

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

REGULAR SESSION
APRIL 13, 2023

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Regular Session Thursday, April 13, 2023, with ten members present via Zoom and on site: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Markley, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO, presiding. The following officials were also in attendance: David Johnston, County Administrator; Laura Cromwell, Fiscal Analyst Kansas City Kansas Police Department; Troy Shaw, County Engineer; Brent Thompson, County Surveyor; Gunnar Hand, Director of Planning and Urban Design; Debbie Jonscher, Acting Chief Financial Officer; Stephanie Stauffer, Program Coordinator; Patrick Waters, Acting Chief Counsel; Monica Sparks, Deputy 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 when not speaking to avoid 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 who is speaking. Please be sure to speak directly into the microphone when speaking so the public can hear your comments and there's an accurate recording of the meeting for the minutes. 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 the meeting to order. Clerk, roll call, please.

Roll call: McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend, Garner.

Mayor Garner said the invocation is being given by Pastor Daniel Freeman of The New Beginnings Missionary Baptist Church, followed by the Pledge of Allegiance.

Mayor Garner said I'll ask the Clerk, are there any revisions to tonight's agenda?

Monica Sparks, Deputy Unified Government Clerk, said yes Mayor, there are several revisions under the Mayor's Agenda. Mayor Harrington will be providing a brief update as the first order of business. The order of proclamations will change, item number three will be read first and a short video will be shown in lieu of reading the Seven Days of Kindness Proclamation. Those are all the revisions.

Mayor Garner said we do have several items on the mayor's agenda as the clerk previously announced. We'll start off with Mayor Harrington if you like to come forward. He is the Mayor of Bonner Springs, which is one of our cities here in Wyandotte County.

Mayor Harrington said thank you, Mayor Gardner. Yes, the second largest city in Wyandotte County and thank you all for being our County Commissioners. I have with me tonight, I'd like to introduce our Council President Tom Stevens. He's served Bonner Springs for a long time and done a great job. I'm glad to have him with me this evening but I would like to let everyone know that since I was last here, we had the groundbreaking for our new water treatment plant and a lot of you were able to be there. Thank you so much, I greatly appreciate that. This facility when done will be approximately \$30M of investment in our community. Its capacity will be about 2 million gallons a day of clean safe drinking water. This softened water will be quite a new item for Bonner Springs. Hopefully we won't have to replace every single dishwasher, hot water tank, toilet controls, as we're all used to doing with such hard water but hopefully that will change. This plant replaces a 60-year-old plant and hopefully, we'll get that and more out of this new facility. It's being built near our Public Works Department and our current wellfield. We're glad to be able to provide this for the community. Also, we're looking forward to starting our street improvement

program in Bonner Springs we're responsible for. We'll be investing about a million dollars in road repavement in Bonner Springs and we would really like to appreciate thanking you for the CIFI funds of about a \$150K that will go towards that. The significant investment in roads has changed the reputation Bonner has as well so we appreciate that. Also, we're working our way through the Police Department reorganization structure just to make things more accommodatable for our community and the Police Department and improve the level of service that those gentlemen are able to provide. As well as we had a long-time Bonner alumni who has come back and is going to invest close to a million dollars on residential infrastructure in our core area. Building quite a few duplexes or townhomes in the core area of Bonner Springs of just about a million dollars' worth of investments. We're very proud of that and looking forward to any other developers who would like to come to Bonner Springs and enjoy a beautiful life. Thank you very much.

Mayor Garner said thank you. Are there any questions for Mayor Harrington? Okay, thank you, Mayor. Clerk, that takes us to our next item on the Mayor's Agenda which is item number one, clerk if you could read that in its entirety, please.

MAYOR'S AGENDA

Item No.1 – 211539...COMMUNITY INPUT AND RECOMMENDATIONS

Synopsis: Public forum to allow citizens to express concerns and present solutions relating specifically and solely to the Unified Government's span of interest and control. Participants will be limited to three minutes in duration. Citizens appearing in the Municipal Office Building lobby will be given priority, followed by a limited number of participants who have registered online through the Unified Government Clerk's Office. Those who have registered online may not be given an immediate opportunity to participate due to time constraints to be determined by the Mayor/CEO. If time allows, persons listening online who wish to make comments will be recognized. All interested participants should know that Mayor/CEO Garner has also placed a maximum time limit of 45 minutes to host & conclude these discussions. In the interest of time, there should be no expectation for requested participants guaranteed inclusion to be recognized for comment and participation.

Mayor Garner said, Clerk, if you could start. **Ms. Sparks** said, Mayor, with that we have four individuals who have signed up in the lobby to speak. The first individual is Ron Kelsey.

Ron Kelsey said Mayor Garner and Commissioners thank you very much for the opportunity to address you this evening. My name is Ron Kelsey and I'm a long-time resident of KCK and president of Planned Parenthood Exposed, a non-profit organization that is dedicated to exposing the evils of Planned Parenthood. I'm here tonight to protest that the Visit Kansas City, Kansas is promoting the killing of children in its 2022 Kansas City, Kansas Visitor's Guide. I find this to be outrageous. This means that the Unified Government is directly involved in the promoting of killing of children as part of its tourism promotion since Visit Kansas City, Kansas is under contract with the UG to promote tourism. In addition to the contractual relationship according to the Visit KCK website the UG maintains four positions on the Visit KCK Board of Directors, including Commissioner's Tom Burroughs and Angela Markley. Therefore, as one would expect, the UG maintains control, authority, and responsibility over tourism promotion. The promotion of killing of children takes its form on page 38 of this Visitor's Guide with the ad by Planned Parenthood promoting abortion. This implicit or explicit UG support of Planned Parenthood, the nation's largest provider of abortions totaling over 380K each year is totally unacceptable. Certainly, Kansas and Kansas City, Kansas, **Ms. Sparks** said you have one minute remaining. **Mr. Kelsey** said have become abortion destinations due to the more liberal Kansas Laws regarding abortion compared to nearby States, but the reality of this legislative landscape should not be used to promote KCK as abortion destination city. Promoting the killing of children's vile, disgusting, reprehensible, morally corrupt, and evil, and it should cease immediately. Planned Parenthood exposed and others are requesting that the UG visit and Visit KCK destroy any printed tourism guides with Planned Parenthood ads, the digital vision of the Visit KCK Guide 2022 removed, the Planned Parenthood ad, and the UG and Visit KCK destroy any other such literature and digital ad promoting Planned Parenthood. And that the UG will refrain from publishing such future printed or digital material that can be interpreted as promoting Planned Parenthood or promoting KCK as an abortion destination city. **Ms. Sparks** said your time has expired. **Mr. Kelsey** said it is more ironic that this meeting was open invoking God and at the same time the UG is promoting the killing of God's children.

TaShear Manck said hello my name is TaShear Manck, they call me CeCe. I'm here in Wyandotte County. I would like to thank Michael and Gary for coming out in support of me today. The first thing that I wanted to say, was the last time I was here showing you support for Mr. Andrew's boards being removed. When I left this meeting Mr. Andrews thought that it would be a good idea to start following my child on Facebook, that's not a good idea sir. I have the screenshot, mister. Now moving forward to the agenda, KCKPD is asking for \$905K for a Real-Time Crime Unit. There are many more things that that money can be investigated—invested into, like giving it to the attorneys who is investigating the police crime here, like Roger Golubski and his comrades or co-conspirators. The last thing I would like to say is the ARPA funds that they are asking for, for safe roads, should be covered in our PILOT fee, which the Unified Government receives \$34M a month on. It should not come from the ARPA funding that was promised to the residents and businesses and families who are suffering here, it should not be used for roads. That's what the PILOT fee was for, thank you.

