CONSENT AGENDA ITEM NO. _____

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

REGULAR SESSION
JUNE 8, 2023

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Regular Session Thursday, June 8, 2023, with nine members present via Zoom or on site: Bynum, Commissioner At-Large First District; Townsend, Commissioner First District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO, presiding. Burroughs, Commissioner At-Large Second District, and McKiernan, Commissioner Second District, were absent. The following officials were also in attendance: David Johnston, County Administrator; Angie Lawson, Interim Chief Counsel; Dennis Rubin, Interim Fire Chief; Joe Monslow, Interim Director of Community Development; Stephanie Stauffer, Coordinator, Community Development; Brett Deichler, UG Clerk; and Brittnie MacDonald, UG Clerk's Office.

Mayor Garner said before I call the meeting to order, I want to announce that some commissioners, staff, and the public are attending remotely via Zoom, by phone, or on site. All participants joining by phone should mute their phones, please, when not speaking to avoid any background noise.

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 exactly who is speaking. Also, be sure to speak directly into the microphone, if you're called to do so, so the public can hear you and that an accurate record can be captured by our Clerk. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General's Office.

Mayor Garner said I will now call this meeting to order. Clerk, roll call, please.

Roll call: Johnson, Kane, Markley, Sites, Davis, Bynum, Townsend, Ramirez, Garner. (**Mr. Deichler** said Commissioners Burrough and McKiernan had absent memos.)

Mayor Garner said the invocation is being given by Reverend George Kemper of Ebenezer Ministries, followed by the Pledge of Allegiance.

Mayor Garner asked, Clerk, are there any revisions to tonight's agenda? **Mr. Deichler** said we do have one change to the Mayor's Agenda. Item No. 2, surrounding the Christmas in October presentation, was removed from tonight's session. You had requested that we move the Administrator's Agenda, which is Item No. 1 – Presentation for the Public Safety Management KCK Workforce Assessment, to the first item.

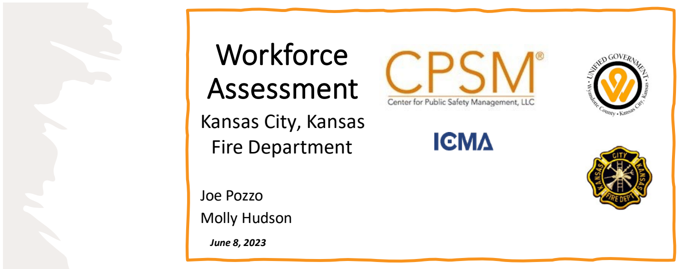
ADMINISTRATOR'S AGENDA

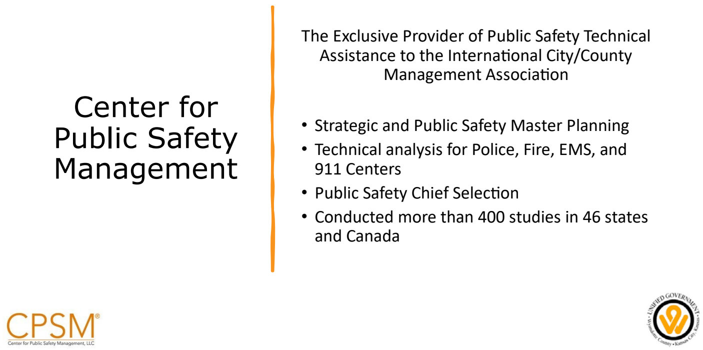
Item No. 1 – 212506…PRESENTATION: CENTER FOR PUBLIC SAFETY MANAGEMENT KCKFD WORKFORCE ASSESSMENT

Synopsis: A presentation of the Fire Workforce Assessment presented by Joe Pozzo, submitted by Bridgette Cobbins, Assistant County Administrator.

Administrator Johnston said before I started in March, a year ago there were issues being brought up to the Commission, to my predecessor Ms. Harrison-Lee, about some issues related to the Fire Department. At that time, it was decided that the way to address that is to take a hard look about the entire department. The Unified Government then contracted with the Center for Public Safety Management, which is a consulting firm that's associated with the International City/County Management Association, and serves as consultants about police, fire, EMS, and other public safety issues facing communities across our country. It is associated with the International City/County Management Association so, its integrity is impeccable and their dedication to provide an objective review is part of their value system and expectation.

We have been waiting for the results of that audit. They have finished it and we're privileged to have Joe Pozzo and Molly Hudson from the Center here today to give the Commission and our viewing public, an overview of what their findings were. They worked in-depth with all members of the Fire Department, with community stakeholders and, I think, we'll be interested to hear their findings.



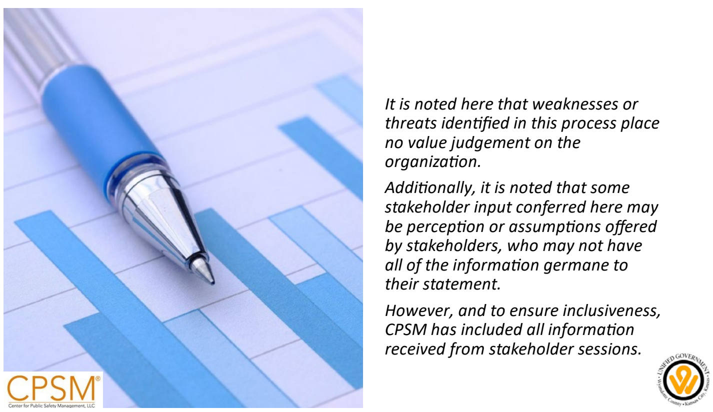


Joe Pozzo, Center for Public Safety Management, said as Mr. Johnston indicated, we are the exclusive provider of public safety technical expertise to the International City/County Management Association. We do strategic and public safety master planning across the country and into Canada. Those really focus on technical analysis of police, fire, EMS, and 911 centers, and workforce assessments such as what we have done here in Wyandotte/Kansas City, KS. We also participate in public safety chief selections, and we have conducted more than 400 studies in 46 states and Canada.

A little bit about our assessment methodology. This is a workforce assessment. One item that we always start with, with all of the assessments we do is a documented information request. We did that with the Unified Government and Kansas City, KS Fire and we received a wealth of information on the workforce, statistics, grievances, complaints, how issues are handled, and what, therefore, may be lacking.

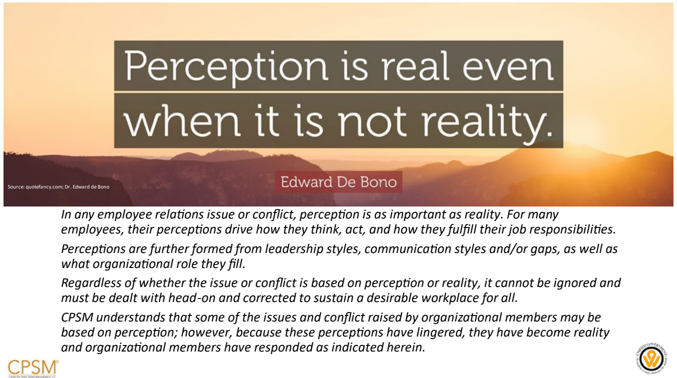
We did many virtual meetings with key stakeholder groups that included the Unified Government Human Resources, the IAFF, KCKFD Command Staff, and some other groups as well. We did in-person stakeholder meetings. Myself and Chief Jack Brown were here March 21st and 22nd and we participated in two full days of in-person meetings that included firefighters, captains, civilian staff, chief officers, the fire chief and the former fire chief, and the first deputy.

We also did a climate survey that was provided to all staff. Out of that, we received back 230 responses. So, near 50% of the organization, which was very good.



A couple of things to mention very quickly. When you do an analysis such as this, one of the things you do is a SWOT analysis so you do find weaknesses in the organization. Every organization has weaknesses, but I want to point out that the weaknesses that were extracted from this analysis place no value or judgment on the organization. You have a very good Fire Department. I want to say that very quickly here this evening. You have a very good Fire Department, very good people. They're proud of what they do every day. They are very community vested. You'll see that and the public will see that here shortly, but I wanted to say that.

Also, throughout this analysis, there's a lot of perceptions. We'll talk a little bit about perceptions as we go through, but perceptions are assumptions or assumptions that we were provided. Please keep in mind that sometimes we are provided information where the person who is providing it may not have all the details or all the information; however, we included all of that for a number of reasons. One, for sure is, we wanted to make sure we had an inclusive report and we did not leave anything out because…



perception is really real even when it is not reality. There is a lot of perception in the KCKFD today and there has been. When that perception lingers, it does become reality to the people. That is probably one of the most key findings that we have which is why I put it out here in front. So, there is a lot of perception there. These perceptions range from a non-inclusive environment or work environment, ineffective communication which leads to mistrust along the organization and through the organization.

You will hear a lot of that. You'll read a lot of that when we publish a report, but I wanted to point that out as well.

Let's get right to the root causes and challenges right now in the KCKFD. Lack of inclusiveness. This is from officer level down. They do not feel that they are included in decision-making policy input, day-to-day operations. In fact, you have a group of officers who work in the field that are shift commanders that feel they're an island, out there on their own, because they don't get communication or they're not included in key decisions or key policies.

Ineffective organizational communication goes right to the top as well. There's just not a good communication conduit that goes from the top to the bottom, and from the bottom to the top.

There are some communication pieces in place, but they lack follow-up. They lack interpersonal relationships and they lack emotional intelligence.

There's a lack of trust that stems from this ineffective communication and this lack of inclusiveness. A lot of people feel like the top administration doesn't care about them. That continues on and on and on and that perception then becomes reality, particularly when policies are put in place where there was no input in matters such as that.

The lack of transparency. Things are done. Things are done quickly. Even officers who are involved are not included in any of the decision-making. And, again, a lack of emotional intelligence, meaning there is this lack of being able to communicate with groups, with individuals, and the staff that is having that, the officers that are having that, particularly the top officers in the organization, do not have the understanding or the emotional intelligence to hear the warning signs in the organization. They do not understand or hear the issues and the challenges in an organization. If they hear those, they are not processed correctly and they grow, and grow, and grow until they get into grievances and complaints.

Lack of strategic, operational, succession planning, and a department vision. KCKFD does not have a strategic plan at this particular moment or one that is functional that includes the entire organization. They don't have really an operational plan or what the fire service calls a standard of cover which processes community risk, links it back to where stations are and facilities are placed, which matches then to response time and travel times to calls, which then links to staffing and the ability to put an effective response force which is people together for different types of building fires, different types of emergencies, different types of EMS calls.

Those are very important plans and large agencies such as this, large fire departments such as this, should have that plan in place because that's your road map for a lot of reasons. It's a road map for operations. It's your rode map for budgeting. These are just plans that typically large organizations have. When you don't have those plans in place and you try to run the organization just through policy and just through guidelines, it just doesn't work because there's no plans to turn to and then there's no department vision.

