



**Economic Development and Finance**  
**Committee**  
**Standing Committee Meeting Agenda**  
**Monday, September 11, 2017**  
**5:05 PM**

**Location:**

Municipal Office Building  
701 N 7th Street  
Kansas City, Kansas 66101  
5th Floor Conference Room (Suite 515)

Name

Absent

Commissioner Brian McKiernan, Chair

☐

Commissioner Hal Walker

☐

Commissioner Gayle E. Townsend

☐

Commissioner Ann Brandau-Murguia

☐

Commissioner James Walters

☐

David Alvey, BPU Member

☐

- I.            Call to Order/Roll Call**
- II.          Revisions to September 11, 2017 Agenda**
- III.        Measurable Goals**
- IV.        Committee Agenda**

**Item No. 1 - UPDATE: LEGENDS PROJECT**

**Synopsis:** Update on the planned upgrades, renovations, and additions to the Legends development and discussion of the CID previously approved for this area, presented by Dan Lowe of Legacy Development, submitted by Jon Stephens, Economic Development Director.

*For information only.*

**Tracking #: 171285**

**Item No. 2 - PRESENTATION/APPROVAL: PROPOSED URBAN DEVELOPMENT GAP FUND POLICY**

**Synopsis:** Presentation and request to approve the proposed Urban Development Gap Fund policy, submitted by Jon Stephens, Economic Development Director.

**Tracking #: 171287**

**V.        Public Agenda**

**VI.       Adjourn**



# Staff Request for Commission Action

Tracking No. 171285

**Full Commission Meeting Date:** NA

**Committee:** Economic Development & Finance

Date of Standing Committee Action: 9/11/17

(If none, please explain):

**Publication Required:** No

| <u>Date:</u> | <u>Contact Name:</u> | <u>Contact Phone:</u> | <u>Contact Email:</u> | <u>Department/Division:</u> |
|--------------|----------------------|-----------------------|-----------------------|-----------------------------|
| 08/29/2017   | Jon Stephens         | x5749                 | jstephens@wycokck.org | Economic Development        |

Item Description:

Update on the planned upgrades, renovations, and additions to the Legends development and discussion of the CID previously approved for this area, presented by Dan Lowe of Legacy Development.

Action Requested:

*For information only.*

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



# Staff Request for Commission Action

Tracking No. 171287

**Full Commission Meeting Date:** 9/28/17

**Committee:** Economic Development & Finance

Date of Standing Committee Action: 9/11/17

(If none, please explain):

**Publication Required:** No

|                                                                                                            |                                      |                                |                                                |                                                     |
|------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------|------------------------------------------------|-----------------------------------------------------|
| <u>Date:</u><br>08/30/2017                                                                                 | <u>Contact Name:</u><br>Jon Stephens | <u>Contact Phone:</u><br>x5749 | <u>Contact Email:</u><br>jstephens@wycokck.org | <u>Department/Division:</u><br>Economic Development |
| <u>Item Description:</u><br>Presentation and discussion of the proposed Urban Development Gap Fund policy. |                                      |                                |                                                |                                                     |
| <u>Action Requested:</u><br>Forward to Full Commission for approval on 9/28/17.                            |                                      |                                |                                                |                                                     |
| <u>Budget Impact: (if applicable)</u><br>Amount:<br>Source:<br>Included In Budget:<br>Other (explain):     |                                      |                                |                                                |                                                     |
| <u>Attachments List:</u><br>Gap Fund Policy                                                                |                                      |                                |                                                |                                                     |



## DEPARTMENT OF ECONOMIC DEVELOPMENT

### Memorandum

701 N. 7<sup>th</sup> Street Rm. #421  
Kansas City, Kansas 66101

Phone: (913) 573-5730  
Fax: (913) 573-5745

**Date:** August 29th, 2017  
**To:** Doug Bach, County Administrator  
**From:** Jon Stephens, Director  
**RE:** Economic Development – Gap Funding Policy

The Unified Government Urban Development Gap Fund was established by the UG Commission to assist with the financing and facilitation of renovations, revitalization and attraction of new business ventures in the City of KCK. This funding is intended as matching revenue to leverage more investment into the community. By utilizing the Gap Fund program, the UG seeks to bring needed projects to the community that meet citizen needs, improve quality of life, and make Wyandotte County a more desirable place to live and work.

#### **All Projects: Requirements**

- Gap Funding is a cash loan program. Core capital outlay is provided to the project where private financing or normal public incentives will not leverage the funds required to advance the project.
- Future project revenues should still demonstrate the ability of the project to pay the UG back for the project loan at a minimum of a 1-to-1 ratio for the term of the project and such will be demonstrated in an approved Development Agreement Schedule.
- Proposed project must meet all UG standards for development project
- It must be determined that the project is not viable without Gap Funding
- Traditional economic development tools are not enough to cover the financing gap
- Financing must be majority private (non-UG) equity
- Qualifying Amounts:
  - \$100,000 - \$1,000,000
- Unless otherwise noted, payback to UG:
  - Cause return in 5, 10, 15 or 20-year term
- Gap Funding Projects must adhere to the following requirements:
  - Soft costs must not exceed 30% of total project cost
  - Changes of more than 10% to any cost line estimate must be approved by the County Administrator
  - LMW requirements must meet or exceed agreed upon UG standards



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- Gap Funds may not be used for operating expenses, equipment purchases or marketing purposes

#### **All Projects: Areas**

- The target areas for Gap Funding correspond with the Neighborhood Revitalization Areas. Qualifying areas include:
  - NRA Area 1
  - NRA Area 2 East
  - NRA Area 2 East - Turner

#### **Residential Projects**

- Single-Family
  - Must be a minimum of 5 homes
  - Gap Funding cash advancement issued on a per home basis
  - Repayment will be scheduled on a per-home basis
  - Must be new construction
- Multi-Family
  - Must have a qualifying size minimum of 12 units
  - May be new or rehabilitation

#### **Commercial Projects**

- Must have a minimum total investment of \$2,000,000
- May be a rehabilitation or new construction

#### **Industrial Projects**

- Does not qualify.