiations.

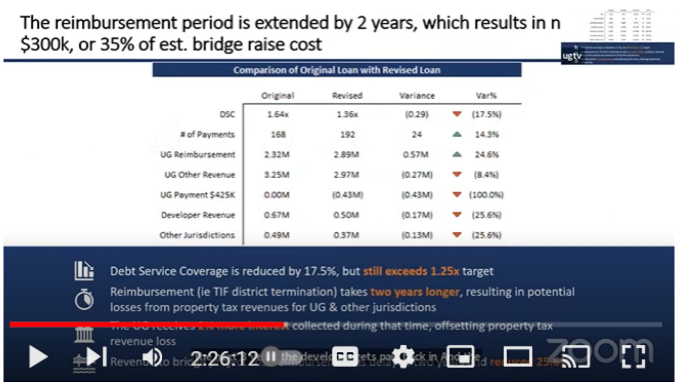


Let's get into the analysis. To cut to the chase as far as, can we afford to increase the contribution from $2M to $2,425,000, approximately? Yes. I've done a lot of analysis on this as far as what the impact to the UG would be. The first top graph on the screen shows 20 years' worth of payments, which is what's set out in the DA. It's an amortization schedule. It's like the minimum payments. What we'd pay ourselves back with is the incremental sales, incremental property, and the CID. We'd get paid back first before anything would go to the developers.

So this is showing the original loan, which is very faint in this room. It looked a lot better on my computer. There's a grey line, which is really close to the dark blue line that you can probably see. There's not much difference. I've got an orange target line there which shows kind of our—it's an internal matrix that we use for debt service coverage. So the higher the revenue, the more times over it covers the debt service payment. So the higher the better.

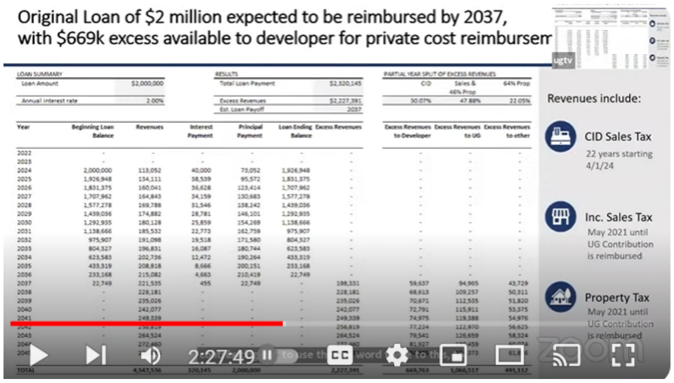
For this project, we identified a 1.25 times coverage is acceptable. In fact, we talked about one time coverage because a provisional, I'll tell you about it in a little bit, but you can see that the entire time the amortization debt service is covered, except for those early years, which, like I said, I'll talk about in a second. We tested that or we did a sensitivity analysis and the middle gauge graph show that if using the HRA feasibility study, if revenues come in as predicted, we're going to have 1.3 times debt service coverage. The downside scenario, I took 25% off of all revenues, the revenues are still covering the debt service payments. The upside scenario is 1.7 times. So this is specifically the $2,425,000.

That last graph is purely revenues to the loan payment. Revenues cover the loan payment except for in the first two years, but the reason that I'm not concerned is that per the DA, the developer has committed to cover any annual shortfalls. We say, hey, the revenues aren't covering it. They cut us a check within like 60 days. Then what would happen is any excess CID revenues that are available in the next few years, would go to pay off the developer for that check that they cut. So they do get made even. So if the first two years are a little short, the next three years the developer gets paid back and the loan is serviced and then excess revenues continue going toward the loan payment.

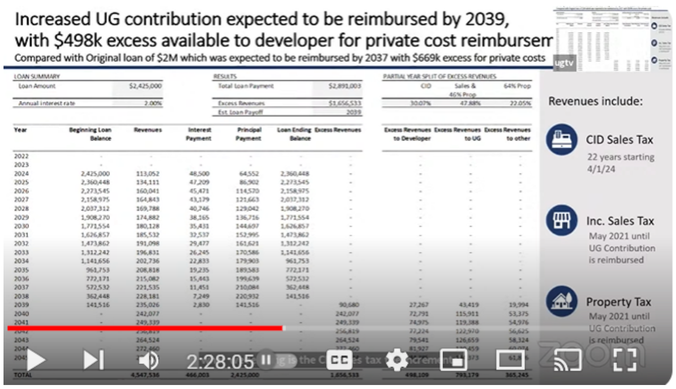


There's a lot on this slide, but basically what I'm saying is, if we increase our contribution from $2M to $2,425,000, yes, of course, metrics are going to go down. Debt service coverage goes down. The number of payments go up. The developer's revenue goes down and other jurisdiction revenues goes down. So, how much is what we what to see. What are we giving up?