These folks behind me communicated many times, we don't know where we are. We don't know where we're headed. We don't know what the vision of the Fire Department is. It's very important that they do because then they can participate in that. Then they can be in an inclusive environment. Their diverse viewpoints can be heard in groups, can be heard one-on-one, can be heard when new policies are being developed, new guidelines are being developed. That's so very important.

Climate survey significant findings. These are from the people. These are from the questions that we proposed, over a hundred questions. We developed our questions for the climate survey through the virtual meetings and through the in-person meetings. We took all of that information back and developed this.

So, you have personnel perception from the climate survey. Personnel that occupy positions in higher levels don't have the confidence or the trust from the rest of the membership. The people sitting in here today and that are out there on a day-to-day basis putting out fires and running EMS.

Lack of communication. We talked about trust, inclusiveness, training on new operational policies. That's important and it's equally important. The former Fire Chief, when he put these policies in place. That's not wrong. Fire chiefs across the country develop and put guidelines in place for the safety of the firefighters, for the safety of the public. You have to have those operational policies. The methodology, however, making sure people are trained on these new policies is so very important because they're complex. They're very technical and sometimes they change the order of business. So, very important that they are involved in that and they get training in that.

All of that, of course, leads to low morale. A lot of the morale, at least at the time of the climate survey, was low. Lack of understanding of Fire Department issues kind of across the board from the Unified Government management and support offices. That was a very clear message that was sent out and it focuses on certain agencies within the Unified Government such as Human Resources. A lack of trust with Human Resources.

Policies that impact the ability to effectively recruit. One of the things that came up several times was the residency requirement for a firefighter or for an employee in general where you have to reside in the county proper or in the county boundaries. What I will say to that is, and as we move further into 2023 and into the future, you run an EMS service here which requires advanced life support, a paramedic trained personnel. They are tough to get these days. They are very tough to get these days and to develop. So, you have to go outside sometimes of the box to attract those personnel and get them to come in to your Fire Department to work. Eventually, that same thing will happen to fire personnel. Police departments are dealing with it across the country as well so it's not just the fire service. It's not just your Fire Department. It's employees in general.

You have a large region here that is rich. Rich in personnel. Rich in staff, of fire department staffs all around you, that when you make, and you will, when you make this Fire Department very attractive, very attractable to people to come to work, the residency thing may be an impediment. It came up more than once and I just wanted to point that out.

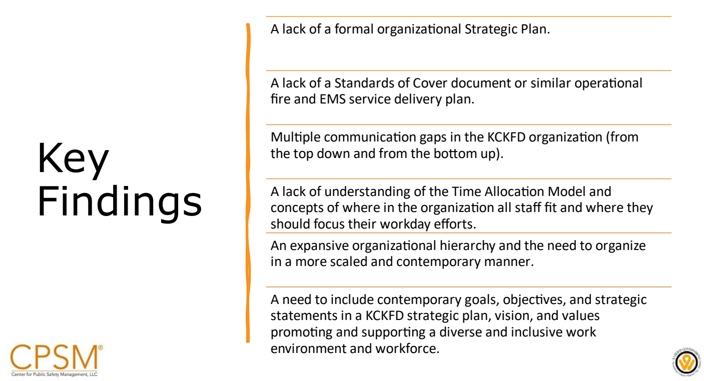
Perceived lack of transparency and fairness in promotional decisions. There have been some issues. There's been some recent issues in that. Some change in policy where people who may have qualified and then didn't qualify, and it was sort of an overnight decision that was done or a new policy that was put in place or a new job specification, so very important there. That creates mistrust and signals other warning signs in the organization. There is this perceived issue or mistrust with how promotions are being done, and the lack of opportunity for the line staff to participate in policy decision or decision making when it comes to operations, guidelines, equipment, things such as that. That's very important. That just goes back to the inclusiveness or lack of inclusiveness issues that I've already spoke to.

Now, when we did the in-person meetings, the first question we asked each of the groups, what are your strengths. What are the strengths of the Kansas City, KS Fire Department? Well, quick response to emergencies. Quick response to aggressive fire tactics. They're very proud of that. Aggressive Fire Department. Pull up, building on fire, get the hose, do your size up, do your risk assessment, get in the building, and put the fire out. Highly rated in the community. Strong paramedic, solid EMS. Strong customer service. Good rapport with citizens.

There's a theme here. They're embedded in the community. Why are they embedded in the community? Because they are in the community. Fire stations are in your communities. That's an attraction. That is an attraction in the fire service. Firefighters want to be part of the community that they serve.

Pride in the department is high. Regardless of everything that is going on or has gone on, they are still very proud of the Kansas City, KS Fire Department. Great group of firefighters. Sincere in what they do. Takes a special person. That came from the civilian group that we met with. They see that. That's a great message from the people that help support what you are doing on a day-to-day basis.

Rich in history and tradition, and the crews strive to do what is right. Those are the strengths of the KCKFD.



The key findings of what our assessment is. Again, lack of a formal organizational strategic plan. You have to get something like that done. The Fire Department has to do that.

Lack of a standards of cover document or similar sort of operational fire and EMS plan that says here are travel times from the current stations. We can make this better if we do this or this. You're going to have to invest in fire facilities at some point. You had a FASA report that was done. It's laying out there. You're going to have to do something at some point. So, let that standards of cover even drive that further because you may have to rebuild in other places for our travel time issue. It also takes care of the staffing piece and it tells you how you can collect that effective response force for different types of building fires: single-family dwellings, apartment fires to high-rise fires.

You have multiple communication gaps in the organization. We talked about that. It's deep. It is deep and it has created the mistrust and it has stopped any inclusiveness that you may have had. It has stopped a diverse viewpoint or diverse viewpoints even getting to the table so they could be expressed

A lot of people think diversity is, and we'll talk about this a little more, when you talk about diversity, a lot of people just look at that as color, gender, ethnicity, those types of things. That's not it. There's a lot of other things that go into diversity: time on the job, age, what your background is, what's your social economic background. Those are the viewpoints you want at the table from your Fire Department when they're talking about equipment, when they're talking about service delivery, when they're talking about polices and guidelines and how the Fire Department's vision should be. It's very important. That's what diversity and inclusion is all about.

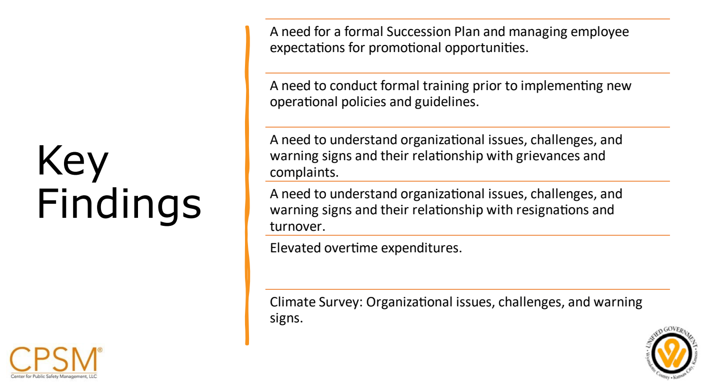
There's a model we'll show you here in a little it. It's called a Time Allocation Model, but that's where people should be spending their time every day. Different levels in the organization because you have many, many levels in the organization. That's important. We had officers tell us, and I apologize for pointing to the back but they're all here, we had officers tell us, I don't even know where I fit in the organization. I'm not sure where I fit. I'm a chief officer, but I don't know. I'm not included here. I don't have anything to do with this policy so I'm not really sure.

That Time Allocation Model tells you there's three important things that happen in an organization such as a service delivery organization. You've got people who operate the system on where you should be spending your time operating the system; service delivery. Running on calls, putting fires out, working on the fleet, turning wrenches, dispatching calls, then there's a time where you should be looking at processes and how do I improve these processes. Then there's times when people should be creating the future, strategic planning, doing all of these standard recover plans. Looking at diversity inclusion. How do we diversify our organization even more? How do we recruit and retain people?

We've given a chart that Chief Rubin will look at and then sort of teach that and sort of start begin to model the organization so when I come to work as a firefighter, I know what my job is and I know where I fit in the organization. If I'm an assistant chief, I know where I fit in the organization. That's very important. I know how to spend my time each day.

You have a very big organizational chart. It's very expansive in the Fire Department so we've given you just a proposed chart to make it more functional so when you look at the organization, it's a more functional chart. You look at operations and it's clear where operations is. It's clear what Fire Prevention is doing and should be doing; added responsibilities. It takes what is a fire chief, a first deputy, two deputies, assistants, battalions and kind of flattens that out a little bit. It takes you to more of a three deputy model where it's very clear. You have Operations, Administration, and you have Fire Prevention or community risk reduction really is the term, the contemporary term for that.

You have to get goals and objectives for a diverse and inclusive workforce and a good diverse and inclusive environment. That has to be part of the strategic plan. It's said in some words and in some current mission statements and things, but it's not clear. The recruitment and retention plan now really is to hire in the underrepresented population in the county and in the city. That's the plan. That's just a part of diversifying an organization. That's just a part of an inclusive organization. Really, recruitment and retention is you can recruit whatever population you want to recruit, but what is the workforce availability in that population. You have to understand that piece first then you can create a recruitment plan.



Need for a secession plan and managing employee expectations for promotional opportunities. You have a big organization and you've got some really great people in the organization, but if they don't quite know where they fit today, then how do they know how they can succeed or how they continue to move up? What's the secession? If you set that up, if it was set up, when a chief officer retires or a fire chief retires, you potentially have somebody in the inside that's already ready to go, but that's a special person. These are tough jobs. Fire chief's job in Kansas City, KS, is tough. It's a tough job.

Got a big area to cover. You don't have an endless budget. You have to provide a certain service. Right now you've got a lot of issues. It's a tough job, but if you prepare people all along the way, then you have a normal succession. You've got to manage a promotional opportunity because if I'm preparing to be a chief officer at some point and I see how I'm moving up and I understand what I have to have to get there, don't change that on me overnight. Give me time to get there.

Need to conduct formal training before you implement new policies. We talked about that. That's a must. They're very technical and complex. If they change the order of business, you have to make sure people completely understand the whys, the hows. What are we tying this back to? What's the standard we're tying it back to? Very, very important.

Need to understand organizational issues, challenges, and warning signs before they get to the grievance. That's that emotional intelligence piece. You're listening to people talk. You're reading memos that come up. You're understanding. When you get to the next piece, you're understanding resignations or separations before retirement. You're engaging the organization.

You've had 130, I think, or so separations from 2017 to 2022. I was presented with four exit interviews, formal exit interviews. I read all of the resignation letters that were presented and they're all very nice. Most of them are very nice. They say thank you very much. I appreciate having this opportunity. We really don't know why these people are leaving before retirement.

The ones who choose—I have a personal reason I want to leave. That goes up to the top. Have personal reasons or I want to change what my opportunities are. That's a nice way to leave an organization, but you've got to get to those people before they leave so you can identify why are you leaving, pick up the warning signs, understand the issues and challenges, and then go back to work. What do we have to do to fix this? How do I fix this instead of ignoring it? You can't ignore those things. Warning signs you cannot ignore, but you only get that. That's that emotional intelligence piece of talking to people and understanding it.