Sharon Gaither said I am representing the neighbors of the Shawnee Heights area and what their concerns are. It is important for us to have people in office who are looking out for our best interests. Unfortunately, up here in the Shawnee Heights area have not experienced that. You may have noticed these gigantic utility poles that now dwarf our residential neighborhood. Although a project of this magnitude would have taken years to plan and execute, no one in the neighborhood it affected was told anything. In fact when asked we were not told nothing but lies right up until and including the drilling of the giant holes in our yards. We were told they were installing electrical boxes, do they look like electrical boxes to you? People's homes were damaged and our once quaint residential neighborhood has been reduced and marginalized into an industrial district. I defy you to drive down Douglas Avenue between South 10th Street and South 14th Street and count the number of metal poles, wooden utility poles, and ground lines. You can't drive slow enough to count them. When I asked Mayor Alvey in an email if he knew about this, his response was that it was all BPU. He didn't ever mention his previous job before becoming Mayor was sitting on the board of the Planning Commission of BPU and undoubtedly knew about the project before ever running for public office. It's probably how he got the backing to run in the first place, more lies and more lies. We now have commercial demolition and construction going on at 1201 Douglas but it's way back in the back corners of the lawn away from public view. The company

leaves large garage doors open while they spray chemicals inside. Huge tractor-trailer rigs are now... **Ms. Sparks** said one minute remaining. **Ms. Gaither** said hauling all new utility supplies in and out right up and down in the very streets which have clearly marked no trucks.

To make matters worse for the second year in a row the city is raising our property taxes. My business was closed during the pandemic because it was labeled a non-essential business but we were never able to open our doors again. And now you're going to turn around and raise our taxes again two years in a row. You say homes in our area are selling for more money now and government mechanicalisms that—take that when a real estate price goes up so do taxes, you act as though we are wealthier now that the homes are overpriced. We are not wealthier, in fact we're poorer, but let's talk about properties that don't sell like the burned-out house across from Sawyer Castle just sitting there or Sawyer Castle itself rotting years after year. I know you all bought Carl Loop's story about having an investor but unless he's pledging the 10 to 20 million dollars needed to fix it up... **Ms. Sparks** said your time has expired. **Ms. Gaither** said okay thank you.

Fannie Hill said I thank you all for giving me a minute to speak because everybody's talking about the same thing BPU, getting rid of the PILOT, lowering the taxes, but I was told by the Appraiser to talk to the Commissioners. I told him they don't have ears. If they hear it and we don't know it. They never respond to anything, we haven't heard anything from any of them since we've been coming here about any of that. And my suggestion to you all is that you're not doing a very good job with the budget. I mean it's always we need money, money, money, money, that's all we hear and we're spending money hand over fists. I'm convinced that this county has enough money without constantly raising people's taxes, kicking people out of their homes. There shouldn't be any homes on the tax sale, not a one because this county is not so desperate for money until they have to kick somebody out of their house to sell it. That is wrong, that's wrong. The tax rate increase is going to have to stop. I mean you all was asked not to raise the taxes last year, you raised them anyway knowing that they were going to go up this year because the real estate market was exaggerated. Like I told the Appraiser, I don't want my property appraised caught by the market. They exaggerated it, we know that. They're placing those to make money. My sons got caught up in it. The lender wouldn't let him have it, but he had to put \$50K out of his pocket because the lender wouldn't let him have what they were selling that house for. And everybody knows the market was exaggerated and then you appraised our houses based on that. That is wrong

and I feel like it's a total injustice to the people. I'm the president of the Stand-Up Committee for Wyandotte County, KCK and we're moving. We're taking some action because nobody's listening. So, we're going farther, we're going higher because it doesn't make any sense and I really don't have a lot more to say.

Ms. Sparks said Mayor, those are the only individuals that have signed up to speak in Chambers.

Mayor Garner said is there anyone else in Chambers that we missed that would like to speak, if so please come forward, state your name, your address. Anyone?

Carolyn Wyatt said KCK resident, I just got here, running a little late, but I do have something to say. I'm not sure where you are on it but what I was going to talk about is the CDBG. Is this time for CDBG? Later on, okay. Well, I'll just talk right now anyway. **Mayor Garner** said you can talk about any matter of a Unified Government interest, it's your time. **Ms. Wyatt** said okay, well I want to talk about the CDBG funds. If you remember some of you all weren't here when they wrote that up for the CDBG what it was for. It was actually for the disadvantaged low-income. That's where it started and people could come up to the Unified Government on the ninth—eighth floor and they could fill the form out and every five years they could get something big for their house. They needed plumbing, they could get that. Five years later somebody else can come back and they'd get a roofing, a furnace and people were getting things done. Then when the lady, she passed or whatever, but she wasn't here any longer and somebody else came in and took her place. When they did that, that stopped everything. Redlining started, and nobody got anything. You couldn't get anything anymore. Then later on the Commission started pulling from the CDBG like for their projects, whatever they wanted. But it was for the disadvantage. It was for the low-income. If you go back and see, I think, I'm not sure who was here during that time but you know when it was written up it was for low-income disadvantaged people. But now it's like grab, it's not what the people can have but it's what you want. **Ms. Sparks** said one minute remaining. **Ms. Wyatt** said it's what you want. Then you go back and investigate that and find out where they went wrong because now they're taking the money from the people who actually need it. It used to go to the neighborhood groups and the neighborhood groups got it in their funds. Guess what they did, they made sure people in their neighborhood got things done. That's when things really got done also,

but then when it came back now it's with the Commission. They're pulling that money that should be going to people who actually need it. Thank you.

Mayor Garner said anyone else in the audience would like to speak before we close the audience portion. Clerk, any other. **Ms. Sparks** said we do have one hand raised online, Community Conscious Action Network.

Louise Lynch said from the Community Conscience Action Network. There are many issues I want to speak to. First, I want to tell the Administrator, the new Administrator, welcome. With that welcome, I would like to have you meet with me and my organization in regard to the numerous issues concerning our community that are not being done. There are a lot of housing issues with renting. There's a lot of issues of rents being so exaggerated that they cost more than Johnson County to rent. There are a lot of people that are coming in buying up the properties becoming slumlords, not having rental licenses, and taking advantage of the most disadvantaged. This cannot continue. When you have rents that are over two and three thousand dollars for slums, that is outrageous. When none of them have rental licenses, nobody is seeing all these properties that don't have rental licenses. In the last two weeks I have encountered over 29, 29 properties that the city is not getting the money for. There are not being inspections done on these properties, and people are left to live in slums because there's no accountability. When you go to the rental licensing places, they said they will put a sticker and then the next time they'll put a different color sticker. Meanwhile, those that can afford to live are being pushed out. When we talk about the housing shelters and we talk about what's available for people who are disabled or elderly. You may have these cold weather shelters, but they don't accommodate. People who have mobility challenges cannot get inside a tent and be on the floor. **Ms. Sparks** said you have one minute remaining. **Ms. Lynch** said there are numerous issues. There's issues with the Public Health Department and how they discriminated against the Latinos and the studies that they did and they used a methodology that were not followed. You have data that's invalid. This cannot continue. Not any person in KCK should not have the same respect and the same opportunity to live. Those that are paying their taxes can't afford it. Those that are trying to rent can't afford it. And those that are homeless don't have anywhere to go. there are too many problems and they need to be taken care of. So, I'd like you to promise me Mr. Administrator, that tomorrow when I call your

office, that I can get an appointment for my group because these are serious issues. **Ms. Sparks** said your time has expired. **Ms. Lynch** said and I don't want to have to have a conversation that goes back and forth. Can I have your word on that, thank you.

Action: Public forum held.

Ms. Sparks said Mayor, there are no other hands raised online. **Mayor Garner** said thank you thanks for all those that expressed their comments. We appreciate your comments and the recommendations you've had as well as any compliments that may have been from there as well. This is an opportunity for those that feel like they can't voice their concerns to this governing body and staff. I encourage you all to keep taking those opportunities to spread the word because it is available to our residents. That takes us to our next item. Clerk, you'd like to read that. **Ms. Sparks** said the next item is a proclamation.