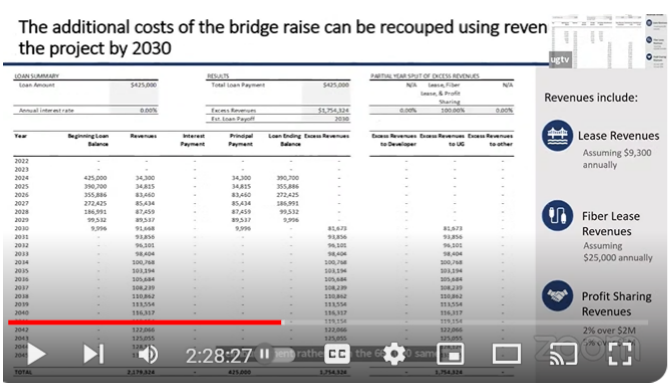
Debt service coverage takes two years longer. The loan takes two years longer to pay back. That results in potential loses because once the loan is paid back, the TIF district ends and then property taxes flow to the UG and to the other taxing jurisdictions like normal, so we're losing out on two years' worth of property taxes and so are the other jurisdictions by making this decision. But we also receive 2% more interest during that time because they're paying us interest for this loan, for this contribution. They're also taking that hit because their revenue is being reduced by another two years, which is 25.6% of what they get. So it is a significant contribution that they're contributing, not to use the word twice to this, to be able to recoup half of the bridge costs.



This is the original loan, $2M. I'm showing it paying off in 2037. What we're using is the CID sales tax, the incremental sales tax, and the property tax.



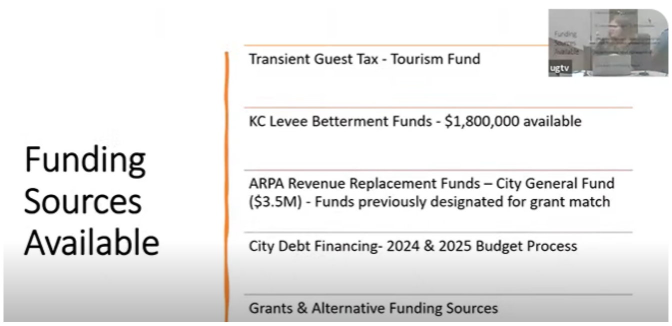
This next slide is the increase, $2,425,000. The loan payment is now two years longer, so 2039. The developer ends up getting $498,000 for their cost reimbursement rather than the $669,000. Same revenues.



The last slide on this is about the $425,000. So this is the other half of the bridge raise that the developer did not agree to let us use the TIF and the CID to cover. So what other revenues are we getting? We're getting lease revenues, fiber lease revenues, and the profit sharing revenues. That $425,000, if we elected, we could recoup the cost by 2030 using those revenues.

Are there any questions over my smaller section about the UG contributions? Debbie and Reggie are going to go into the other costs.

Chairman Burroughs asked, committee, any questions? Seeing none, let's go into the revenue sources.



Reginald Lindsey, Budget Director, said funding sources that are available for the immediate bridge raise and then rest of the project. We have five of them. There's the tourism and guest tax, which is our Tourism Fund, then also the KC Levees Betterment Fund which is $1.8M, then also the ARPA revenue replacement funds, and the City General Fund. We originally had $7M there. We're using $3.5M for the Central Avenue Bridge. Then we also have $3.5M previously designated for a grant match. Then we have for the rest of the project, not including the bridge, is city debt funding in 2024 and 2025 budget process. Then also we have grants and alternative funding forces that are available.

Mr. Shaw said this is for clarification, these are all areas we looked at when we were asked to provide a recommendation of how to fund these improvements. So these are the fund sources that we considered, looked at. We'll give you recommendations based on some of these. I will note, Reggie said $3.5M for Central Avenue Bridge. That's for the Kansas Avenue repair for next year. I just wanted to make sure that's clear or for this year, I guess, now.

Tourism Fund Forecast

TOURISM FUND	2022 Amended Budget	2022 Forecast	2023 Budget	2023 Forecast
TOTAL REVENUES	$ 3,763,566	$ 4,181,135	$ 4,000,000	$ 4,200,000
TOTAL EXPENSES	$ 5,294,987	$ 3,316,289	$ 4,584,020	$ 4,584,020
Contingency for Potential Tourism Projects	$ 1,550,000		$ 1,550,000	$ 1,550,000
Net Change in Fund Balance	$ (1,531,421)	$ 864,846	$ (584,020)	$ (384,020)
Cash Basis Ending Fund Balance	$ 1,489,566	$ 3,885,833	$ 905,546	$ 3,501,813
ACFR Ending Fund Balance	$ 2,633,880	$ 5,030,147	$ 2,049,860	$ 4,646,127
Reserve % of Expenditures	49.74%	151.68%	44.72%	101.35%
Fund Balance 17% Target	$900,148	$563,769	$779,283	[illegible]

Mr. Lindsey said this is a breakdown of the Tourism Fund. What we have here is a forecast of the Tourism Fund for 2022, how we expect to end it, and also 2023 forecast. Originally we had built a budget for 2022 of $5.2M. In there we had a contingency for potential tourism projects of $1.5M. You can see that there. We also have in built in 2023.

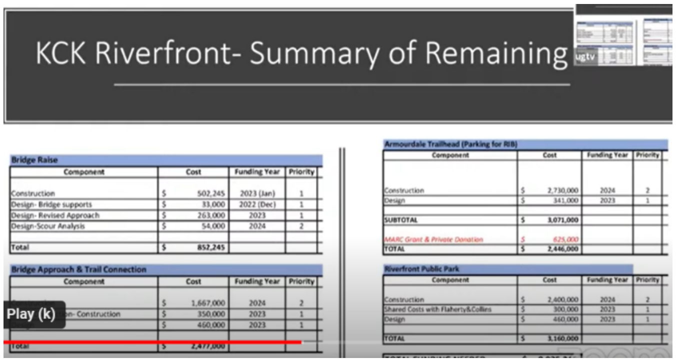
In 2022's budget, we did not spend that $1.5M. What happened is it ended up falling to the bottom line. Also in 2022's forecast, we had $417,000 additional revenue come in that was not in our forecast. Originally where we expected to have a net change of fund balance of $1.5M, we have a net change of fund balance of a positive $864,000 in our 2022 forecast, which is about a $2.3M shift as far as money added to the fund.