Elevated overtime expenditures. You've gone from, in 2017, $656,000 and some change to $3.2M. That's a pretty hefty path that you've taken on overtime. There's a lot of reasons for that, but we looked into that. Just by the leave that's required to be taken and what it takes to run a shift work sort of fire department, you know the minimum staff is 101and you have 138 assigned, so there's 37 extra that cover all types of leave. We did a staffing factor based on leave hours for fiscal year 2022 and that tells us that you need about 38. So, you're right there where you need to be.

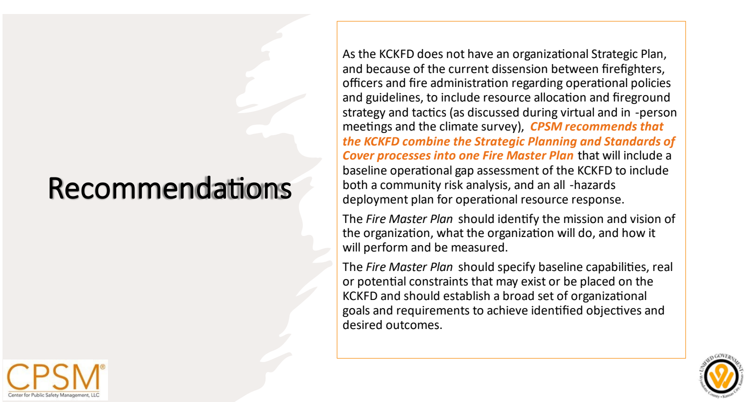
You don't have a sick leave problem at all. Only 10% of your leave is sick leave. Thank you very much. One thing I used to tell firefighters when I was a full-time fire chief was, the best thing you can do for the organization is come to work every day other than when you have scheduled leave. Come to work. I need you to come to work.

Your biggest percentage of leave really is in the mandated leave that they take, the Kelly days and the holidays, and that is to keep them under the FLSA 207(k) overtime exemption. That's normal stuff in fire departments. Everywhere in the country that happens.

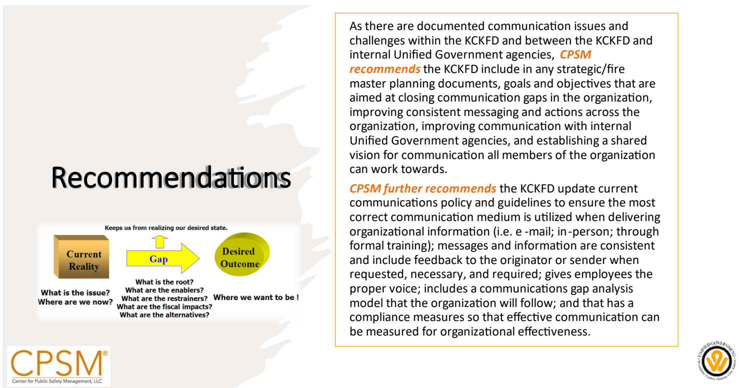
The next largest piece really is just in your vacation leave. You have a mature fire department. You got people with a lot of years. They earn a lot of leave. They take leave. That's how that works. We looked at all that.

The other issue that you have that we picked up on in the overtime was you put Pumper 15 in service, I think in August 2022, and it's got eight single persons on there. The minimum is three. So, the other two are staffed at overtime. We made some recommendations on that on how you can sort of fix that. We'll get to that in just a minute.

The other key findings, obviously, are the climate survey findings that we went over.



Recommendations. No strategic plan, no standard of cover or no operational plan. We're recommending that you put them together and you just create more of a fire master plan, or whatever the Chief would like to call that, but more of a fire master plan that captures all the operational and all the organizational things into one document. That's your roadmap to the future.



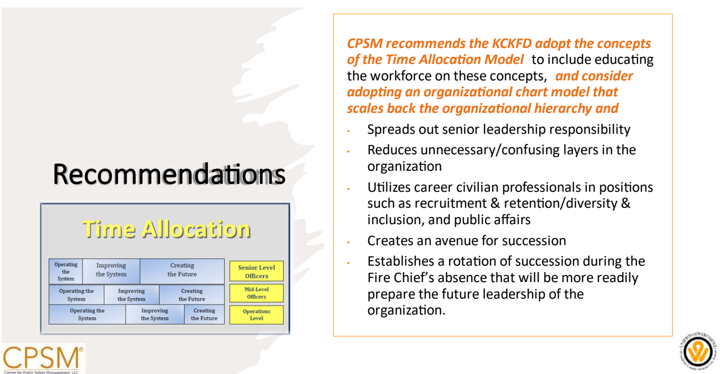
Got to fix the communication problem. Fire departments are hard. Fire departments are hard. Everything's decentralized. You've got fire headquarters which sometimes are decentralized from every fire station. You're lucky here. You got fire headquarters at Station 1 so, at least, they see that group every day.

You've got 19 fire stations spread throughout this county and city and you've got three shifts. They used to say back in my day, you've got three fire departments because every shift's operating differently. They operate differently because they are so decentralized, and you have a different shift commander for each shift. You want them all to be together. You want them all to be cohesive. But if I'm off today and tomorrow and something comes out today, I'm not going to get that right away. So, the communication is fragmented.

You have to really try hard at the communication piece. We've given you some ideas here that will help you through that. It can't just be email. I have the communication policy and I went through it. It's things like email. We send an email out and then I expect you to read it. You've got to follow up on that stuff. Did everybody get it? There's technology. There's systems in place. You put new policy or you put information out that you want the entire organization to see and they have to log in and get it and then it keeps a log. I know who read it and I know who didn't read it. You have to sign off that you read it. I mean, there's a lot of different things you can do there, but it just can't be email.

Fire chiefs got to go to fire stations. Got to get out there and you've got to see people. Assistant chiefs, you've got to go to fire stations. They want to hear what's going on. They're clamoring for communication. They want to know. Firefighters like to know everything. What color's the new fire truck? What kind of wheels does it have? Are we changing this? What kind of light package is it going to have? Those are firefighter questions. You know why? Because they operate the system all day long. They're operating a system all day long and they want to know what's coming in. What am I driving tomorrow? That's okay. That's okay but you have to go out and you've got to visit. Whatever it is they want to talk about, you talk about. That is so important.

I used to stop on my way in at fire stations and on my way home. Fire chiefs don't have 40-hour weeks and staff chiefs don't have 40-hour weeks. They're your job. That's your job. These people behind me, these firefighters and captains and battalions, that's who's out doing the service delivery, so communication. Communication is our salvation in everything that we do.



There's the Time Allocation Model. It's really senior level officers and you see the amount of time, the percent of their day spent in each activity. So, the fire chief doesn't need to be out driving fire trucks. It's not the fire chief's job. The fire chief does have some responsibility operating the system. Our chief needs to go to fires. Fire chiefs, assistant chiefs, and staff chiefs don't go to fires to take command unless you're a shift commander. You go to see what's going on. What have you approved? What are the citizens paying for? Are we able to carry through with this? Are we doing it the right way? Are we following our plan? That's their part of operating the system.

Conversely, firefighters don't come to work and sit around all day and work on strategic plans because you've got to operate the system. The largest percentage of your day is running calls, turning wrenches, packing hose, starting IVs, taking care of sick people. That's their job. However, they still have to be able to participate in creating the future. That's the inclusive piece. I want to know what the firefighters need. When I'm ordering a new engine or a new ladder truck, I want to put a group together that's got firefighters on there and drivers because they operate that stuff every day. I don't know what compartmentation they need or where they need a hose or where they need to carry the fire extinguishers. They know better than I do. If they have a better idea where to cut a door on a fire truck, tell me. Let's see if we can get it done. That's the inclusion piece. They're clamoring for that.

A new organizational chart. Again, proposed. Proposed, recommended, proposed, something to look at. Flattens things out. It combines some assistant chief positions. It moves some chief officer stuff around.

Here's a big piece; a big piece. Civilianization of a couple of positions, particularly recruitment and retention and what I think would be like a human resources liaison and a public affairs person. Here's what I learned a long time ago before I had a chance to work in a large human resources department in a large county in Florida. I'm a fire chief. I'm not going to come over and tell the human resources director how to do their job because the human resources director doesn't know how I should be doing my job, but we should be able to work collaboratively together.

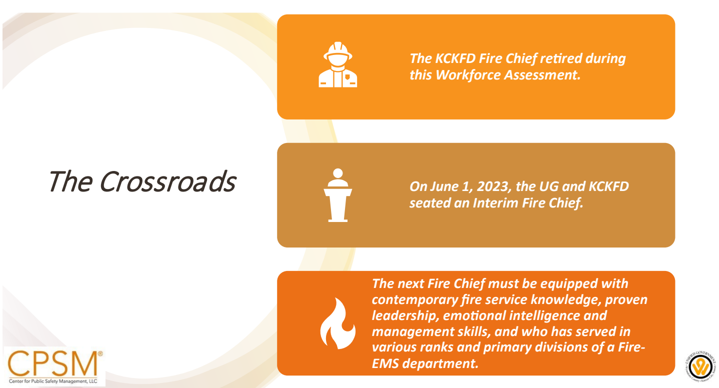
So, you don't take a uniform fire officer who has no background in human resources and say, you're now going to do recruitment and retention unless they have a background in it. You can't do that because they don't understand. They're not networking in human resources activities when they're battalion chiefs and captains or assistant chief shift commanders. Now you're going to put them in that role. That's a tough role. Public affairs is a tough role. A good public affairs person is a communications specialist so when something happens, guess what? Get my PIO in here or my public affairs person, just like you do. Get them in here. Let's get a good message out.

We just suggest maybe civilianizing that and there's a couple of more movements in there the Fire Chief can peruse through and certainly air to him.

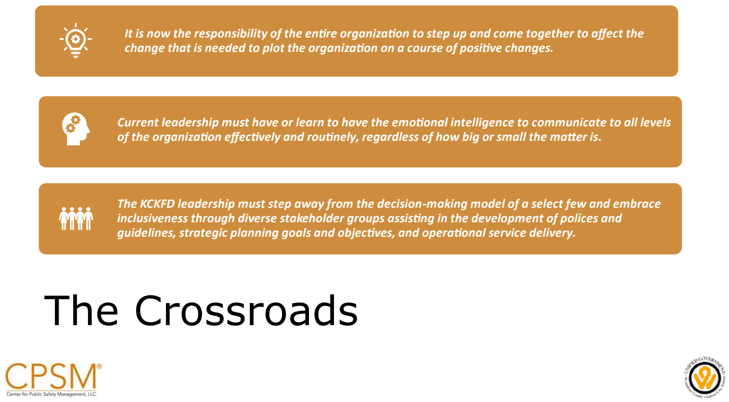
Administrator Johnston said, Mr. Pozzo, we have other city business to do. Can you kind of go to the last recommendation page? You've alluded to a lot of the other issues on succession planning and all that. Chief Rubin will be talking with the department about the entire report, but if you can get to the recommendations and get to the crossroads.