Item No. 3 – 212388...PROCLAMATION: CLEAN AIR NOW ENVIRONMENTAL JUSTICE DAY

Synopsis: Proclamation proclaiming April 13th, 2023, as CleanAirNow Environmental Justice Day, submitted by Tyrone A. Garner, Mayor/CEO.



Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

- WHEREAS,** President Biden, historical signing and commitment contained in Executive Order 14008, sets as a goal that 40 percent of the overall benefits of Justice40 qualifying federal investments across all agencies flow to disadvantaged communities. Communities that are overburdened by legacy pollution, disinvestment, and economic inequity, who bear the brunt of environmental health hazards, and who do not have equitable access to decision-making. The categories of Justice40 investments include: clean energy and energy efficiency, clean transit, affordable and sustainable housing; training and workforce development; remediation and reduction of legacy pollution; and the development of clean water and wastewater infrastructure; and
- WHEREAS,** **CleanAirNow Environmental Justice Organization Justice40ward is paving the way in building community power in Kansas City to ensure the Justice 40 Initiative** in Executive Order 14008, is taken seriously in our communities and as a critical part of the administration approach to advance environmental justice; and
- WHEREAS,** to ensure the successful implementation of Justice40 in our city that prioritizes federal investments for community-driven solutions addressing environmental and economic injustices in and with marginalized, overburdened, and underserved communities; and
- WHEREAS,** Kansas City must invest in multigenerational community leadership that prioritizes the existing and emerging environmental and social crises. To achieve these goals, we must mobilize all of our assets—indigenous, brown and black, immigrant communities, through innovative community-driven solutions with the government, science and research, businesses, and industries. This includes investments in local food systems, local and community choice energy, home ownership, water quality, wastewater infrastructure, free zero polluting transit, pollution remediation, emission reductions, and employment and investment in green economy workforce training and development issues in the overburdened communities in our city.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim April 13th, 2023, as:

“CleanAirNow Environmental Justice Day”

in Wyandotte County/Kansas City, Kansas, and call upon all residents to recognize CleanAirNow Environmental Justice Day. 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: Proclamation was read.

Mayor Garner said thank you, Clerk. There was a meeting today in Kansas City, Missouri that really hit on that. There was some Unified Government, I know Mr. Hand was there, along with some other UG officials, Congressman Cleaver, and representatives that were from Kansas City, Missouri as well, to talk about equity and justice. When we talk about clean air and environmental concerns on the impoverished areas, disadvantaged areas, and the disenfranchised areas of communities. Not just here in the Kansas City area but throughout the nation. There were representations from the Biden Administration that were at the table as well to talk about grants and other opportunities that the Unified Government could leverage to address some of those issues and concerns. Thank you, Clerk.

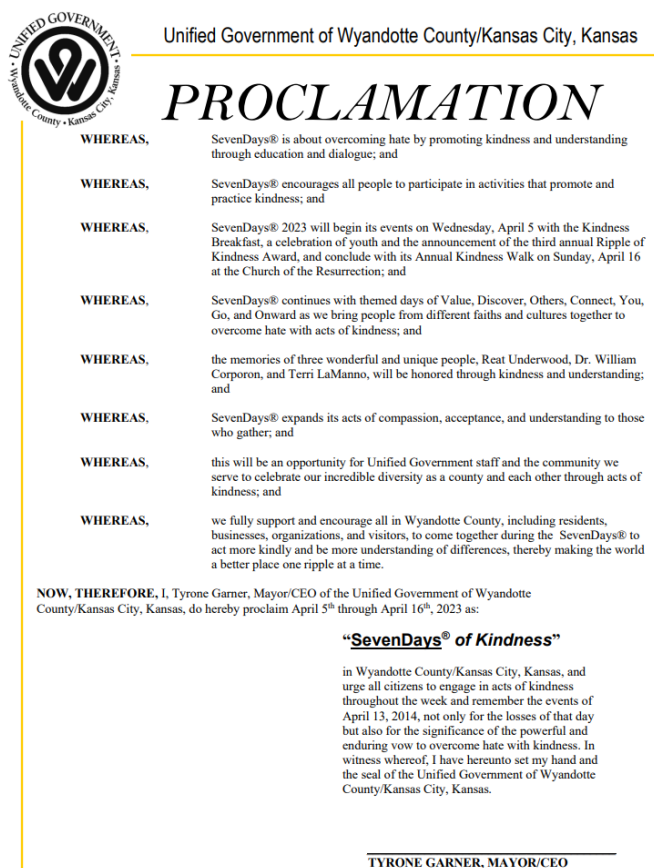
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Mayor Garner said that takes us to the Regular Consent Agenda. Do any members—Clerk, I believe we have one more item. **Ms. Sparks** said we do, we have Seven Days of Kindness. We can start the video.

(Video playing)

Item No. 2 – 212387...PROCLAMATION: SEVEN DAYS OF KINDNESS

Synopsis: Proclamation proclaiming April 5-16th, 2023, as Seven Days of Kindness, submitted by Tyrone A. Garner, Mayor/CEO.



Action: Proclamation was read. The video was played.

Mayor Garner said thank you. I look at kindness and really the foundation from kindness. To get to kindness you got to have a foundation of love. Love for one another, love for our neighbors,

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love for our community, and so I urge everyone in Wyandotte County and beyond get to know your neighbors. Get to know those people that are different than you. Get to know those areas of the community that maybe you haven't reached out to, go visit different restaurants, interact with people that maybe you normally wouldn't interact with. We've got a lot of people that have needs. Look at ways that you can invest time and resources to enhance and improve the lives of others. It doesn't really take a lot to be kind and sometimes it's just a smile and telling somebody either thank you, good to see you, or have a blessed day. I encourage you as we move through these seven days of kindness, to follow that on the Unified Government's website. I really want to give just a lot of credit and kudos to Ashley Hand and Crystal McFeders for the work they've done and the new hire, I can't remember his name but he knows who he is. He was one day on the job and they really brought this video together to do something to really just hit home. This message of kindness from your Unified Government Wyandotte County. Thank you to the staff that was involved and for that vision of trying to do something different and impactful, powerful video and hopefully this community enjoys it and really takes it to heart and we can continue to build a great and safe place to live, work, and raise a family. Thank you, thank you everyone.

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

VII. CONSENT AGENDA

Item No. 1 – 212325...APPROVAL: FY23 COPS TECHNOLOGY PROGRAM GRANT

Synopsis: Approval to apply for and accept and award under the FY23 COPS Technology Program in the amount of \$905,000 to further the establishment of the Real-Time Intelligence Crime Center, submitted by Laura Cromwell, Fiscal Analyst, KCKPD. There is no match required for this grant.

On March 27, 2023, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to the full commission.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Markley, to approve.** Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

Item No. 2 – 212328...RESOLUTION: A RESOLUTION AUTHORIZING FUNDING FOR KC CONNECT BI-STATE RIVER BRIDGE REPLACEMENT

Synopsis: Request to approve a resolution committing the UG to funding our matching portion of the MEGA/Infra Grant for the KC Connect Bi-State River Bridge Replacement Project (Kansas Ave. Bridge), submitted by Troy Shaw, County Engineer.

On March 27, 2023, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to the full commission.

Action: **RESOLUTION NO. R-25-23**, “A resolution approving the UG to fund our matching portion of the MEGA/Infra Grant for the KC Connect Bi-State River bridge Replacement Project (Kansas Ave. Bridge)” **Commissioner McKiernan made a motion, seconded by Commissioner Markley, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

Item No. 3 - 212315...GRANTS: 2023 INTER-DEPARTMENTAL WORKING GROUP PRIORITY PROJECT LIST

Synopsis: An inter-departmental working group has developed a draft list of priority projects to collectively work on future grant pursuits for the remainder of the 2023 calendar year, including two retro-active grant submittals, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

On March 27, 2023, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward the full commission.