In 2022, we're going to end with like $5M in the Tourism Fund, in the fund balance. That's about a 151% of what our reserve is or needs to be. We usually go like with 17% fund balance. We actually have $4.4M expected to end in 2022's forecast.

Commissioner Stites said just a note on that. So that could have been $4.4M that went to reduce property taxes, correct? **Mr. Lindsey** said no. This funding doesn't tie to any tax levy funds. It's used for tourism; bring in tourism. **Commissioner Stites** asked, these are all TGT dollars? **Mr. Lindsey** said yes.

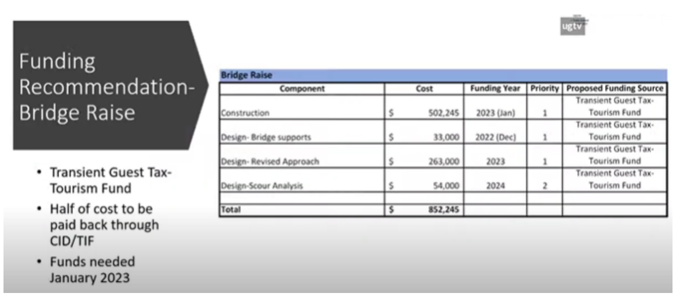
Mr. Lindsey said in the 2023 forecast, with the additional funding that we received from the additional revenues and the funding that we have not spent, we expect to end 2023 with about $4.6M in fund balance, which is about a 101% of our expenditures as far as reserves. We were shooting to have like a $779,000 target, but we'll end up like $3.8M over that.

Also, just one of the things, every year we have put in the budget $1.5M for just potential tourism projects. That's something to keep in mind.



Again, this is a slide that Sarah did go through this, but just kind of touch on immediate funding we need for the bridge raise. Then we have three other projects of the whole project that need to happen with some pretty big dollar amounts as far as the bridge approach. We've got like a $1.6M number there. Then the Armourdale trailhead, we got a $2.7M number there. Then the riverfront public park, we have about a $2.4M number there, which, again, makes the total project an $8.9M number. Some of the five sources we talked about, we could use all or some of those to help fund this whole project.

Now I'm going to turn it over to our CFO, Debbie Jonscher. She's going to talk a little bit more about our information.

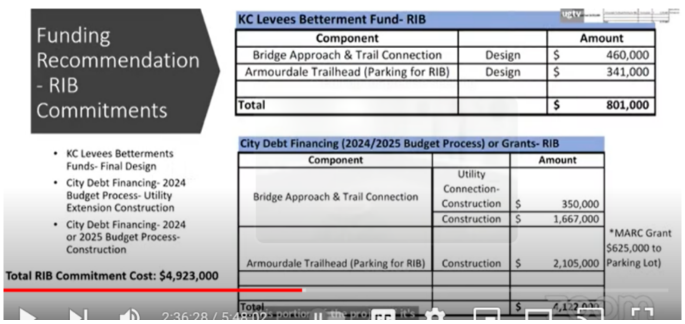


Debbie Jonscher, Acting Chief Financial Officer, said the next couple of slides, I'm going to go through just the funding recommendations that we have. We've broken out the projects; broken these out by the projects. The first one is the funding recommendation for the bridge raise. The total for the design and construction is $852,245. Our recommendation is to use the Transient Guest Tax from the Tourism Fund. As you saw, Reggie just explained, we did bring in additional revenue over budget, so we believe this fund could afford to pay this. As he also said, tourism funding is used for projects that promote tourism. We believe this project qualifies for that.

The developer did dedicate half of the costs of the bridge raise, so approximately $425,000 to be paid back with the CID and TIF. As it was shown, this is not going to happen right away.

It's going to take almost 20 years to pay that or close to that to pay that back. We won't get it back right away, but it would come back to us through those project revenues that we would be collecting.

Also, the funds are needed right away. They said that the construction would start while they're out there working on the bridge in February and March, so we would need these funds right away. This is our recommendation that we would use the tourism funds for this portion of the project if it's approved.



The next slide is the additional funding related to the Rock Island Bridge commitments. We've got this broken out between the design and construction pieces. The top part is the design for the bridge approach and trail connection and the Armourdale trailhead, which includes the parking for the Rock Island Bridge. Our recommendation is that we use the KC Levees Betterment funds for this portion. Then for the construction and utility for the bridge approach as well as the construction on the trailhead, we're recommending that we would bring this back during the budget process to be entered in for the 2024 or 2025 budget process either as debt financing or if there are any grants related. Sarah's going to go over that a little bit later, but that would be our recommendation would be that we use the Betterment funds, which are applicable to this project, to pay for those expenses which need to be incurred in 2023. Then we would bring the rest of it back during the budget process.

Chairman Burroughs asked, Debbie, may I ask a question in reference to the Betterment Fund? What are we taking away from the levee project that we would have normally put that money towards by putting it towards this? Are we going to blacktop the road pathway, the path? Are we going to concrete it? It's not going to be cinder and mulch is it?

Ms. White said to answer a couple of your questions. Right now, we have already—the KCK levee trail enhancements were included in the bid that the Corps had for their contract. Those came in at $2.7M. We have already paid for that. That includes an enhanced surface. In some cases, it's concrete and in some cases it's an enhanced aggregate that a lot of trail riders actually prefer over concrete, so we kind of did a mixture. So that portion is already paid for.