Mr. Pozzo said let's get to here. **Administrator Johnston** said that's good.

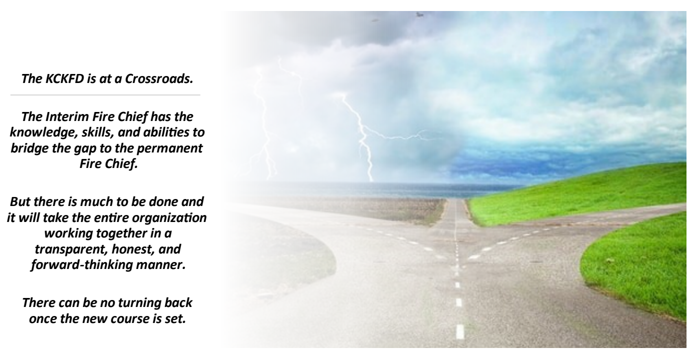
Mr. Pozzo said you are at a crossroads.



The former fire chief is retired. You have an interim fire chief that was seated June 1st. The next fire chief consideration has to be equipped with certainly contemporary fire service knowledge, proven leadership, and proven ability to work with a collective bargaining unit; proven, which takes research. How have you done this? Got to have emotional intelligence, certainly, to talk to people, understand the warning signs, served in various ranks in primary divisions of a fire/EMS department. That gives you credibility as a fire chief.



You are at now, and I'll say this to the folks behind me, it's a responsibility of the entire organization now to step up, period. Everybody's got to come together on the issues and challenges you have. Collectively work on overcoming what you have and getting this ship steered in the right direction. Current leadership has to either have or learn to have this emotional intelligence I spoke to, and the leadership of the Fire Department has to step away from a few people making decisions to this inclusive environment where you have more people at the table.



You could take your pick here. Which road you want to go down. You can go left where it's clouding up and raining. You could take a straighter line but you're still going to get some rain on you and you're still going to have some storms. Or they could take a right turn and go to where there is greener pastures. There is for this Fire Department, but once that choice is made, there's no turning back.

Dennis Rubin, Interim Fire Chief, said I had a chance to look at the report and began the process of digesting the information. Will certainly make sure that the communication issues with the members gets resolved as well as the other ones. Again, I think with the comprehensive report that this group has left us, we'll be able to do some pretty good work.

Mayor Garner said I just want to let all of our fire professionals know here that we do value you. This Commission has shown time and time again that they support you. You have a longstanding history here in Kansas City, KS, that is valued, not just by this Unified Government, but by this community of integrity, of providing quality, professional services, life-saving service to the residents here that call Kansas City, KS, home. We value you. We appreciate you. We're going to continue to stand with you.

We're going to continue to work with you to make sure that you have the type of working conditions and relationships necessary to equate a harmonious working environment so you can go out and do the great work that needs to be done. We're proud of you.

Just know that these challenges, when you talk about crossroads, we're going to cross them. I believe, honestly, and I can say, as mayor, that the best is yet to come when you talk about improved relations between management and union and just everyday workers in the Fire Department. So, I'm excited about that crossroad and getting us to where we can be.

Action: The presentation was made.

MAYOR'S AGENDA

Item No. 1 – 212508…PROCLAMATION: NATIONAL GUN VIOLENCE AWARENESS DAY

Synopsis: Proclamation proclaiming June 2, 2023, as National Gun Violence Awareness Day, submitted by Tyrone A. Garner, Mayor/CEO.

Brett Deichler, UG Clerk, read the following proclamation.

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, every day, more than 120 Americans are killed by gun violence, and more than 200 are shot and wounded, with an average of more than 17,000 gun homicides every year; and

WHEREAS, Americans are 26 times more likely to die by gun homicide than people in other high-income countries; and

WHEREAS, Kansas has 456 gun deaths yearly, with a rate of 15.7 deaths per 100,000 people, a crisis that costs the state 5.7 billion each year, of which taxpayers pay 95.1 million dollars. Kansas has the 21st highest rate of gun deaths in the US; and

WHEREAS, gun homicides and assaults are concentrated in cities, with more than half of all firearm-related gun deaths in the nation occurring in 127 cities; and

WHEREAS, cities across the nation, including in Kansas City Kansas/Wyandotte County, are working to end the senseless violence with evidence-based solutions; and

WHEREAS, protecting public safety in the communities they serve is mayors' highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories; and

WHEREAS, mayors and law enforcement officers —in partnership with local violence intervention activists and resources — know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, gun violence prevention is more important than ever as we see an increase in firearm homicides, and nonfatal shootings across the country, increased calls to domestic violence hotlines, and an increase in city gun violence; and

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 2, 2023, to recognize the 26th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to - (1) Hadiya Pendleton and other victims of gun violence; and (2) the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 2nd, the first Friday in June 2023, to help raise awareness about gun violence; and

WHEREAS, by wearing orange on June 2, 2023, Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them and encourage responsible gun ownership to help keep our families and communities safe.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim the first Friday in June, June 2, 2023, as:

"National Gun Violence Awareness Day"

in Wyandotte County/Kansas City, Kansas, and urge all citizens to take cognizance of this event and participate fittingly in its observance. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

____
TYRONE GARNER, MAYOR/CEO

Action: **The proclamation was read.**

Item No. 2 – 212507…PRESENTATION: CHRISTMAS IN OCTOBER (This item was removed at the direction of the Mayor.)

Synopsis: Presentation regarding Christmas in October update, submitted by Tyrone A. Garner, Mayor/CEO.

<u>CONSENT AGENDA</u>

Mayor Garner asked, do any members of the Commission or County Administrator wish to set aside any item on the Regular Consent Agenda? If an item is not set aside, all items on the Regular Consent Agenda will be voted by one vote.

Action: **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to approve.** Roll call was taken and there were eight "Ayes," Johnson, Kane, Markley, Sites, Davis, Bynum, Townsend, Ramirez.

Item No. 1 – 212458…RESOLUTION: COMMUNITIES FOR ALL AGES

Synopsis: Adoption of a resolution supporting the Unified Government participation in the Communities for All Ages, submitted by Commissioner Bynum. On May 22, 2023, the Administration and Human Services Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full Commission.

Action: **RESOLUTION NO. R-39-23,** "A resolution of the city of Westwood, Kansas acknowledging and supporting the KC Communities For All Ages and Mid-America Regional Council's Communities For All Ages initiative." **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to**

adopt the resolution. Roll call was taken and there were eight "Ayes," Johnson, Kane, Markley, Sites, Davis, Bynum, Townsend, Ramirez.

Item No. 2 – 212463…GRANT: CENTERS FOR DISEASE CONTROL

Synopsis: Approval Centers for Disease Control (CDC) grant to enhance sexual health clinic infrastructure in Wyandotte County. Annual funding is $300,000-$500,000. There is no cost sharing or match required, submitted by Wesley McKain, Policy & Development Manager, Public Health. On May 22, 2023, the Administration and Human Services Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full Commission.

Action: **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to approve.** Roll call was taken and there were eight "Ayes," Johnson, Kane, Markley, Sites, Davis, Bynum, Townsend, Ramirez.

Item No. 3 – 212465…GRANT: SUBSTANCE ABUSE & MENTAL HEALTH SERVICES ADMINISTRATION

Synopsis: Approval of Substance Abuse & Mental Health Services Administration (SAMHSA) $750,000, 1-year federal grant. No match is required, submitted by Wesley McKain, Policy & Development Manager, Public Health. On May 22, 2023, the Administration and Human Services Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full Commission.

Action: **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to approve.** Roll call was taken and there were eight "Ayes," Johnson, Kane, Markley, Sites, Davis, Bynum, Townsend, Ramirez.

Item No. 4 – 212466…GRANT: DEPARTMENT OF ENERGY, ENERGY EFFICIENCY AND CONSERVATION BLOCK

Synopsis: Approval of the Department of Energy, Energy Efficiency and Conservation Block Grant Program, $197,000 grant. This allocation did not require a budget or application, submitted by Wesley McKain, Policy & Development Manager, Public Health. On May 22, 2023, the

Administration and Human Services Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full Commission.

Action: **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to approve.** Roll call was taken and there were eight "Ayes," Johnson, Kane, Markley, Sites, Davis, Bynum, Townsend, Ramirez.

Item No. 5 – 212439…GRANT: HEROFUND USA GRANT PROGRAM

Synopsis: Approval to apply for funding through HeroFund USA, which is a privately funded 501(c)3 organization that provides first responders with safety equipment and resources, in the amount of $24,000. This request requires a 50% match from the existing budget fund, submitted by Laura Cromwell, Management Analyst, Police Department. On May 22, 2023, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full Commission.

Action: **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to approve.** Roll call was taken and there were eight "Ayes," Johnson, Kane, Markley, Sites, Davis, Bynum, Townsend, Ramirez.

Item No. 6 – MINUTES

Synopsis: Minutes from the full Commission meeting on November 3, 2022.

Action: **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to approve.** Roll call was taken and there were eight "Ayes," Johnson, Kane, Markley, Sites, Davis, Bynum, Townsend, Ramirez.

Item No. 7 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated May 11 and 18, 2023.

Action: **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to receive and file.** Roll call was taken and there were eight "Ayes," Johnson, Kane, Markley, Sites, Davis, Bynum, Townsend, Ramirez.

PUBLIC HEARING AGENDA

Item No. 1 – 212503…PUBLIC HEARING: COMMUNITY DEVELOPMENT 2023 ANNUAL ACTION PLAN

Synopsis: The second and final public hearing for the Community Development 2023 Annual Action Plan, submitted by Stephanie Stauffer, Program Coordinator, Department of Community Development.

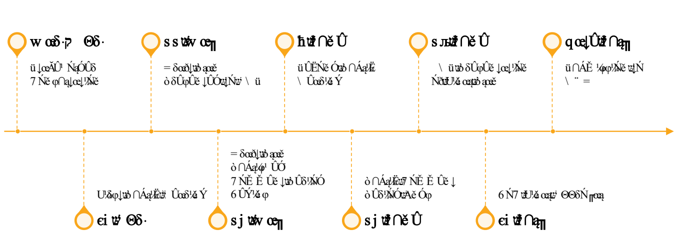
Joe Monslow, Interim Director of Community Development, said as you're aware, the Unified Government receives annual allocation entitlement funds from the Department of Housing and Urban Development for the following programs: Community Development Block Grant (CDBG), Home Investment Partnership or HOME, and Emergency Solution Grants Program or ESG. HUD provides these resources to address the housing and community development needs of low to moderate-income households in Kansas City, KS. In order to receive these funds, we are required to submit an Annual Action Plan to HUD. The Annual Action Plan requires the department to seek public comments from the community before developing the budget and draft Annual Action Plan.

This evening, we are here to hold our second public hearing as part of that requirement. With that, I'd like Stephanie to present a short presentation of where we are with the development of that plan.