Action: **RESOLUTION NO. R-26-23**, “A resolution approving the 2023 Inter-Departmental Grant Coalition proposal.” **Commissioner McKiernan made a motion, seconded by Commissioner Markley, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

Item No. 4 – 212316...FUNDING:2023 REQUEST FOR ARPA GRANT LOCAL MATCH FOR RAISE BI-STATE AND SAFE STREETS AND ROADS FOR ALL

Synopsis: A request of local match funding from the designated ARPA set-aside for both the RAISE bi-state corridor planning grant (\$350,000) and the Safe Streets for All (SS4A) Vision Zero action plan (up to \$200,000), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

On March 27, 2023, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to the full commission.

Action: **RESOLUTION NO. R-28-23**, “A resolution approving of federal local fiscal recovery funds to be used for matching funding for the RAISE by-state corridor planning grant and the Safe Streets for All Vision Zero Action Plan grant as part of the American Rescue Plan Act.” **Commissioner McKiernan made a motion, seconded by Commissioner Markley, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

Item No. 5 – 212334...FUNDING REQUEST: ARTS ASSET MAPPING

Synopsis: Requesting \$20,000 in funding from the Tourism Fund for ArtsKC & MU Extension Create Arts Asset Map of Wyandotte County to create and map arts and culture assets in support of the efforts of the Arts, Culture and Economic Development Committee, submitted by Commissioner Angela Markley.

On March 27, 2023, the Administration and Human Services Standing Committee chaired by Commissioner Angela Markley voted unanimously to approve and forward to the full commission.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Markley, to approve.** Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

ITEM NO. 6 – 212322...RESOLUTION: AMENDING MASTER EQUIPMENT LEASE PURCHASE AGREEMENT WITH BANK OF AMERICA PUBLIC CAPITAL CORP

Synopsis: A resolution authorizing the Unified Government to amend its Master Equipment Lease Purchase Agreement with Bank of America Corp, submitted by Debbie Jonscher, Acting Chief Financial Officer.

On April 3, 2023, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward the full commission.

Action: **RESOLUTION NO. R-29-23**, “A resolution authorizing the Unified Government to amend its Master Equipment Lease Purchase Agreement with Banc of America Public Capital Corp., the proceeds of which will be used to pay the cost of acquiring and installing certain equipment.” **Commissioner McKiernan made a motion, seconded by Commissioner Markley, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

Item No. 7 – 212389...PLAT: LENOX ADDITION

Synopsis: Plat of Lenox Addition, located at 811 N 55th Street, and being developed by Francisco Javier Martinez-Lara, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Markley, to approve. Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

Item No. 8 – 212390...PLAT: THE LEGENDS AT VILLAGE SIXTH PLAT

Synopsis: Plat of the Legends at Village Sixth Plat, located along Village West Parkway, and being developed by Legacy Development LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Markley, to approve. Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

Item No. 9 – MINUTES

Synopsis: Minutes from the Full Commission meeting on June 30, 2022, and the Special Session meeting on August 22, 2022, and March 30, 2023.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Markley, to approve. Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

Item No. 10 – WEEKLY BUSINESS

Synopsis: Weekly business materials dated March 23rd and 30th 2023.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Markley, to approve. Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

VIII. PUBLIC HEARING AGENDA

Item No. 1 - 212361... PUBLIC HEARING: COMMUNITY DEVELOPMENT 2023 ANNUAL ACTION PLAN

Synopsis: Conduct a public hearing to receive comments related to funding priorities for the Community Development 2023 Annual Action Plan, submitted by Stephanie Stauffer, Program Coordinator.

Joe Monslow, Interim Director of Community Development said the Unified Government receives an annual allocation of entitlement funds from the U.S Department of Housing and Urban Development for the following programs, Community Development Block Grant—CDBG, Home Investment Partnership or HOME, Emergency Solution Grants, or ESG Programs. HUD provides these resources to address the Housing and Community Development needs to low to moderate-income citizens of Kansas City Kansas. In order to receive these funds, we were required to submit an Annual Action Plan to HUD. The Annual Action Plan requires the department to receive public comments from the community before developing the budget or the action plan. This evening, we are here to hold our first public hearing as part of that requirement. I would like Stephanie Stauffer to present a few slides about our budget for CDBG and where it's at, thank you.

Stephanie Stauffer, Community Development Program Coordinator, said and we're here to talk about the Annual Action Plan for 2023. That is our program year that goes from October 2023 to September of 2024. I only have a few slides because what we're really here for tonight is to hear from the community and to gather input so that we can hear that input and use it when we're developing our budget.

HUD Entitlement Block Grants



Community
Development Block
Grant (CDBG)



HOME Investment
Partnership
Program Grant
(HOME)

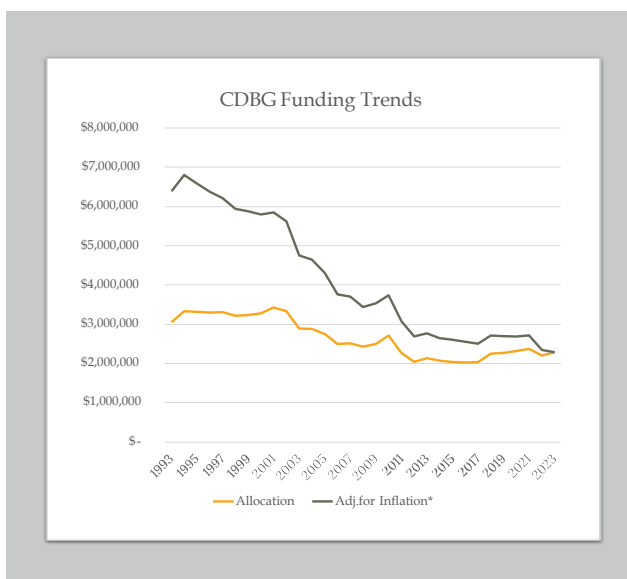


Emergency
Solutions Grants
(ESG)

Joe already said we received three grants from HUD, that's CDBG, HOME, and ESG. These can be used for a variety of Community Development housing-related activities. These grants come specifically to the city of Kansas City Kansas where the Entitlement Grants.

CDBG History

- In the last 30 years, CDBG has decreased by 31% (64% when accounting for inflation)
 - The 1993 grant had the same buying power as \$6.4M today
- Since 1975 CDBG has decreased by 64% (94% when accounting for inflation)
 - The 1975 grant had the same buying power as \$35.6M today

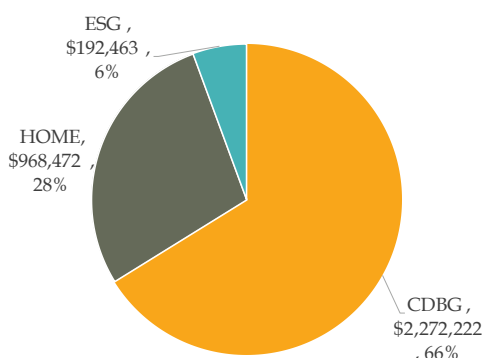


A little bit of history about CDBG, it's been around for quite a while. The first grant was in 1975. It was HUD's attempt to consolidate a lot of grant programs under one grant program so that communities had an easier time accessing the funding and using it for what was needed in every specific. This graph shows the last 30 years. Since 1993 our CDBG grant has decreased by 31% when you're talking about the dollar amount. However, when you talk about inflation and buying power, the CDBG grant has actually decreased by 64%. Our grant in 1993 had the same buying

power as \$6.4M today. Since 1975 CDBGs decreased by 64% by dollar amount. However, by—we didn't account for inflation, that's 94%. Our 1975 grant had the same buying power as \$35.6M today. I think that's important to consider. When I think about what \$35M a year in CDBG could do in our community, that's pretty incredible. When you think about the capsule of CDBG, you have a public service cap, so only 15% of your grant can be used for public services every year. A \$35M grant would be over \$5M that we could sub-grant to nonprofit agencies to do public services. I think when folks talk about not seeing Community Development—community the same way they used to, some of that is because we just don't have the resources we used to have. Even just in the last 30 years that's been a pretty significant decrease.