The remaining $1.8M, how it lined out was to be used for the riverfront enhancements. This would not be taking away. This would just be moving us toward our goal.

Chairman Burroughs said you stated earlier that the Betterment Fund had been—this represented as far as how much money was in that fund. I believe I heard that early in your presentation. Can you tell me by how much it was overestimated?

Ms. White said when they came to present in November 2021, they said that there was $2.9M remaining. I believe that was not accurate. My calculations showed that it's approximately $1.8M that's remaining in that account. **Chairman Burroughs** said so $1.1M difference. **Ms. White** said $1.8M. So a $1.1M difference. You're correct.

Chairman Burroughs said and that was last year when the presentations were being made in reference to the funding mechanism for the bidding consideration. **Ms. White** said that was in November 2021. Not only were those numbers—the numbers are a little hard because we have paid things that are getting reimbursed from the Corps, so some of those items are still up in the air a little bit on getting their reimbursement. I believe those calculations were just—there were a few numbers that were off. The biggest item was the parking lot wasn't included in that cost estimate.

Chairman Burroughs said so we have basically a little over $4M difference in funding mechanism before us tonight that was not included in the original proposal in November. I just want to make it a point of record that it wasn't your presentation that it appeared at. I think it's important because I know how the due diligence has gone into this project. Commissioner McKiernan and I have been all over this thing wanting to make sure that we do what's right and transparent. I just want to say to all of you, thank you for bringing back hard numbers for us to consider then we can make a good decision that fits the project that we have comfort with in numbers. So, I will just state that.

LaVert Murray, Economic Development Advisor to the Mayor, said as some of you, if not all of you know, I've been working with the staff to look at the meats of this project, both the bridge and the park project; and, of course, have discussed it with some of you commissioners. Of course, I know your expectation was that staff bring to you options for funding. Of course, I certainly agree with staff and everything we've looked at for this project.

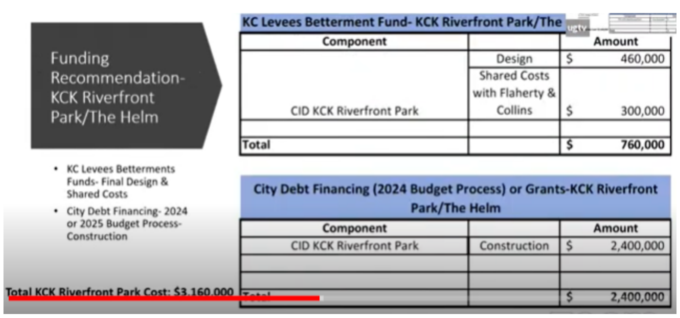
I think I may disagree on one element and that is with the bridge raise, and that's the primary reason for being here tonight. I don't agree that the best source of funding for the bridge raise is the transient guest tax because there are competing interests for the transient guest tax. You heard the Lanier project earlier. They're relying on some of these funds, not to say that's where they should go. I just want you to know that at least my recommendation is that we tap the ARPA funds as opposed to the transient guest tax funds. By doing that, it leaves our options open for some of the competing uses for the transient guest tax.

I will tell you that Visit KCK, they are concerned about the use of those funds as well. If you seek input from them, you will hear the alarm.

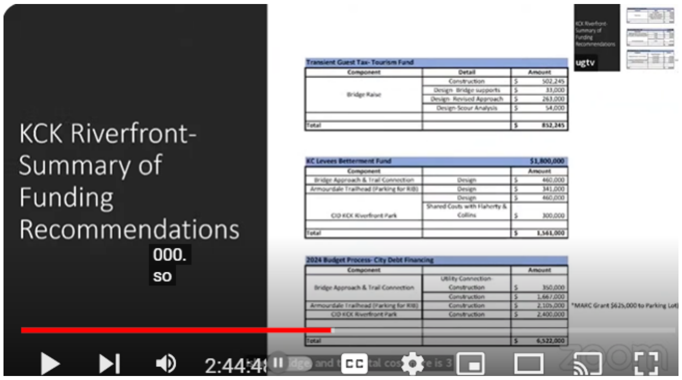
Again, I just wanted to make sure, as you consider the fund source, to have that in mind.

Chairman Burroughs said thank you, Mr. Murray. That was perfect timing.

Ms. Jonscher said the only other thing I was going to say was that the total cost that we're looking at for these commitments for the Rock Island Bridge is $4,923,000.

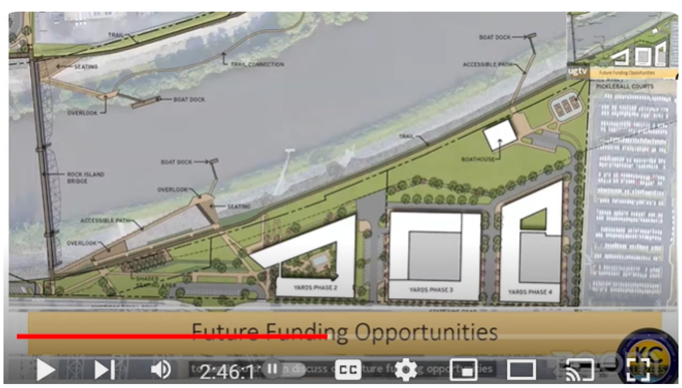


This next slide is the KCK Riverfront Park and The Helm Apartments. We have design as well as some shared costs that are due in 2023. That total is $760,000. These would be due in 2023 so we're recommending this also be paid from the KC Levees Betterment Fund. Then the construction, which would occur in 2024, we would bring back in the budget process just as we did the construction for the commitments for the Rock Island Bridge. The total cost here is $3,160,000.