Stephanie Stauffer, Coordinator, Community Development, said I'm here to talk just a little bit about our draft Annual Action Plan this evening. The Annual Action Plan serves as our annual application to HUD for our three block grants.

What you might find if you look in the Annual Action Plan is a summary of our stakeholder engagement, a review of data and plans that we looked at in developing the plan. That would be things like the Health Department's Community Health Improvement Plan, area master plans, the Park Master Plan, and stuff like that. We also lay out our priorities and goals and talk about how those tie to our Five-year Plan, which is like the overarching plan for the next five years and that we also have to submit to HUD. We did our most recent Five-Year Plan last year. We also talk about our funding allocations and our planned activities and the outcomes that we anticipate from those activities.

2023 Annual Action Plan Timeline



Here's a timeline for the development of the plan. We're getting pretty close to the end. This is our second public hearing. The draft plan is out in the public and the public is—in addition tonight, can go on the website and fill out a written comment form and that will end on June 25th. Then, we'll start the final approval process. We'll go back to AHS and go through the Board of Commissioners' approval. Hopefully, we'll get this all submitted to HUD in late July.

2023 Goals

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2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

Our five goals for this upcoming year are to: improve housing access and quality, to provide housing services to people who are experiencing homelessness or at risk of homelessness, infrastructure and public facility improvements, providing public services, and also program administration and housing education.

2023 Budgets by Grant Project

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This is our grant budgets broken out by grant and activity. Our largest project every year is always CDBG Housing Rehab and that includes our HOME Repair Program. We have three public service grants that we are going to be doing this upcoming year. One is to the Willa Gill Center for their operations. One is to Livable Neighborhoods for some of their operating costs. A third one, which is a new activity we'll be doing with CDBG, is providing the warming winter shelter services.

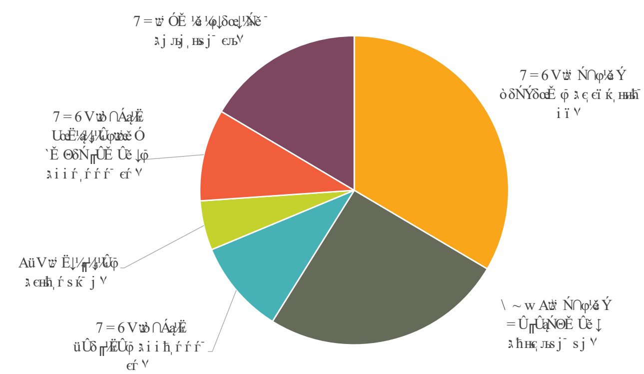
Under the CDBG grant, you can only spend 15% of your grant on public services so that caps us out at 15. I know that we get a lot of requests from the community to do more public service activities. Unfortunately, we're limited by this grant. We can't provide anymore.

We have $330,000 set aside for public facilities and infrastructure improvements. That will be in parks on the east side of 635. We're still trying to figure out the final projects, but there'll be things that are in the Parks Master Plan. We're not just making up new stuff. We're trying to focus on the things that are our priorities and they're in a plan already. Then we'll have some costs that support the Community Development Department. Our department is 100%

funded out of these grants so, we do have to take some of those administrative cost-based staff and do all the things that HUD needs us to do to carry the grants out.

Under ESG, we subgrant all of that money, with the exception of 7.5% for admin costs, directly to non-profits to do these activities in the community. With HOME, we subgrant all but 10% to non-profit housing developers. It's split pretty much in half between our CHDOs, which is Community Housing Development Organization. That's a HUD designated term. And then other non-profit housing development.

2023 Cumulative Grant Budgets



This is just our grants kind of broken out into visualization so you can see more than half of our grants every year go directly to housing development programs. That's really all I have.

Mayor Garner said I'll now open the public hearing and ask the Clerk if any notifications were received from the public who wish to express comments regarding this item. **Mr. Deichler** said no notifications were received by the Clerk. **Mayor Garner** asked, is there anyone present who would like to speak on this item? **Mr. Deichler** said seeing none. **Mayor Garner** asked, is there anyone online, Clerk, who would like to speak on this item? **Mr. Deichler** said seeing none.

Mayor Garner said if there are no further comments from the public, I'll close the public hearing. Do any members of the Commission have any comments or questions?

Commissioner Townsend said I would just ask Ms. Stauffer if she could go back and put the pie chart she showed and identify which section and the money is the one that goes to the housing improvements that we're familiar with like you need a ramp to your house, roofing, that type of thing.

Ms. Stauffer said that yellow piece of the pie, that is our HOME Repair Program. It's 34% of our total cost.

Action: The public hearing was held.

STANDING COMMITTEES' AGENDA

Item No. 1 – 212433…APPROVAL: FIRST AMENDMENT TO ASSIGNMENT, ASSUMPTION AND AMENDED AND RESTATED AGREEMENT (HOMEFIELD CID)

Synopsis: Approval of First Amendment to Assignment, Assumption, and Amended and Restated Agreement (Homefield CID), submitted by Patrick Waters, Acting Chief Legal Counsel. On May 8, 2023, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full Commission. Mayor requested this item be returned to the standing committee for further review. On June 5, 2023, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the full Commission.

Mayor Garner said this item was heard by the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, on June 5, 2023, and was approved to be fast tracked, which I accepted, to this meeting. Commissioner Burroughs was unable to make tonight's meeting so, I'll ask our Administrator to make some remarks in the absence of Commissioner Burroughs.

Administrator Johnston said as a quick intro, I think many people are well aware of the projects currently being done by Homefield on the east side of 435 on State Avenue with the ball fields and the indoor sports facility. They've approached the Unified Government to expand the blueprint with a few other activities/businesses. As is usually the case, developers look for incentives. Since they already have an incentive for their existing development, they need to add an amendment to current agreements. If Mr. LaSala, our economic development attorney, could provide a quick overview of what is before us for the Homefield project going forward.

Todd LaSala, Stinson Leonard Street Law Firm, said I would be very happy to do that. I know Mr. Napper is also here. He would love to give an overview of the new parts of the project. If it's all right, we'll start with him, and I'll give you an overview of the agreement.

Richard Napper, on behalf of HFS KCK, LLC, better known as Homefield, said we are excited to be in front of you and update you on our progress since the STAR bond offering about a year ago. We had a presentation. What I had planned to do is update you on the progress over the past year, which will also highlight some of the new attractions and uses; and more or less, wrapped in all of that, is the request for the amendment to our development agreement. When I'm finished with the summary, I would hand it back over to Mr. LaSala and Mr. Peterson.

As I told the ED&F Committee last month, the month of May marked 10 years that I've been involved in this project. Initially, for the financial partner, it was involved in the lands around the water park. Most recently, the owners of Homefield brought me back on in 2021to assist them with the overall development of the project.

In the 10-year span, the level of activity and development of this project is honestly pretty remarkable. The stuff you will see that we have coming in the next few years is pretty remarkable as well.

In the past 10 years, and a lot of the names I'm going to list off here are companies or money that have come into the state of Kansas and into Wyandotte County from out of state. So, they're bringing out of state money into this community. Ford, Nissan, Chrysler, Jeep, Frontier Justice, Enterprise Rent-A-Car, Phillips 66, Freedy's, Go Big Car Wash, Aspira Health Care, another medical office building, Fairfield Inn & Suites, Compass Minerals National Training Center for US Soccer, Menards, Camping World, the world headquarters of Dairy Farmers of America, PBR Tournaments, one of the largest baseball operators in the county, and, of course, the Homefield Training Center that we have under construction right now. That is what is either existing or under construction at this project over the past decade since I came on in 2013.

Since the STAR bond offering in the spring of '22, we have under construction the Homefield 150,000 sq. ft. multi-sport facility. If you've not been by the site, I'd ask you to go by. I'd be happy to give you a tour. It is an unbelievable facility. Construction has commenced on the baseball complex. Turf is on the ground. Lights are in the air. Margaritaville and Homefield Outdoor were approved for final development plan and site work is underway. Camping World is open for business. Fairfield Inn & Suites will open in August. Milhaus is opening in segments. They're 270 units of Class A multi-family.

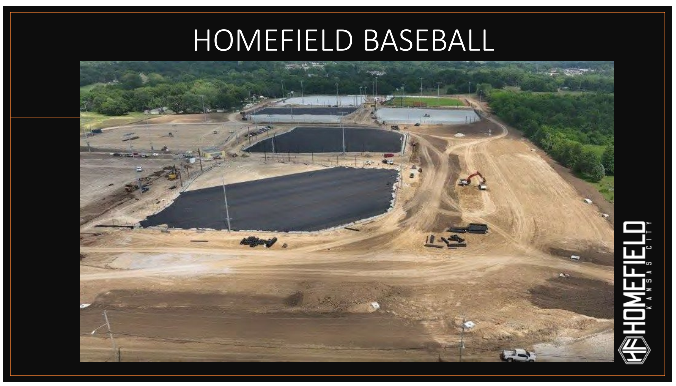
As I referenced, it's been a decade I've been on this project. This is an ariel of 2013 of the project from 435 to 94th, from State to Parallel. All you see is the water park. My drone skills are not very good so the next picture is not a perfect shot, but it's close.

You can see Dairy Farmers of America. You can see Menards. You can see in the background the Margaritaville and Homefield Outdoor work. To your left is the auto mall, and then the distant back left is Compass Minerals US Soccer National Training Center.

Homefield Outdoor and Margaritaville are under construction at the location of the former water park. You can see the pad for the hotel as well as Homefield Outdoor formed. That is a massive earth-moving exercise. These pictures are about 10 days dated.

Another shot.

Another shot.



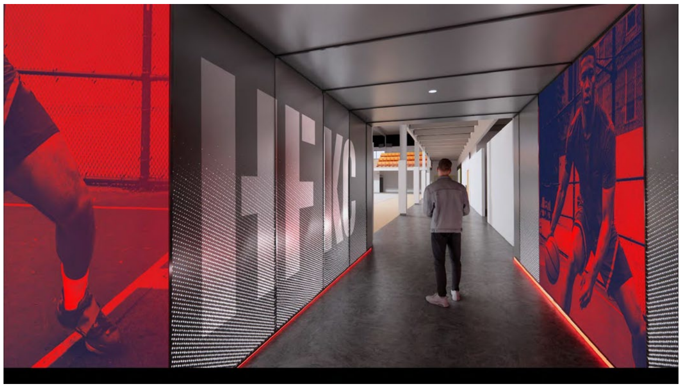
Baseball across from the soccer fields. This is the baseball complex. You can see this is looking to the east. One field with turf down. As of today, there are more fields with turf down.

Another shot.

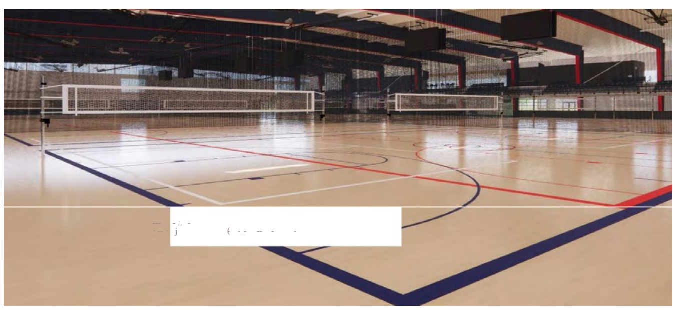
Homefield Training Center. This is looking due west. This is the 150,000 sq. ft. multi-sport facility.