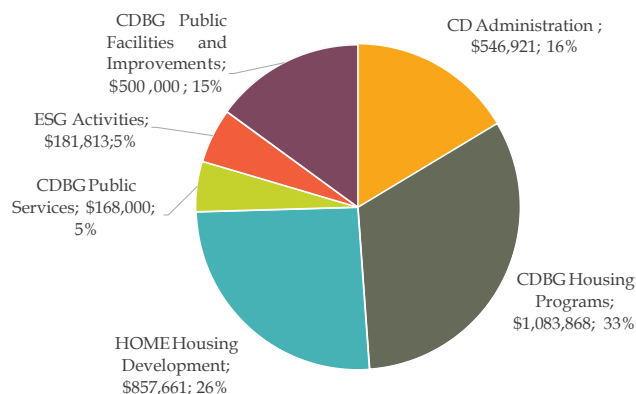
2023 HUD Block Grant Awards

	CDBG	HOME	ESG
2023 Grant Year	\$2,272,222	\$968,472	\$192,463
2022 Grant Year	\$2,189,834	\$952,956	\$195,473
Change	\$82,388	\$15,516	-\$3,010
% Change	3.8%	1.6%	-1.5%



For 2023 our grant amounts have been announced. We're going to receive a little over \$2.2M for CDBG, \$968K for HOME, and \$192K for ESG. CDBG makes up the great majority of the department's budget and you can see there I put the 2022 grants for comparison. There was a 3.8% increase on CDBG, a 1.6% increase on HOME, and ESG actually decreased a little bit. I think that was just something in the formula when they ran them this year that caused that decrease.

2022 Grant Allocations



Just for reference, our 2022 grants were allocated for a variety of activities. The majority of our activities every year are really dedicated to housing. With CDBG Housing Programs include our Home Repair Program, which is critical like infrastructure in the home. So that's roofing, plumbing, sewer, oh no—I know I'm forgetting one—roofing, plumbing, sewer—oh electrical, furnace, sorry about that, and also adjustments to the home to make it more accessible for folks who have limited mobility. Last year our program served I think it was a little over 80 households. HOME Housing Development, that funding is sub-granted to nonprofit developers to develop new housing that's affordable. CDBG Public Services, like I said there's a cap so we can only spend a certain amount on that every year. Those are sub-grants to Willa Gill and local neighborhoods. ESG activities which is for a homelessness response, rapidly housing prevention, those kinds of things. those are also sub-granted non-profit agencies. Our CDBG Public Facilities which is \$500K for 2022, which was targeted towards parks in the northeast area. Then our Administration which is really running this Community Development Department, our staffing, and equipment, supplies and all that stuff.

Annual Action Plan Timeline

- March-April: Stakeholder Consultation
- April 13: First Public Hearing
- May 22: Draft Plan Presented to AHS
- May 25: Draft Plan Published; Comment Period Begins
- June 8: Second Public Hearing
- June 25: Public Comment Period Ends
- June 26: AHS Presentation of Final Plan
- July 13: BoC Final Approval
- Late July: Submission to HUD

Our timeline for the Annual Action Plan this year is up here. The next big thing is we'll take the input from this public hearing, we'll put together our budget, we'll finalize our draft plan, and we'll bring it back to Administration & Human Services in May. We'll also release that draft plan, the community will be able to give us comments on that plan, and we'll have our second public hearing in June. Then once the public comment period ends, we'll wrap all that up, make any edits we need to, and then have the final plan ready for AHS at the end of June. Final approval by the Board of Commissioners in July and then hopefully get it off to HUD at the end of July so that we can get approval and get the grant process rolling. That's really all I have, we're open to questions and also would like to thank everyone in advance for any community input that we receive this evening.

Mayor Garner said thank you Ms. Stauffer. I'll now open the public hearing and ask the Clerk if any notifications are received from the public who wish to express their comments regarding this item. **Ms. Sparks** said no comments were received. **Mayor Garner** said is there anyone present who would like to speak on this item that was just presented. **Ms. Sparks** said Mayor, we have one individual who signed to speak, TaShear Manck. I believe she is no longer in Chambers. **Mayor Garner** said is there anyone in the audience that would like to speak on this item. Seeing none, Clerk as anyone online? **Ms. Sparks** said no hands are raised. **Mayor Garner** said if there are no further discussions on this matter, I will now close the public hearing. Do any members of the Commission have any questions or comments.

Commissioner Bynum said I just want to clarify that we absolutely do still have the HOME Repair Program as part of CDBG, and certainly I would say my public comment on that would be that I would hope we would continue that as part of the 2023 Action Plan. I just made a phone call today to your department referring a homeowner to that program, so I just want to make sure roof, furnace, electrical, plumbing, and barrier removals such as a ramp. If you income qualify, the program is absolutely open and operating. **Ms. Stauffer** said yes, it's open. Also, just call our office and we will get you started with the application process. Our number is 913-573-5100. **Commissioner Bynum** said thank you.

Commissioner Townsend said my comments are similarly tied to Commissioner Bynum's. Since I've been on the board it's been a focus of mine to make sure we have these—the ESG funds available for those specific needs that our community members may have. I guess my question is about the math and how we got less allocated to that actually than last year. Does local staff do that or how does that work? I know you mentioned something about a percentage but who actually says ten dollars go here, five dollars goes here. **Ms. Stauffer** said right, so the way that these HUD grants work is they're Entitlement Block Grants. Every year Congress and the annual budget, they say okay, so the Emergency Solutions Grant for the whole country is going to be this total amount, and then HUD has a set of criteria they use to—they call their formula to decide what each city that's enrolled in the program is going to get. We're entitled to these funds as long as we do submit our Annual Action Plan and we're following all the ESG rules and all of that. It's really if the larger bucket shrinks within the Congressional budget, that usually trickles down to the city having a smaller grant. Does that make sense?

Commissioner Townsend said okay, so it's really the federal government who is saying you're going to get ESG grants money but here's how much money it's going to be. **Ms. Stauffer** said yes, exactly. **Commissioner Townsend** said all right and did we—do we have any, we the Commission, have any latitude to change that amount? **Ms. Stauffer** said I think through like legislative advocacy there could be some sort of like lobbying for Congress to allocate more money to HUD, but I don't know what else could be other than that. **Commissioner Townsend** said well you answered the question. **Ms. Stauffer** said okay, great. **Commissioner Townsend** said but that's nothing locally that we could do. **Ms. Stauffer** said no, unfortunately, it's not competitive at all. It's just whatever they decide in the formula. **Commissioner Townsend** said all right, thank

you, and I too have referred a constituent just within the last 48 hours to let them know that these types of funds are where the caveat is, put it in as soon as you need it. It's first come first serve but the funds are there. Thank you.

Mayor Garner said thank you commissioner and thank you Community Development. There's no action required on this item. It was just for information only, and so thank you again.

Action: Public hearing was held.

Mayor Garner said this takes us to our next item, which is our Standing Committee Agenda. I'll ask Commissioner Burroughs to make some remarks and turn it there, after he makes his marks, over to staff for additional remarks.

IX. STANDING COMMITTEES' AGENDA

Item No. 1 – 212209...PRESENTATION: DOWNTOWN CAMPUS PROJECT

Synopsis: Presentation of a proposed project for a Downtown Campus proposed by Lanier United, LLC, submitted by Patrick Waters, Acting Chief Counsel.