The last slide here is just a summary of the funding recommendations. We've got the bridge raise separated out. Our recommendation was the Tourism funds, but we also showed what we were looking to pay for with the KC Levees Betterment Fund. These were all of the costs related to the projects that would be due in 2023 since we do have that funding and authority currently available to pay for anything that is currently going to be due within the next 6 – 12 months. Then any of the construction costs related to these projects that are occurring in 2024 or later, we would bring back to you during the budget process.

Any questions on any of that? With that, I'm going to go ahead and turn it back over to Sarah so she can discuss our future funding opportunities.



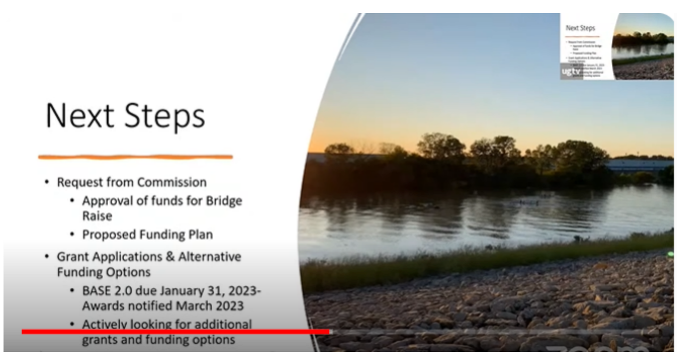
Ms. White said one of the things that Public Works Engineering has been diligently working on is making sure that we are taking full advantage of any kind of grant opportunity or alternate funding source. We have, this past year, we did apply for multiple grants, one being the BASE grant. Just last week, we were notified that grant is being reopened and they're going to have a

BASE grant 2.0. We are very excited about that. We're actually—we don't have to resubmit. We are already in the running for that. We will know—those are—if we want to make any modifications, those are due at the end of January. Awardees will be announced the middle of March. Our hope is that we will not have to come back for 2024 or 2025 budget, and we will be able to cover this with the grant.

Another thing to point out is any of the grants that we are applying for, we will not need to ask for any additional matching funds. That is because all of the money that we've already put in to design, to the trails, all of that counts, so we are way above any of the required match. That's something that we definitely have going our way. We will continue to work towards finding grants, applying for grants, and we would ask if there's anything you can do to help with letters of support, we would appreciate that as well.

Mr. Shaw said also, as far as grants go, Sarah said we wouldn't have any matching funds based on the current grant opportunities we have seen. I'm not going to guarantee it if they change the regulations going forward. I just wanted to get that out there just in case something changes, but there is still opportunity. Given where we're at right now, we have a lot of our match already covered.

Ms. White said I'll go ahead and pass it back to Troy. He's going to just do a quick summary of what we've talked about.



Mr. Shaw said thank you for your time. It's much appreciated. I know it was a lot of information. Like I said, we learned a lot of information over the last few months and we're trying to get you as much of it as we have. So I appreciate the time and the conversations we've had even outside of this meeting individually or through email, just getting us more information. So that's been great.

I do want to note kind of what I said to start with. We're here for two decisions: should we raise the bridge? If so, how do we want to fund that bridge raise? I'll kind of finish it with I kind of think of the bridge raise as insurance. I have insurance on my car. I have insurance on my home. Hopefully, I never need it. Hopefully, it's never used, but I pay for it. So that's kind of what the bridge raise is. If we raise it, it's buying ourself a little insurance from the city's standpoint. We don't have to; it's just a risk.

Open for any conversation, questions, whatever you have.

Commissioner Davis said thank you all for the very, very extensive presentation. I appreciate that. It was my understanding that whether it's flying Truss or whoever was going to come up with half of the cost for the bridge raising. Is that still accurate?

Patrick Waters, Deputy Chief Counsel, said yes. In essence, they have. They have made a concession where essentially we can add on half of the bridge raise cost and recoup that through the CID and TIF. The reason why this is a concession is because that delays their collection of the CID money. They are not giving up like upfront cash, but they are delaying their collection of the CID by adding on to this money. They did that through the last amendment.

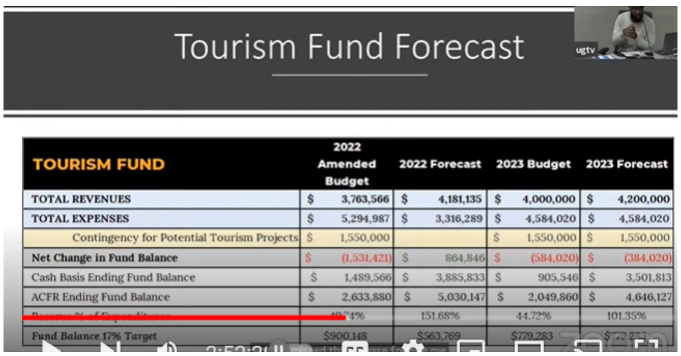
Commissioner Davis said in the future, I would say that loud and clear. Make that loud and clear in the presentation. I know we're using TGT dollars and that's some of the cash that we have on hand, but it just doesn't necessarily say that which does kind of change it. We're really talking about $425,000 - $427,000 cash that we're going to have to pay. The other half is kind of put in the details of rest of the development agreement. Is that another way of saying it?