Another shot.

One more.



Artist designer renderings. This is on the first floor. Every kid, at least I think to play sports, would love to have the feeling of going through the tunnel, going on to an NFL stadium or coming through for Sporting KC or coming down the ballpark. The kids will come in on the lower level of this facility for their games, and they'll enter in and through a similar tunnel atmosphere.



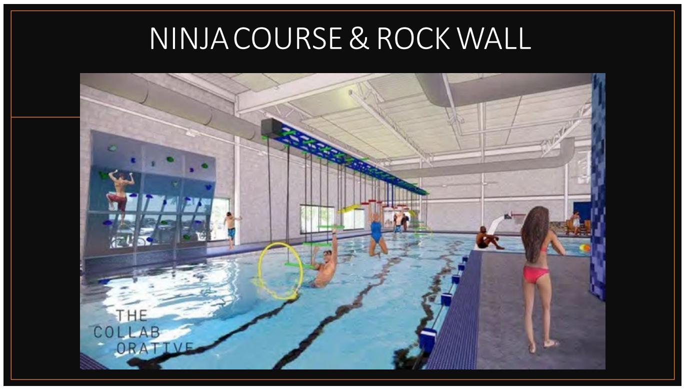
Imagery of volleyball setup.

Fans, parents will be on the second floor with built-in stadium seating peering down onto their players.

Sports and agility training for all players and members of Homefield. We have this at the other Homefield facilities in Kansas City. There's a very famous quarterback that sometimes works out at our facilities.

Margaritaville. I think we're all aware of what an iconic hotel resort this is. As we saw the site workers commence.

Another shot.

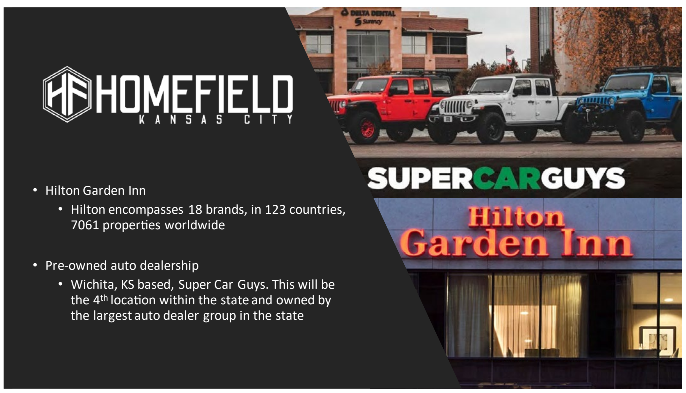


Indoor pool and Ninja course and rock wall.

Baseball. You saw the pictures of baseball. We, unfortunately, had to switch operators. I think some of you are aware of this. Lucky for us, the operator or actually the complex outside of Atlanta called Lakepoint, that is called out in our development agreement as the poster child of what we should be. We should be of equal or greater quality of Lakepoint. We were able to bring the operator of LakePoint to our project, PBR Tournaments.

New attractions and generators.

We have under letter of intent or a contract with Hilton Garden Inn, Super Car Guys, 65 Pickleball, Big Shots, Atlas9, and then the multi-use arena with Live Nation. Total added development costs in excess of $190M.



Some imagery of the new users: Super Car Guys, Hilton Garden Inn.

6S Bar and Grill, which is pickleball and sand volleyball.

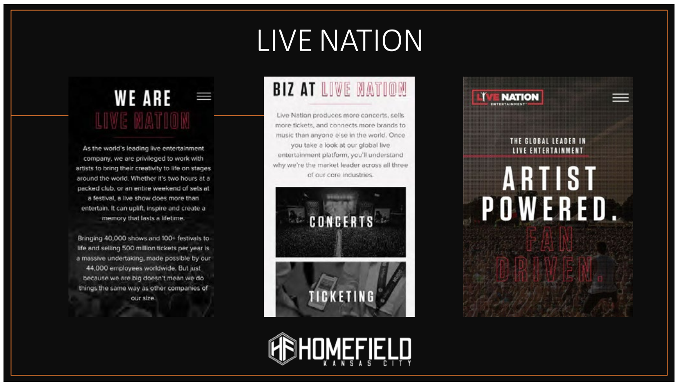
BigShots Golf. BigShots is owned by ClubCorp, the largest private golf course owner in the country. ClubCorp owns the Nickalus Club at LionsGate in Overland Park. They also own the National Golf Club in Parkville. ClubCorp is interned owned by Apollo, one of the largest private equity firms in the world.

Imagery of BigShots.

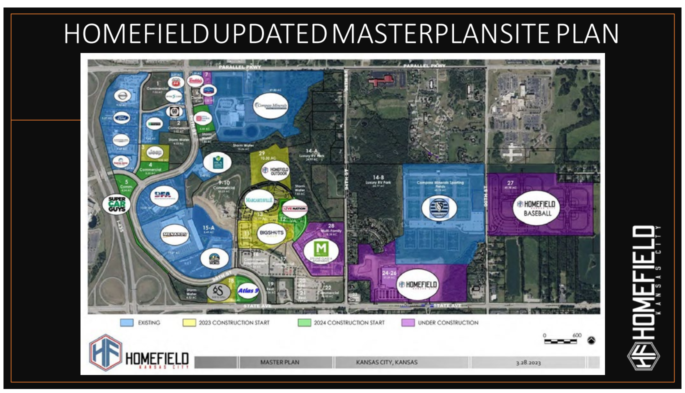
Everywhere you see a dot is where ClubCorp has some level of golf attraction in the country.

Atlas9, an interactive, immersive art to museum experience. These are some of the greatest and newest concepts across the country. This is one that is very unique and should draw quite a bit of tourism to the area.

This will be a very unique and iconic building as well. Imagery just off the press from the architect.

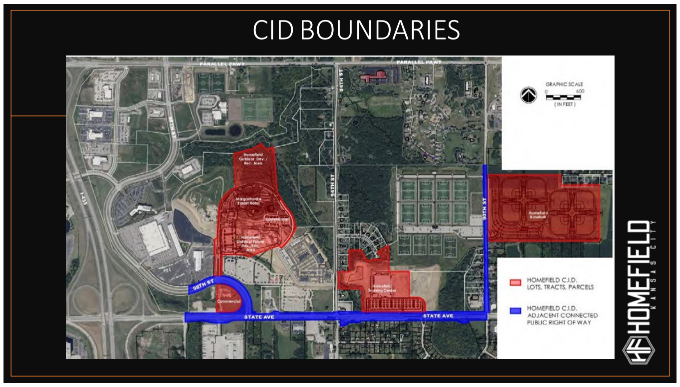


Live Nation next to Margaritaville. We are proposing a multi-sport multi-use arena that would be anchored by Live Nation. It's 3,500 seats. It is all indoor; 55,000 sq. ft. It'll also be used for championship level indoor sporting events, esports, overflow conference space for Margaritaville. It is truly a multi-use venue.



Updated master plan. I'd be happy to give you all separate copies of this, but it shows all the activity to date and planned.

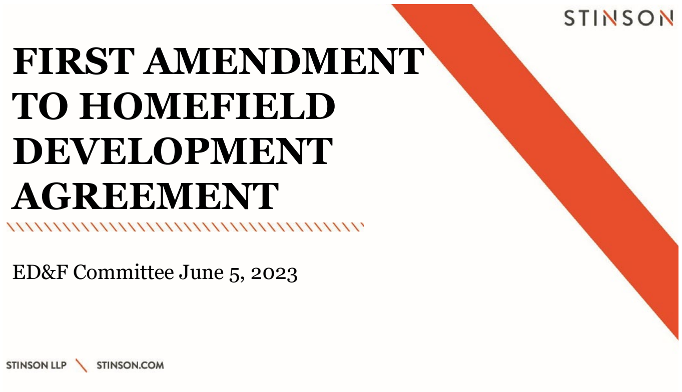
With that, which I know Mr. LaSala or Mr. Peterson will get into the major components of our DAA amendment as proposed and requested as shown.

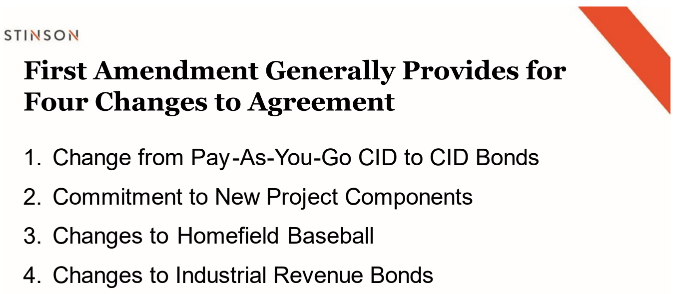


Those are the CID boundaries that we're suggesting as part of our development agreement amendment.

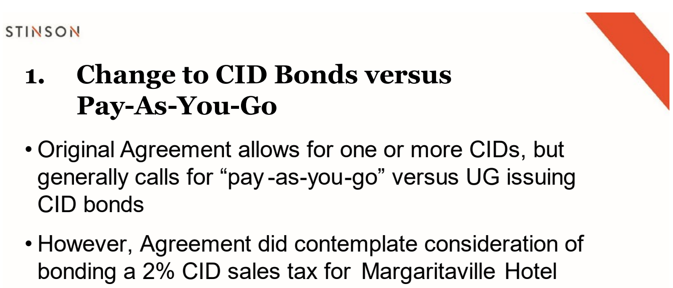
With that, thank you very much for your time and consideration.

Mr. LaSala said I also have a presentation I can use very quickly. I'm going to give an abbreviated version of the presentation that I've given at ED&F that really talks in detail about the development agreement and what changes we're making in relationship to the new things that Richard was just talking about.

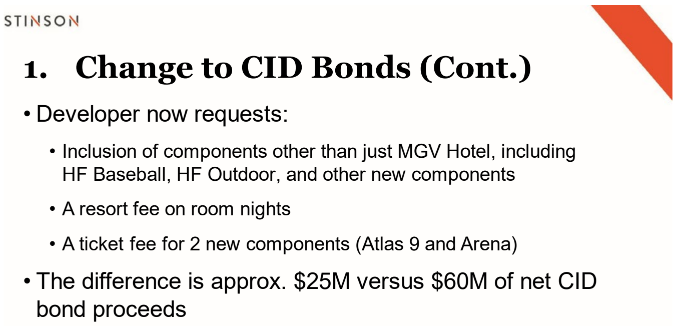




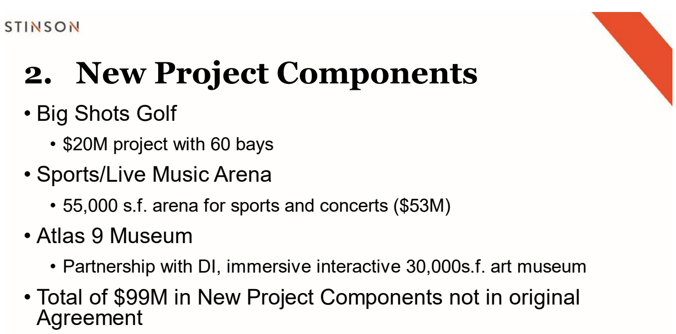
What does this first amendment do? It's essentially four things. We would change really what is primarily a pay-as-you-go community improvement district, funding concept in our development agreement, to have the opportunity to issue CID bonds and sell them. Two, we would have the developer make affirmative contractual commitments to deliver those new components of the project that Richard was just talking about. We'd make some changes to the baseball part of the project that was previously committed to. Fourth and finally, we'd make some changes to the industrial revenue bond finance.