- 4/5/23 Executive Summary of Proposed Amended and Restated Downtown Campus Development Agreement
- Amended and Restated Downtown Campus Development Agreement
- Resolution Adopting Development Agreement

On April 3, 2023, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted 4-2 to approve and forward to the full commission.

Commissioner Burroughs said I do want to say that it was a long thorough discussion. There was much support for this project out of the committee and I do want to thank Mr. LaSala and Council Patrick Waters for walking us through the contract. I know there was some questions in reference to the change in the proposal. I think it was a very thorough and present informative discussion that occurred in committee and I want to thank Mr. Lanier and Council for being present and answering some questions and standing for his project in front of the committee. With that Mayor, we chose to pass it on to the full commission. I was the only no vote and it was just for an

opportunity to have the discussion this evening. Mayor, with that I would ask that the committee take whatever action necessary tonight.

Mayor Garner said if a representative from Lanier United LLC would make the presentation to the Commission and the public that'd be great.

Todd LaSala, Stinson Leonard Street Law Firm, said would you like to hear from Lanier before the staff presentation? **Mayor Garner** said I will leave that to your preference. **Mr. LaSala** said if you don't mind, Mayor, I have just a few very brief comments. I'd like to make sure that the Commission knows the way that this development agreement has evolved over time. I've just got a handful of slides that I think will very quickly articulate the changes so you can know what's different versus what was here before.

Project History

- Original Development Agreement – March 26, 2020
- Four Amendments to Between July of 2020 and July of 2021
- ED&F Committee in January, 2023
- ED&F Committee in April, 2023



Project History, this one's been around for a while. This was originally approved in March of 2020. There were about—there was a series of amendments to this project over a variety of things including the timing and the conditions period. Those four amendments occurred between July of '20 and July of 2021. This project came back before ED&F in 2023 and then was heard most recently in April.

Project Evolution from Original DA

- Removal of Fitness Center/Athletic Fields
- Increase in Apartment Units
- Changes to Budget, TIF Structure
- Timing to Reimburse “Pursuit Costs”
- Changes to Deadlines; Automatic Termination after Final Conditions Period



And out of that committee, Commissioner Burroughs just said, we really focused on the changes to this project. This is really the evolution from the original development agreement and I say original development agreement, I'm really talking about that agreement as amended in the four amendments. In broad strokes this is what's changed, there was a fitness center and an athletic field component of the project that has gone away. The apartment units in this development have increased a little bit but there have also been changes to the budget including the way we've structured the TIF. There'll be more detail about all of this in just a minute. We also have modified the timing of course to change the commencement dates, the completion dates, and the conditions period. There is also a word or two about the timing to reimburse Mr. Lanier's pursuit costs.

Project Components

- | | |
|---|---|
| <ul style="list-style-type: none"> ▪ Multi-Family Apartments <ul style="list-style-type: none"> ▪ 4 story mixed-use apartments along 5th street ▪ 85-100 market rate units with studio, one and two bedroom units [Up from 75-85 units] ▪ 5 “Workforce” Housing Units, required to be same quality and character as other units ▪ Amenities will include clubhouse featuring commercial grade kitchen, TV area, and outdoor recreation area | <ul style="list-style-type: none"> ▪ Reardon Center <ul style="list-style-type: none"> ▪ No less than 7,500 s.f. ▪ Seating for approx. 325 people ▪ Free UG events ▪ Reduced Price UG events ▪ Retail/Commercial <ul style="list-style-type: none"> ▪ 7,000 square feet of retail & commercial ▪ No 6,000 s.f. Fitness Center ▪ No Athletic Fields Component |
|---|---|

Here are the details about the project and the things that are highlighted are for the most part the things that are different. As I mentioned before, there was an athletic fields component that is no longer part of the project, and a six thousand square foot fitness center that is also not a part of the project. Most of the rest of the project is the same as the development agreement was modified with the exception of the number of units available in this apartment, which is up to 85 to 100 market-rate units, as opposed to 75 to 85 in the original. It still has five workforce housing units that are available for rent at reduced rates. Those units are required to be of the same caliber and quality as the other units in the facility. Those are really the changes to the project itself.

Timing

- Final 270 Day Contingency Period
 - Automatic termination of conditions not satisfied and we do not close w/in 270 days
 - New condition: will need to amend TIF District and TIF Plan
- 60 Days to Commence Construction After Closing
- 18 Months to Complete after Commencement of Construction

How about the timing. There is a conditions period that has to be satisfied, a lot of things will happen in conditions. Among the most important is the look at Mr. Lanier's finance. Making sure that in addition to the public financing we're going to talk about here, he's also got to have private, debt, and equity that'll allow for the completion of this \$25M project. The UG like our other projects, gets a chance to really look at that, do our diligence about it, make sure we're comfortable with the private financing. Additionally, because of the removal of the athletic fields you may recall that we've already formed a TIF District here and the athletic field site is in the TIF District. So, if you choose to go forward with this development agreement, during the conditions period you should expect us to come back to you and amend the TIF District. Those will be technical amendments but you would definitely see us do that if we proceed. The other conditions period—well one other thing about conditions, there have been a number of conditions periods and some

changes to that. This development agreement really goes out of its way to say this is the final conditions period. It's 270 days which is a long time but it's really because we insisted of Mr. Lanier in this development agreement, that if we don't get there in 270 days, satisfy all the conditions and close, this development agreement automatically terminates and goes away. That's unique, that's different for us. When it comes to commencement if we get to closing, he's required to commence construction within 60 days, and similar to our prior development agreement he has 18 months from commencement to complete the project.

Budget/Public Financing

- **Increased from \$23M to \$25M**
- **CID increased from \$3M to \$3.3M**
- **TIF Increased from \$3M to \$4.2M**
 - TIF structure changed to 85% of increment for entire term
- \$1M Grant of TGT Revenues
- \$1M Grant from Reardon Center Maintenance Fund
- Industrial Revenue Bonds



These are the changes to the budget. The budget has increased from \$23M to \$25M. Similarly, we have increased the incentive that's available a little bit. The CID has gone up by about \$300K, that's the cap on the CID. The TIF has increased about \$1.2M from \$3M up to \$4.2M. This TIF is also structured very differently from the original. You may recall that the pledge of our TIF increment was kind of tiered in the original. It was a 100% of the TIF that was pledged to the development and the financing for 12 years originally, and then it kind of scaled downward. This is a straight 85% of the increment for the entire term. It's a much simpler approach to that structure. The other incentives are very similar to the way they were before. There's a \$1M grant of the TGT Revenues, and a \$1M grant from the Reardon Center Maintenance Fund, as well as Industrial Revenue Bonds. Really for purposes of abating the sales tax on construction materials like during the project.

Pursuit Costs

- Developer has \$884,207 in “Pursuit Costs” invested to date
 - Design, legal and financing costs
 - DA provides our normal certification process for these costs
- Pursuit Costs are NOT new or additional cost, but timing for reimbursement is changing:
 - 37% (\$325,000) may be reimbursed at satisfaction of conditions and closing
 - 37% (\$325,000) may be reimbursed 4 full months into construction cycle
 - Final 26% (\$234,207) may be reimbursed 8 months into construction cycle

A word or two about pursuit costs. This has gone on for a long time. Mr. Lanier will tell you he has invested a lot in this site, in this project, in design, in financing, in legal. He would tell you he's got \$885K or \$884K of pursuit costs that are already spent and already stuck. Now those are all those were always eligible to be reimbursed by virtue of this agreement. The question here really is timing. This developer has asked us for an opportunity to recoup those costs earlier than the completion of the project. Most of the rest of the reimbursements he'd be entitled to are really at the end of the project once he's fully delivered. What he is saying here is, I really need to recoup those costs earlier than that. So, we have negotiated a tiered reimbursement that would be available to him not before we satisfied conditions and close, but only at that time do we start allowing him to seek reimbursements and receive reimbursements from the CID proceeds. 37% about \$325K when we close, another \$325K four months into his construction cycle, and then the balance of those funds eight months into his construction cycle. Those costs like every other cost associated with this project will go through a cost certification process in our development agreement. We'll take a hard look at all of those before any of those are ever reimbursed.