Mr. Waters said right. Commissioner, the only thing I would say is we will have to come up with the entire amount now for the contractor; but yes, and they are going to allow us to recoup half.

Commissioner Davis said so before they get anything, we're going to get our half back. **Mr. Waters** said that's right.

Ms. White said and that's what I was talking about during my slides is how long will it take us to get our half back, which was an extra two years. So it goes from 14 years to reimburse the $2M, another two years to get that $425,000. Then the other half of the bridge raise that they're not paying for, quote/unquote, that's when I was talking about we could use the other revenues from the bridge, like the lease payments and the profit sharing, to reimburse ourselves using those revenues. That will take to 2030.

Commissioner Davis said I was looking at our quarterly investments. I did not see the TGT as identified as part of the analysis for performance. Do we have any idea on like how we are doing third quarter or even for the whole year as far as what we've budgeted or what we thought we would receive for TGT and then what we actually got in revenue? If I missed that, please forgive me.



TOURISM FUND	2022 Amended Budget	2022 Forecast	2023 Budget	2023 Forecast
TOTAL REVENUES	$ 3,763,566	$ 4,181,135	$ 4,000,000	$ 4,200,000
TOTAL EXPENSES	$ 5,294,987	$ 3,316,289	$ 4,584,020	$ 4,584,020
Contingency for Potential Tourism Projects	$ 1,550,000		$ 1,550,000	$ 1,550,000
Net Change in Fund Balance	$ (1,531,421)	$ 864,846	$ (584,020)	$ (384,020)
Cash Basis Ending Fund Balance	$ 1,489,566	$ 3,885,833	$ 905,546	$ 3,501,813
ACFR Ending Fund Balance	$ 2,633,880	$ 5,030,147	$ 2,049,860	$ 4,646,127
[illegible]	[illegible]	151.68%	44.72%	101.35%
Fund Balance 17% Target	$900,148	$563,769	$779,283	[illegible]

Mr. Lindsey said to end the year for 2022, the first column here is the 2022 amended budget and the second column is the 2022 forecast. Total revenues, we had forecasted that we would get $3.7M in. We ended up getting $4.1M in. So we had $417,000 more that came in.

Commissioner Davis said that's a good point, right, because the performance of the TGT Fund is very, very good so I'm assuming that went into y'alls analysis. You're way smarter than I am. These numbers are just estimates on what we will bring in revenues. It's very likely we will bring in more money than expected for this fund. Would that be accurate?

Mr. Lindsey said yes. We did raise the forecast for 2023. We originally thought in 2023 we were going to get $4M in, so we did bump it up to $4.2M. Then jumping back over to the 2022 forecast, we have a contingency for potential tourism projects of $1.5M that was in the 2022 budget that we did not spend. So we had a $5.2M budget, but we only spent $3.3M. We ended up having in our fund balance at the end of year we forecasted, $5M as opposed to $2.6M. So the fund did do really well on revenues that came in and then how we spent the money.

Commissioner Davis said contingency for potential tourism projects. I see it in the amended budget; it's there. It's not there in the forecast. **Mr. Lindsey** said in the forecast, the reason it's not there is because we did not spend it. **Commissioner Davis** asked, is that now included in what's presented for us tonight as far as to spend on the Rock Island Bridge? **Mr. Lindsey** said in 2023, we have $1.5M here. We look at 2023 forecast, we have $1.5M there. If we spend it all, we would still have a $4.6M budget. We could spend Rock Island and have another $700,000 to spend for potential tourism projects.

Commissioner Davis asked, and that's a part of kind of what tonight is. We would use this fund to pay for the levee raise, kind of knowing all of these things. The reason why I'm kind of teasing this out is I'm comfortable with voting in favor of this because of how healthy the fund is. I, quite frankly, think the numbers are going to be much better. Our sales tax numbers from just third quarter, they're pretty good. I know we have some expenditures that we need to consider, but this is definitely something that, I think, can pan out and we will see not only in economic but other ROIs that we'll realize.

Chairman Burroughs asked, any other comments? Mr. Murray, you had stated competing projects. Would those competing projects exceed the proposed monies that are in the TGT budget analysis today in 2023? What I don't want to see, and I think the committee is concerned about, is the competition with one project over another. We don't want to be in a position of competition. What we'd like to do is find a remedy that allows all these projects that are worthy of moving forward to be able to move forward. Maybe it's not fair for me to ask you that, but I'm asking for some guidance being you had made the comment that they were competing projects.

Mr. Murray said and, again, I don't think we know exactly how much these competing projects would consume for 2023 and 2024. For example, if in fact you are to invest for tourism in the downtown, it could consume all of those dollars. Again, when you consider the budget for Visit Kansas City and because of those concerns, I look for a better approach to how we fund this. I thought, well, maybe we can take part of it from the transient guest tax and part of it from the ARPA. That's why I cited a preference for using the ARPA funds and you get rid of the competition. Hopefully, that answers your question.

Chairman Burroughs said it does. Thank you. I apologize for putting you on the spot, but I just wanted to ensure that we heard, as a committee, about competing interests. We did hear a project earlier and I think many of us would like to see any project that's worthy of funding to be able to move forward in an expeditious manner. The concern is, we're limited on how much money. The ARPA funding that is set aside is for grants, if I remember correctly. It can be spent up until December 2024. I think that's the deadline, Debbie. Is that correct? **Ms. Jonscher** said that's correct.