More specifically, when you talk about the CID bonds, our original development agreement really contemplated pay-as-you-go community improvement district and really had a preference for that versus bonding. However, at the time, a year ago, the developer was telling us even then when it comes to the Margaritaville Hotel, we are probably going to need to issue bonds. We're going to come back to the Commission. We're going to ask for bonds in relationship to Margaritaville. At the time, they were talking about a 2% sales tax CID for Margaritaville only.



The change is really a broader community improvement district offering. They're asking for larger bonding capacity, more things included, and more than just the sales tax. So, here's what's new. In addition to Margaritaville, again, we started at Margaritaville only, we would now include Homefield Baseball, Homefield Outdoor, and these other new components that Richard's talking about. In addition to the CID sales tax, we'd add a resort fee on the room nights for the hotels and we'd add a ticket fee for the two new components Richard talked about: Atlas9 and Live Nation; $2 ticket fee, $30 resort fee. The difference in bonding all of that and going out to market and publicly selling bonds is about $60M of bond proceeds versus about $25M of where we started.

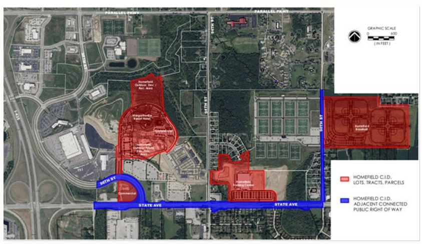


Additionally, Richard talked about these components, showed you imagery that talks about these. Our development agreement has more detail about them and makes contractual commitments for the developer to deliver these three things. The BigShots Golf that he just showed you, which is a $20M project with 60 bays for an entertainment golf concept. The Sports/Live Nation Music Arena that Richard talked about, 55,000 sq. ft. That's about a $53M capital investment. And Atlas9, which is a partnership with Dimensional Innovations, which is a great Kansas City company, that 30,000 sq. ft. interactive, very colorful, very unique museum concept. That's $99M of new capital investment.

Now, one thing that is important to underscore here is that our development agreement, this amendment would be pretty clear that of those components, Live Nation is not currently contractually committed. So, in the event that we get to a point with this financing where we don't have a contract at least with Live Nation, the developer reserves the right to pull Live Nation out of the financing equation, not have a commitment to deliver it, but wouldn't get CID revenues or proceeds related to that. So, Live Nation is contingent at the moment and specifically called out in the agreement.

STINSON

Map of Proposed CID District



That's a map of this proposed CID district.

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BUDGET FOR CID PROJECT

		Total Est. Cost	Use of CID Revenues
Themed Hotel/Homefield Outdoor	Area C	$ 145,000,000	$ 29,461,000 [1]
Homefield Indoor Training Facility	Area B	$ 60,000,000	$ 4,648,000 [2]
Big Shots	Area C	$ 20,000,000	$ 1,034,000
Atlas 9	Area D	$ 26,700,000	$ 15,388,000
Arena	Area C	$ 53,000,000	$ 8,558,000
Total $$:		**$ 304,700,000**	**$ 59,089,000**
Percentage of CID			**19.39%**

1. In addition to the CID Proceeds listed here, the Homefield Outdoor component is entitled to a $15M allocation of STAR Bonds, approximately $13.4M of which are available in the previously issued first Series issued in 2022.

2. In addition to the CID Proceeds listed here, the Homefield Indoor component is currently entitled to a $60M allocation of STAR Bonds, approximately $53.8M of which are available in the previously issued first Series issued in 2022.

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Here's the budget for those projects. It really shows you if we're able to issue almost $60M in CID bonds, this shows you where that money would go. Most of it, as you see, would go to the Margaritaville Hotel and Homefield Outdoor, but there is some money for the indoor buildings, some money for BigShots, Atlas9, and the Arena.

STINSON

3. Changes to Homefield Baseball

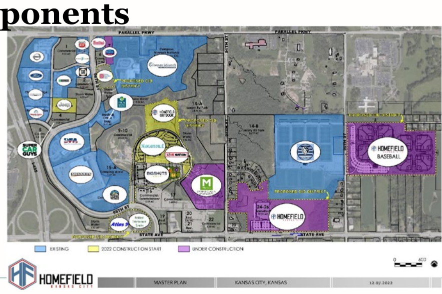
- Remove Perfect Game as operator and replace with PBR
- Reduce 10 fields to 8 fields
- Hotel issue re: Creekside Hotel in Parkville, Missouri

Changes to Homefield Baseball. Richard showed you what was going on and where they are. The original development agreement called for 10 fields. This would change the project a little bit; reduce from 10 fields to 8. There's one other issue. It also allows us to replace Perfect Game as the operator with PBR. We've done some diligence about PBR and looked at that operator. It's a good operator.

There is one issue when it comes to PBR and that's that they're already in the market right now in Parkville. They have a tournament fields facility there including a 90-room hotel. So, when our agreement speaks to hey, you're going to have this great baseball complex and you're going to have a booking system for people who come visit where you're really prioritizing first Margaritaville then the other hotels in this STAR bond district and then beyond that, Wyandotte County. The one caveat is the Creekside Hotel over in Parkville and that's because Creekside's already got a TIF on it. They've already made a commitment there that when it comes to that, they have to be able to promote that hotel as well. There are specific provisions that address this, but there's no other hotel on the Missouri side that could be promoted at all. They just had those commitments and we had to work around that. I can provide more detail there if you'd like.

STINSON

Map of Baseball/Other Project Components



That is the same map that Richard showed you a moment ago.

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4. IRB Financing

- Our Agreement Contemplates Certainty IRBs in your discretion
- Reduction for baseball (20%)
- New Agreement re: MGV Hotel
  - $800,000 PILOT, increasing annually up to $876,589 (1%) increases)

The fourth and final component that really changes, this is about the industrial revenue bonds. Our agreement contemplates certainty IRBs in your discretion. You may remember that last summer, we made the deal and agreed to a PILOT schedule for both baseball and Homefield Indoor. Now, these are not intended to be tax abatements where, and it's certainly not, as one of the periodicals may have said, 100% tax abatement. It's not that. We are providing IRBs, but we're agreeing on a PILOT schedule for 10 years. These are unique assets. The developer really craves certainty so we have negotiated a PILOT schedule where they are supposed to be paying property taxes that approximate what we think is very arguable 100% of the taxes that these assets should pay, but the developer achieves certainty about those assets.

Now, we're making two changes here really. One is that we're reducing the PILOT we previously agreed to when it comes to baseball by 20%. Why 20%? We're going from 10 fields down to 8, and this is right sizing the PILOT by the same amount that we're reducing it in fields.

Secondly, it provides for the first time in agreement about a PILOT schedule and certainty IRBs for the Margaritaville Hotel and Homefield Outdoor. That is an $800,000 a year PILOT increasing annually up to $876,000 at 1% a year.

STINSON

Homefield/MGV Hotel PILOT Schedule

	Homefield Building	Homefield Baseball	Homefield Outdoor/Themed Hotel
Year 1**	$ 241,253	$ 85,362	$ 801,500
Year 2	$ 243,666	$ 86,216	$ 809,515
Year 3	$ 246,102	$ 87,078	$ 817,610
Year 4	$ 248,563	$ 87,949	$ 825,786
Year 5	$ 251,049	$ 88,828	$ 834,044
Year 6	$ 253,559	$ 89,717	$ 842,385
Year 7	$ 256,095	$ 90,614	$ 850,808
Year 8	$ 258,656	$ 91,520	$ 859,316
Year 9	$ 261,242	$ 92,435	$ 867,910
Year 10	$ 263,855	$ 93,360	$ 876,589

*Excludes capital outlay mills not subject to IRB property tax abatement.
**For Homefield Building and Homefiled Baseball, begins first calendar year after the date when IRBs are issues for eitherHomefield Building or Homefield Baseball [See Section 4.12(b)(i)].

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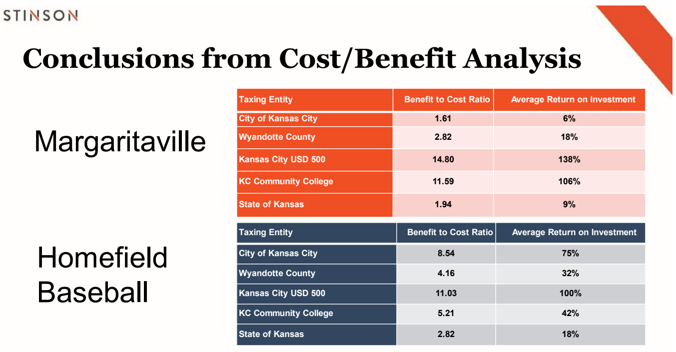
Here is the schedule when you look at all of those Homefield components. It's about $1.1M that they are contractually agreeing to pay. There won't be tax protests with regard to these assets. We're agreeing up front that these are the numbers for these assets for the first 10 years. Of those assets, in the Homefield Building column, there's no change there. That's exactly the way it was when we agreed to it last summer. Again, the Baseball column is reduced by 20%. Everything in that final column is due.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Conclusions from Cost/Benefit Analysis

Margaritaville

Taxing Entity	Benefit to Cost Ratio	Average Return on Investment
City of Kansas City	1.61	6%
Wyandotte County	2.82	18%
Kansas City USD 500	14.80	138%
KC Community College	11.59	106%
State of Kansas	1.94	9%

Homefield Baseball

Taxing Entity	Benefit to Cost Ratio	Average Return on Investment
City of Kansas City	8.54	75%
Wyandotte County	4.16	32%
Kansas City USD 500	11.03	100%
KC Community College	5.21	42%
State of Kansas	2.82	18%

As you know when we do IRBs, we go out and procure a third-party cost-benefit analysis to look at the impact of what we're doing. These are those numbers broken down jurisdiction by jurisdiction. When we evaluate these, we really look at them in terms of a 1.3 cost-benefit ratio to determine is this a good deal or not. All of these numbers are above that and some of them are well above.

So, Mr. Mayor and commissioners, with your permission, I'd like to stop there. I think that's an overview.