This just articulates the site a little bit so you can see it and then I will stop and answer any questions. This shows the entire site that's in the TIF District now. Numbers four and three are really the athletic field site that are going away that we would ultimately remove from the TIF District, and it's really one and two where the project will be located. I will stop there and stand for any questions now or happy to do that later as well. Hearing none, I'll introduce Mr. Lanier.

William Lanier, Lanier United LLC said I will like to say that my attorney, Wesley Fields, is in route and so he may be walking in and straight to the podium, just to let you know what may happen here this evening. As you heard from Todd regarding this project, we contemplated this project many, many years ago prior to COVID, with a commitment to bring downtown development to Kansas City, Kansas. I think it's more needed now today than it was when we first showed up here because we see that there's been an investment in The Merc grocery store and there's been investment by KU in the EPA building. We started this project when none of those items were there at all. We knew that downtown housing and bringing people back to a downtown corridor is significant. We've seen it with our partners across the river where population growth has had a significant impact and benefit on the downtown. We believe that would be the same thing that would happen here with the first transformation project here in the downtown corridor. I would like to give your attention to the screen there.

April 13, 2023



We have identified many, many quality companies to be our service providers. Obviously, I feel very confident in my legal counsel, Wesley Fields from Brian Cave. We have BNIM Architects who was responsible for the BPU building, as well as the parking garage. We strategically brought the same architectural firm here so we can get the most continuous design scheme and concept for this block here. As you heard earlier, we increased our number of units from the original 75 to 85 units. There are 85 to 100 right now and we're actually trending right close to the 100 unit mark candidly here. We believe that by treating a thoroughfare or a breezeway from the federal courthouse on the north through the property to the south, will activate some pedestrian traffic. Be it participants to the federal courthouse or employees of the courthouse, so that we could tie that into future development on the Minnesota side. We already have The Merc grocery store as an anchor and we know that the Merc has been a true and proud participant downtown. We need to help the Merc more bodies and mouths downtown to feed so they can get back to creating prepared foods items every day, so they can have a full service operation downtown. In addition to that, we will also have at least seven thousand feet of commercial space on the main floor. We can activate Minnesota, return Minnesota at least in this block, back to his glory days when we had a lot of foot traffic, restaurants, and any other type of small business here.

The most important piece to speak about now is the convention space. We purposely designed the convention space as you see on the screen here to be adjacent to the parking garage. We want to create a real seamless experience for the guests of the facility so that they could park in the parking garage. We have negotiated—it took a long time to negotiate a parking garage with

an agreement with BPU. We had 95 exclusive spaces for our tenants and then we have 200 non-exclusive spaces to utilize for events for the guest to the Reardon Center. I think that is important to know that we will—and I've used this term, some people have picked it up, we will right size this facility for today's marketplace. There was a time in the Kansas City metropolitan area where big facilities was the norm. We've seen them the past 15-20 years in many, many smaller facilities across the metropolitan area show up because people have now tried to segment the audience. Larger facilities just couldn't keep up with the operational costs, the type of revenue creation that smaller more nimble events were needing. We believe that in our research and looking at the best way to compete in the marketplace is to provide a facility that at minimum would be 7,500 square feet. Could grow to 10,000-12,000 square feet, probably no more than that. And at its opening day would be at least 350 people, probably hovering around 375 in table rounds, over 550 in theater style. That would be for various presentations or any type of training programs, anything like that.

In working with Peachtree Hospitality Group who has been intimate in our design process, we made sure to get their buy-ins for what they believe after owning 65 hotels across the country, what makes the most sense from a business standpoint. They invested \$6M on the hotel pre-COVID with the—and they believed and hope that a functioning convention center would be on the way. They didn't say my convention center. Anything that allowed them to go out to the marketplace and negotiate and win business either State, real estate, broker associations, or large church groups, or anything, or weddings or whatever it is. Right now, they've been operating that facility with the hotel with no convention space and so they're not competing regularly. We believe that bringing a high-tech smaller facility to this marketplace would be beneficial. You can see Wesley Fields is walking in here right now. The main thing here is that we know that we will maximize the efficiency of the square footage so that we don't have wasted square footage in this conference space and therefore we get more dedicated space of that building to accommodate the number of seats that I told you about. Lastly, when you look at how a hotel conference convention center works, you always start with how many hotel rooms does the hotel offer. That hotel has approximately 145 to 150 rooms, I can't give you the exact number but it's not more than 150. That means on a perfect day most likely which is split down—and I have to give more information, but you look at on his best day it could probably sleep 300 people. On this best day it could sleep 300 people. That means right now if a group is looking for a hotel that they could bring in 400, 500, 600 people to sleep, they will not choose here. Most likely they'll choose the Legends because

there's many, many more hotels out there and with the contemplated new facilities being brought out there. Currently we have the Sporting KC that has a meeting space in it. We have potentially with American Royal a new facility, and Margaritaville, and even the Homefield project may have meeting space as well. I think right here right now we need to compete in the marketplace and with that number of cease, we believe that this is right size for this marketplace.

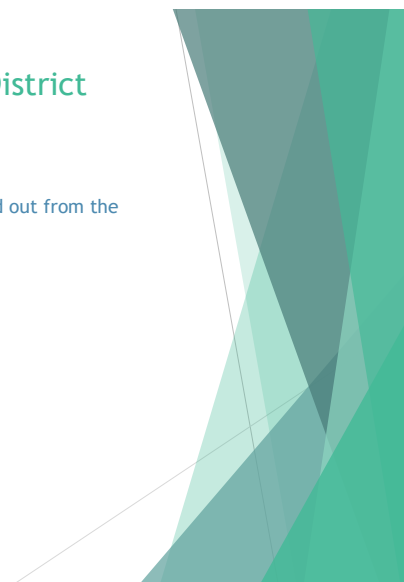
Lanier Downtown Development Project

1. Approximately 90,000 - 110,000 square feet and 85 - 100 residential units
2. No less than 7,000 square feet of commercial space
3. No less than 7,500 square feet of first-class multi-purpose space
4. Approximately 95 exclusive parking spaces and 200 nonexclusive spaces
5. Multi Use Facility with seating capacity of approximately 350 - 400 Banquet style & 570 Theater style.

Approximately 90,000 to 110,000 square feet of development. Once again, 85 to 100 residential units, no less than 7,000 square feet of commercial space and no less than 7,500 likely to grow larger than that of first-class multi-purpose space. I said 95 exclusive parking spaces as well as 200 non-exclusive. The multi-use facility will have 350—400 banquet style seats and 570 on theater style, so that was just a repeat what I'd already mentioned to you earlier.

Lanier Downtown Development District Development Schedule

- ▶ The Developer contemplates an 18 month construction build out from the date of Conveyance of the Project Site.
- ▶ Architectural/ Engineering - May - August 2023
- ▶ Construction Start Date - September 2023
- ▶ Construction Completion Date - February 2025



We always contemplate an 18-month construction cycle, that has some wiggle room in it. Well, it's probably closer to 14 months, but we always plan for whatever can happen in construction. Especially today when we have logistics issues with materials and so forth, we have labor concerns which we didn't have prior to COVID but we have them right now. If we are able to have your support this evening, we would go straight into continuing to finish our architectural and engineering work. We look to start construction later in September and will take up to February 2025 but more than likely closer to the end of 2024.