Chairman Burroughs asked, so if we were to take 50% from ARPA of the $800K some, 50% from the TGT, with the caveat that the ARPA money has to be reimbursed over the next two years from the funding that we would get from the Rock Island, won't work? **Ms. White** said no. We're not going to be reimbursed that fast for half of it. I wonder how much we would get in two years.

Ms. Jonscher said I also did want to note—I probably need to check that because the ARPA dollars that we're talking about are the revenue replacement dollars that are in the City General Fund, which they don't have the same eligibility requirement as the ARPA proper funds that are being used to fund the other projects. So, I probably need to check to find out if there is a spending deadline on the revenue replacement because we could have just applied it all to operations and it would be spent in one year. We chose to hold it over for grant match and then dedicate half of it to the Kansas Avenue Bridge repairs. I'll double check that.

Chairman Burroughs said my concern is I don't want to take away money for grants. I would hate to see us lose out for grants because we don't have the seed money for grants. However, the full $3.5M, it would be difficult for me to believe that we're going to get grants that's going to go through $3.5M in that amount of time.

Chairman Burroughs said might I suggest another opportunity. If it's coming out of the City General Fund, then we look at the transient guest tax at maybe 50% of the costs and look at what the city's revenue position is on this for the other half for 2022. Then we replenish the transient guest tax in 2023. I'm sorry. The ARPA funding out of the transient guest tax. I know there's some criteria involved. I just don't want to—I would hate to see us lose one project because we're assuming another project. I like the fact that you all went back and looked at all the opportunities. I do not want to debt finance this. I think we can ill-afford to debt finance at this time. That's just my opinion. You have other commissioners who may think differently. If we're going to—I like the insurance aspect. Patrick, we do own the bridge now.

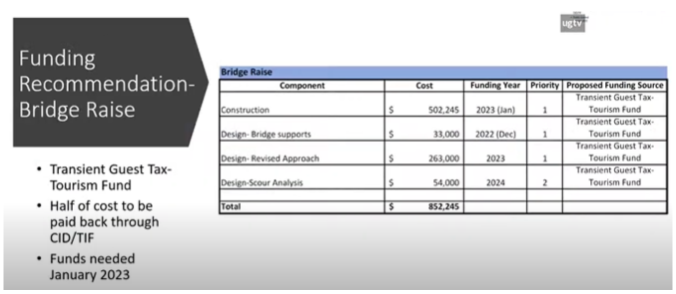
Mr. Waters said, Mr. Chairman, I was hoping I'd be able to tell you 100%, but we expect to close this week. I hope if this goes to Thursday, by Thursday night I can tell you yes.

Chairman Burroughs said I'll let other commissioners speak to the funding mechanism as to what they want to see. Any comments or concerns any of you might have with the transient guest tax?

Commissioner Davis said I'm not in favor of using ARPA for this for a couple of reasons. They haven't really been discussed. We actually had some other priorities and things that we're working through. I don't know what other potential projects that could come and that would conflict with this. I think those are hypothetical in nature. I don't think we should stop what staff has prepared and worked diligently on from going through just because of these other possibilities.

As far as Lanier and the possibilities there, I think when that bridge comes, we can talk about crossing it and look at the finances there. But I think the proposal, as stated, is good. For that reason, I'll make a motion to approve.

Action: **Commissioner Davis made a motion to approve.**



Component	Cost	Funding Year	Priority	Proposed Funding Source
Construction	$ 502,245	2023 (Jan)	1	Transient Guest Tax- Tourism Fund
Design- Bridge supports	$ 33,000	2022 (Dec)	1	Transient Guest Tax- Tourism Fund
Design- Revised Approach	$ 263,000	2023	1	Transient Guest Tax- Tourism Fund
Design-Scour Analysis	$ 54,000	2024	2	Transient Guest Tax- Tourism Fund
Total	$ 852,245			

Chairman Burroughs said I'm looking at slide 22. That's the proposal of the transient guest tax fund. Half the cost be paid through CID and TIF. We would have to come up with about $850,000 right off the bat here. **Ms. Jonscher** said right. We would front the entire $852,000. **Chairman Burroughs** said we would have to come up with that $800K. Then the other half that is committed by the partners, would be paid over the 16 – 20 years. **Ms. Jonscher** said right; 16 years, yes.

Chairman Burroughs said I'll make a motion. You made a motion. I didn't hear what the motion was. I'm sorry. **Commissioner Davis** said the motion was to approve. **Chairman Burroughs** asked, approve what? Which funding mechanism? **Commissioner Davis** said the TGT, use the transient guest tax to fund the bridge raise. **Chairman Burroughs** said okay. You're not including—look at slide 22 in your folder, on your handout. **Commissioner Davis** asked, are we wanting to, I guess it depends on how we would want to do this. Are we wanting to piece this or do we want to just handle it all together? I'm for using TGT. If we want to use half CID and half TIF, we can do that. I'm not for ARPA. I'll withdraw my motion for now, but that's what I'm for, just for clarity.

Action: **Commissioner Davis withdrew his previous motion.**

Action: **Commissioner Stites made a motion to fund the bridge raising with the transient guest tax; half of the cost to be paid back through CID and half of the cost through TIF.**

Mr. Waters said, Mr. Chairman, I just want to clarify. So half of the costs will be paid back through CID and TIF, no matter what funding mechanism you choose. That came from the last amendment, so that's baked in. We get that regardless. The choice for you tonight is whether to approve and then which of the funding mechanisms. But we will get half back regardless.