Commissioner Ramirez said thank you, Mr. LaSala, and thank you, to Homefield and everything. One thing common theme that we've been saying since the start of our budget cycle is economic development, economic development, economic development. Our Administrator has said as well. The only way we're going to grow our tax base or grow our economy is economic development. This is a perfect example of something that can do that. That is a catalytic project for this community.

When I was running for this position—yes, I'm highly critical of incentives, but they can, if we use them strategically—this is a perfect example of using our incentives strategically for a project that is going to provide even more to our community. So, to me, it's a no-brainer to support this project because, again, it's amazing. It's going to provide more amenities, more things for our community to do. It's going to bring more people to Wyandotte County. They're going to come and want to go to all of these businesses. When they pay that cash or when they swipe that card, it’s sales tax that comes right to us. If we can get more people to come to Wyandotte County for all of these attractions, again, it’s catalytic. We need more projects like this. I will say, as I always say, not just in the west but throughout our community. The west and the east. So, I proudly and I will say it to the community, proudly support this project because it has major ramifications for us in the future. Good ramifications.

I thank you for your diligence of putting this project together, trying to make it even better than it was 10 days ago. I thank you for all that you’ve done. I look forward to seeing everything built.

Commissioner Johnson said, Mr. LaSala, I have a general question. It’s not necessarily related to the dollars, but when we recently approved the Lanier project downtown, there was discussion about having a smaller footprint for the Reardon Center so that it would actually be condensed in size. The response was that perhaps the proposed Margaritaville Resort would provide such a convention space. Can you speak to that one way or the other?

Mr. LaSala said I’d like to hand this to Mr. Knapper who is more intimately acquainted with the offerings there at the hotel.

Commissioner Johnson said I have a second question also. I see in our packet we have questions from the Mayor’s memo, and I don’t know whether or not you were satisfied, Mayor, with the responses that they provided to those.

Mr. Knapper said the Margaritaville has approximately 12,500 sq. ft. of conference space. It could be one large ballroom or divisible into, I believe, as small as 500 sq. ft. Additionally, the multi-use arena next door, Live Nation. Our intent would be to use that if we had a huge conference, use that to overflow into. But, your base question, the Margaritaville has 12,500 sq. ft. of conference space.

Commissioner Stites said, Richard, the reason I’m going to ask this, and I already know the answer and that’s because I think this might be the third time that I’ve heard this presentation, which is fine because what I’m about to ask I think is so important for the public to hear. Can you tell us what contributions to the community that you guys have agreed to as far as tickets, as far as investments?

Mr. Knapper said the agreements within our development agreement, which I'm going to have to defer to Mr. LaSala for the specifics. We are living up to and plan to live up to more of those in the future. With regard to the school district agreements, all but one is signed. The one that is not signed is at the school district waiting for execution. Additionally, outside of our agreements in the development agreement, late fall, early winter, Homefield delivered about $250,000 or so worth of textbooks to all the school districts in Wyandotte County. The details of our agreements in the development agreement, I'm going to have to defer to Mr. LaSala.

Commissioner Stites said that's fine. I want to hear, but I just think it's important for everyone to hear the amazing contributions that you guys are, not only to this project, but to other areas of Wyandotte County.

Mr. LaSala said, Commissioner, some of what I'm going to articulate now are things that have been in the agreement since last year and there's one of them that's new. Here are the things from last year. In Article 8 of our development agreement, we have what I think are our typical development agreement provisions that say you're going to participate in the civic and philanthropic community here in Wyandotte County. You're going to join the Chamber and the EDC. You're going to maintain your headquarters and administrative operations in Wyandotte County. There are also discounts offered to Wyandotte County residents for the Homefield building, the athletic facility that Richard was showing, Homefield Outdoor. There are these agreements with the school district that Richard spoke to, as well as 500 tickets donated annually to the UG Parks & Rec for free admission to Homefield Outdoor. The Parks & Rec Department can use those tickets as they see fit.

There is also a provision that you may remember where the developer agreed to make investments in, and this is the language word for word, new economic development projects in downtown and historically urban areas of KCK. All of which investments shall be reasonably approved by the UG's Commission. They agree that $4.3M of new investments will be made within three years of signing this development agreement back in 2002. All of that was there before.

The one piece that's new that came out of a robust conversation that we had in ED&F was about these new assets. The developer has also agreed and worked with Dimensional Innovations and Atlas9 to make sure that Wyandotte County residents also get a 25% discount on ticket prices at the Atlas9 Museum when it opens. That really is the community benefit package that I believe you're speaking to.

Mayor Garner said to answer Commissioner Johnson's question, there were some questions that were floated out there in various channels. I want to say thank you all for at least the transparency and coming forward and trying to alleviate some of those questions that were out there and some of maybe the misinformation or misconceptions about what this project could bring. So, I thank you for that. It was both valued and appreciated.

Action: **RESOLUTION NO. R-40-23,** A resolution adopting the First Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement (Homefield project)." **Commissioner Stites made a motion, seconded by Commissioner Davis, to adopt the resolution as submitted.**

Mayor Garner said I say that respectfully, also, I have to go back. I know it was mentioned briefly by Commissioner Johnson, downtown projects. I have to say we're going to continue to support, I support all developments throughout Wyandotte County, especially those that add value to Village West, being the tourist attraction both on the east side of Village West and on the west side of 435 as well. I think those bring extreme value not just to Wyandotte County, but to the great state of Kansas. We want to sustain that. We want to grow that, but I would be remised to say that east of 55th St. or 635, I would love to see the types of investments in the most disinvested, disenfranchised, redlined areas of our community that we do out west.

So, the call to action to both staff and Commission and to this community is we have got to bring these types of quality investments and investment dollars to these areas where the investments are needed the most.

I heard something about it in our convention center, an arena out west. We minimize that space on the east side of our community. I got a lot of phone calls from people and constituents that had concerns with that because they wanted to maintain the history and that opportunity and that resource that was provided to those folks that have traditionally used that facility for banquets and for other events in the eastern portion of our community.

We cannot continue to overlook the opportunities that exist in Armourdale, especially when you talk about the Rock Island Bridge along our Kansas River going to the Kaw, as well as the Quindaro Ruins.

When you talk about the most impoverished zip codes anywhere you'll find in the state of Kansas is the northeast as well as our downtown. We've got to bring the types of quality, good services, and resources that these people have in these areas of Wyandotte County have been asking for. We've got to erase the invisible line of economic segregation that has existed as a result of racist practices historically that have occurred in this city when you talk about redlining and when you also talk about just the disinvestment and disenfranchise of the people that just so happen to be Black, Brown, or poor.

I'm going to continue to say that we've got to take a hard look at things east of 55th St. and take as much energy, effort, resources, and intention to make sure that these individuals that pay taxes and live here that have been begging and asking for better, get the same quality of good services, resources that they deserve as residents of Wyandotte County. They don't deserve any less. That's not taking away from anybody out west. It's not. We are a unified government and I like to think we are a unified community, and nobody should be left behind.

It saddened me and one of the reasons I ran was to try and bring attention because I got sick of going to these meetings and hearing people beg for things that they should not have to beg for from their government and that being one of them. Investing in the disenfranchised and disinvested areas of Wyandotte County.

I hope that as we look at these areas that I talked about, Armourdale, Argentine, downtown, especially the Northeast, and those areas east of 635, that we can bring and find ways to bring quality developments and opportunities for developments with great investment of housing, retail, mixed-use properties, entertainment venues.

I hear a lot about housing, housing, housing. That's great, but you've got to have the type of goods, services, and entertainment venues that can attract and keep people anchored in these communities or they're not going to want to be there. The only thing you will attract is you will make this a home base for homelessness and a quarter for poverty because we will continue to import poverty from other areas that see Wyandotte County as a dumping ground.

I want to raise income levels. I want to see people be successful. I want to build generational wealth for people that have not seen that opportunity. We heard from our educational providers today that is the first step. We have to take a serious look at how best to invest in our people that deserve better than what they've been getting over the course of decades. It's not something that happened with this Commission or overnight. It took decades for us to get here, and I don't want the voices and the cries of these people to be left behind.

As we look west, we need to balance that because the rising tide can definitely, I believe, lift all boats in Wyandotte County where nobody's left behind. I just don't want anybody to be left behind in the short time that I have left as your mayor.

Commissioner Townsend said as a follow-up, can you or Administrator Johnston talk about the offering, where we are on the requests for proposals, because some of what you talked about goes to Indian Springs. I thought it was very prescient of Administrator Johnston's predecessor, Ms. Lee, and staff, and aggressive on the part of the Unified Government in the best way, in the way that you're just referring to, to solicit developers to come to those areas. I think that's right on point with what you're saying.

Administrator Johnston said just a quick update on that. You haven't heard much about the RFQs that were requested by my predecessor. The process did get completed. We did receive submissions from various people. We did receive those two appeals about the process and we're finishing up that review process, so it was placed on hold because I believe it's state statute that if there is an appeal, you've got to wait until the appeal is satisfied.

We are working with those people who have appealed it and that should, I'm confident, should be rectified soon so we can proceed with those who submitted. So, just be patient, please.

Commissioner Bynum said I just want to step back to the questions that you had sent to the developers and possibly the standing committee members, and then the developers came back to Economic Development and Finance Committee Monday, just this week. I think I heard you say that the questions are answered to your satisfaction. I'm just asking you to clarify that you're in agreement now to sign and execute.

Mayor Garner said just for the record, I have no objections. Those questions were brought forward because constituents had raised some concerns with me. I just wanted to make sure they were answered to, hopefully, the satisfaction any public that may have had maybe not concerns, but just, I believe, there were some articles that maybe had some information that raised questions.

So, I think you answered that to the people's satisfaction. I think the biggest one was 100% tax abatement. **Commissioner Bynum** said which was not correct.

Mayor Garner said I think we have two items. **Mr. LaSala** said I may be confused. Are there really two items? I think we're just approving the development agreement. I should clarify. At some point, these were all grouped together. There are resolutions of intent related to the industrial revenue bonds, but because we're fast tracking from Monday, there's a statutory notice period we can't meet in time. So, tonight, we can take action on the development agreement. The developer would really beg us to do that timing wise. We will have to come back at the end of the month on resolutions of intent for IRBs.

Mayor Garner said just for the record, I do want your development to be successful. It can be a great benefit to Wyandotte County and the state of Kansas. Thank you for your work.

Roll call was taken on the motion and there were eight "Ayes," Johnson, Kane, Markley, Sites, Davis, Bynum, Townsend, Ramirez.

COMMISSIONERS' AGENDA

No items

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

No items

PUBLIC ANNOUNCEMENT

No items

ADJOURN

Action: **Commissioner Bynum made a motion, seconded by Commissioner Davis, to adjourn.** Roll call was taken and there were eight "Ayes," Johnson, Kane, Markley, Sites, Davis, Bynum, Townsend, Ramirez.

MAYOR GARNER

ADJOURNED THE MEETING AT 9:18 PM

June 8, 2023

Brett A. Deichler, PMP|CPM
Unified Government Clerk

cg