As everyone knows here that my father played football for the Kansas City Chiefs and I grew up in a Chief's family, a football family. I played football myself but I didn't make the NFL. My father told me to go get a real job when I got cut. My real job was a real estate developer and I got trained in construction at J.E Dunn Construction. The reason I bring that up though because since my family is so integrated with NFL, I had dreamed at one time that this project would have been done last month and we would have brought some NFL draft activities to this marketplace. Obviously, I'm still standing here we're going to bring something else special here, but the football piece escaped me, but we will bring Red Fridays to this marketplace, I guarantee you that. I understand that real estate development is tough. It's tough in the downtown area, it hasn't happened in many, many years from a private development standpoint. I want to be open to any and all discussion that needs to occur.

Sources of Funds

Estimated Equity and/or Debt from Developer and Others	\$15,548,810
Estimated Amount from TIF Revenue	\$4,250,000
Estimated Amount from CID Sales Tax Revenue	\$3,337,000
Estimated Amount from TGT, Reardon Maint. Fund	\$2,000,000
TOTAL	\$25,135,810

Uses

Estimated Redevelopment Project Costs (See Redevelopment Project Costs Budget)	\$25,135,810
TOTAL	\$25,135,810

Let me talk about the sources—of sources here please. Sources of funds, as Todd indicated, we have a \$25M project. As you can see there from the developers sources, equity or debt, we would have \$15.5M. The TIF revenue did go up from our last developers agreement. That's solely because of inflation, material cost increases, and every—interest rate and cost of capital over the past three years. We have—see that TIF revenue will top out around \$4.2M. We have \$3.37M in CID, \$2M from a TGT and Reardon Maintenance Fund. Just to point out that the Reardon operations pre-COVID was already costing the UG over \$100K a year just to maintain the building and that did not go towards deferred maintenance. That was only utilities and so forth. Deferred maintenance continued to grow, so from a competition standpoint, the Reardon had already started to not compete in the marketplace for many, many years prior to COVID. So, our development costs at one time was 20 maybe a million or two below this number, but this is where we are today \$25M project, to deliver first-class housing, Class-A housing, street commercial space on the street level, and then a new right-sized Reardon Center. I would be remiss if I didn't think everybody who was here this evening to work on this project. It has been a long time, people put a lot of hard work in. I want you to know that I'm dedicated, I've told my wife I'm trying to be a good husband, but I'm definitely going to heaven I believe, okay. I will turn it over to any questions or if there's questions from the body, I'm willing to take those right now.

Mayor Garner said thank you Mr. Lanier, several commissioners have questions.

Commissioner Johnson said, Mr. Lanier, from the bottom of my heart I appreciate your patience. You've worked through two different administrations and have brought us to this place tonight and you've been very patient. You've been as transparent as I believe that you could be relative to what we're trying to look at tonight. Mayor Garner, I want to appreciate you for allowing this to come forward for us to have this discussion and vote tonight for this because it's been going on for a long time. Indeed, it is challenging to do Urban Development and it's even more challenging for minority developers to do Urban Development. I appreciate your willingness to work with this Commission, your willingness to work with BPU, just to take—and taking all of the comments whether they were for or against into consideration. I am excited about this because one it brings more density to our downtown area which is much needed in order to continue to have growth in our downtown area. When we first talked about this, we talked about this would be a linchpin kind of deal where if this happens and it will cause more things to happen. I do understand that there are thoughts that said this is not the perfect project. Maybe it is, maybe it isn't, but at least you have been honest and saying this is what I can do. What you're saying is more than anyone else has said up to this point. And so again, I want to appreciate your time, and consideration in putting into this. I appreciate your legal team that have helped to bring forth this as well. I'd like to make a motion that we approve this as submitted.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Davis, to approve as submitted.** Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

Commissioner Ramirez said thank you Mr. Lanier for hanging on being strong. I will say for me I'm going to take a little different route than Commissioner Johnson. I want to give you my deepest apologies for all of the hoops and unnecessary barriers that you had to go through, that no other developers had to go through, just to get here today, again, for the second time, multiple times. I want to give you my deepest apologies for that because that is unfair. We want development, we want development in our most disinvested area of our community and you're bringing a project that's going to be a potential catalytic project for our community, for the downtown area, where we can finally compete with KCMO, with Johnson County. I thank you for staying strong and to all developers out there, do not be afraid to come to Wyandotte County, we want you to come to

Wyandotte County. You have a Commission that is overwhelmingly in support of you coming to fix, and grow, and change our community for the better. So, please do not be discouraged or afraid to come to Wyandotte County. Thank you.

Commissioner Davis said I echo the words and sentiments of my colleague Mr. Ramirez. Mr. Lanier, your perseverance, your determination to see this through and really give us time to deal with a lot of the politics of this particular project is quite frankly remarkable. A lot of developers have left and have said I'm done and they dealt with far less than you have. That not only speaks to your business acumen, it speaks to your character, that you are committed to this city. We hear from constituents all the time about not wanting developers to just come in here and to not honor them and not care much about the community. You're already talking about other projects and other things that has just worked for you, Red Fridays and going above and beyond local minority business participation. In our standing committee, you gave an impassioned speech about hiring a black youth and showing them that there's opportunity for jobs here on this side of the city. That they don't necessarily have to go out west. We don't hear a lot of people talk about investing in our community like that. I am elated to support your project. I want to shout out Commissioner Townsend, I was reminded of—just looking through my emails, with an email that she sent almost a year ago today regarding your project and asking where was this project. So, to all of my colleagues that have pushed for you and your team and Wesley for Todd thank you. We need this for Wyandotte County. We need this for our downtown and I'm appreciative of all the work that you've done. Thank you.

Mayor Garner said thank you Mr. Lanier, thank you to your team, thank your staff. I know as this came to a head, thank you our acting Chief Legal Counsel, Mr. Waters, put a lot of work into it really bringing this agreement to where it's at today. The thanks goes to your patience Mr. Lanier, your resilience, your compassion, you're consistent. This—to where we're at today didn't happen because you weren't persistent, consistent, patient, and you made it known time and time again that you were committed to being the developer of choice for that project where the Reardon Center sits and that you were going to do everything you could to make sure that whatever was there, it was going to reflect what Wyandotte County wanted. There were several options that were brought forward, three or four at least to my attention. I think some of what may have occurred getting us

from this prolonged period was just the debate on what was the best fit for that location in Wyandotte County. Not a conversation that you were so much involved in other than tell me what you want, I'm committed to building what you need. That was the commitment from you and your team. The debate wasn't so much on your fault, it was so much more on what our stakeholders, our residents, our community wanted. You talk about a constitutional convention center. I believe if you go back historically to the Reardon Center and the significance of that site historically, and how it morphed into the Reardon Center. That significance, just the name alone and what type of space that this community not just wanted but what they needed. As that debate continued, the Commission resoundingly decided and the votes reflected that. So, here we are today, hopefully, to help support you to bring forth a top-quality development at the entryway to downtown Kansas City, Kansas, the gateway to our community here in Wyandotte County. That not just Wyandotte County can be proud of but anybody that knows Wyandotte County. That can be an iconic site that Wyandotte County can be known for and be proud of. So, thank you for your patience, and your resilience, and your commitment with us as we walk through this process. There is a motion and there is a second. Is there any further discussion?

Commissioner Townsend said thank you Mr. Lanier and your team.

Mayor Garner said I got a motion and a second, Clerk roll call.

Action: **RESOLUTION NO. R-27-23**, “A resolution adopting the Amended Development Agreement for the Downtown Campus Project.” **Commissioner Johnson made a motion, seconded by Commissioner Davis, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

Mr. Lanier said thank you. We appreciate everything you guys have done, thank you.

Mayor Garner said all right that takes for our last item which is adjournment. With no further business before this governing body, I will entertain a motion.

Action: Commissioner Davis made a motion, seconded by Commissioner Ramirez, to **adjourn.** Roll call was taken and there were nine “Ayes,” McKiernan, Ramirez, Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend.

MAYOR GARNER
ADJOURNED THE MEETING AT 8:20 PM
APRIL 13, 2023

Monica L. Sparks
Deputy Unified Government Clerk

BM

April 13, 2023