Commissioner Stites said so I'm guessing I need to withdraw? **Mr. Waters** said no. **Commissioner Stites** said because I haven't said which way I want to fund it correctly. **Mr. Waters** said I guess I wasn't clear whether you were saying 100% TGT or not. **Commissioner Stites** said correct. That is correct.

Chairman Burroughs said I want to make sure we understand the motion before we get a second. I'm looking at slide 22. The half is already built into the agreement, but we're taking the transient guest tax fund, 100% out of the transient guest tax fund for 2023. Is that understood? Then it will be the 20-year payout, whatever it is, for the half to be reimbursed to the city. It meets the spirit of the contract. It gives them a funding mechanism. Hopefully, we won't have competing projects where we have to turn one down, but that's the motion. Is there a second?

Action: **Commissioner Townsend seconded the motion.**

Mr. Waters said this is requested for fast track, Mr. Chairman. **Chairman Burroughs** said on my sheet it says if an action item is appropriate. **Mr. Waters** said no, I'm sorry. I just wanted to clarify. Staff is requesting fast track to Thursday. **Chairman Burroughs** said yes. We do have an agreement, so I want to act on it while we have an agreement. So thank you, Patrick, for keeping us focused, but I'm reading ahead here to ensure the action that we're taking tonight funds the bridge raise. The rest of the money will be up for discussion at another time.

Commissioner Townsend said I was wondering if the reason counsel made that, is there an amendment to the motion needed to add that it be fast tracked. **Mr. Waters** said I guess the makers of the motion could clarify if that is their understanding, if they're okay with that. **Commissioner Stites** asked, do you just want me to amend it? **Mr. Waters** said just was it your understanding that it…**Commissioner Stites** said yes. It is my understanding that it would be fast tracked. **Chairman Burroughs** said fast track it to Thursday's meeting; date certain, January 12th.

Chairman Burroughs said we have a motion to utilize the transient guest tax to fund the bridge raise with the contractual agreement paying 50% of that back over the life of the agreement through CID and TIF, and that it be fast tracked to the January 12th meeting. That is the motion.

Chairman Burroughs said before I can take any action, I do want to ask if there's anybody from the public who cares to speak to this issue. **Ms. Sparks** said no comments were received. No hands are raised. **Chairman Burroughs** asked, is there any public online? **Ms. Sparks** said no hands are raised. **Chairman Burroughs** asked, is there anyone in the audience who wishes to speak to this item? Let the record show nobody stepped forward.

We have a motion and a second. I would ask the Clerk to please call roll.

Roll call was taken and there were six "Ayes," Haley, Davis, Townsend, Sites, McKiernan, Burroughs.

Chairman Burroughs said, staff, thank you so very much for your due diligence. I do really appreciate seeing the partnership here and not only the need but the funding sources. Kudos. Nice job.

Item No. 5 – 212203…PRESENTATION: BIOSOLIDS

Synopsis: Presentation of funding options and possible financing tools, submitted by Jeff Fisher, Executive Director of Public Works. This item is being removed at the direction of the Committee Chair, Commissioner Burroughs, and rescheduled to the Economic Development & Finance Standing Committee meeting of February 6, 2023.

Action: This item was previously removed from the agenda per the blue sheet.

Item No. 6 – 212152…RESOLUTION: AUTHORIZING THE ACQUISITION AND IMPLEMENTATION OF CERTAIN PUBLIC SAFETY COMMUNICATION EQUIPMENT (added per blue sheet)

Synopsis: A Home Rule Resolution authorizing and implementation of certain public safety communication equipment to serve the county and authorizing the issuance of general obligation bonds to finance the cost of the same, submitted by Debbie Jonscher, Chief Finance Officer. The project was previously authorized on September 15, 2022, with combined Ordinance/Resolution O-132-22/R-54-22. However, the statutory authority needs to be amended to be able to finance as a county project with county debt. It is requested that this item be fast-tracked to the January 12, 2023, full commission meeting.

Chairman Burroughs said I believe we had a presentation on this later last year.

Debbie Jonscher, Acting Chief Financial Officer, said I just wanted to note that yes, this project was approved as part of the budget, the authorizing resolution, last year. However, when we noted the charter ordinance, this was listed as a city project. The radio project is actually a county project. This resolution would correct the statutory authority to the county home rule ordinance and allow us to move forward with the bond sale.

I apologize for not having this in agenda review. We just discovered this error earlier this week. Bond counsel was reviewing everything so we needed to get it approved before the bond sale occurs in February.

Chairman Burroughs asked, does this need to be fast tracked to Thursday's meeting also? **Mr. Jonscher** said no, it does not.

Chairman Burroughs asked, any questions; any comments?

Action: **Commissioner Davis made a motion, seconded by Commissioner McKiernan, to approve.**

Chairman Burroughs asked, are there any questions from the public? **Ms. Sparks** said no comments were received. **Chairman Burroughs** asked, anybody online? **Ms. Sparks** said no hands raised. **Chairman Burroughs** asked, anybody in the audience care to speak to this issue? Let the record show nobody stepped forward.

I'll ask the Clerk to please call roll.

Roll call was taken and there were six "Ayes," Haley, Davis, Townsend, Stites, McKiernan, Burroughs.

Public Agenda

No items of business.

Adjourn

Chairman Burroughs said, committee, thanks for your attention this evening. We went through quite a bit. That concludes our meeting for this evening. I will entertain a motion to adjourn.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Davis, to adjourn.** Roll call was taken and there were six "Ayes," Haley, Davis, Townsend, Stites, McKiernan, Burroughs.

The meeting was adjourned at 8:11 p.m.

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