Economic Development and Finance Committee

Standing Committee Meeting Agenda

Monday, October 2, 2017
6:00 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 October 2, 2017 Agenda**

III. **Approval of standing committee minutes from August 14, 2017.**

IV. **Measurable Goals**

V. **Committee Agenda**

Item No. 1 - RESOLUTION: SET PUBLIC HEARING DATE TO CONSIDER CREATION OF TURNER VISTA REDEVELOPMENT TIF DISTRICT

Synopsis: Request to conduct a public hearing on November 16, 2017, to consider the establishment of the Turner Vista Redevelopment TIF District generally located on the Southwest corner of State Avenue and College Parkway, submitted by Jon Stephens, Interim Director of Economic Development.

Tracking #: 171295

Item No. 2 - REVISION: LEGEND'S APARTMENT AND GARAGE WEST END REDEVELOPMENT COMMUNITY IMPROVEMENT DISTRICT

Synopsis: Revising the Legends Apartment and Garage West End Redevelopment Community Improvement District (CID) formation documents and developer agreement to authorize an increase in the project costs above the current cap of $14 million, submitted by Jon Stephens, Interim Economic Development Director.
Tracking #: 171104

Item No. 3 - GRANT: NATIONAL RESOURCE NETWORK MULTI-YEAR FINANCIAL PLANNING GRANT
Synopsis: Request for a grant application to the National Resource Network's (NRN) Direct Technical Assistance Grant Program for development of Local Government Multi-Year Financial Plans, submitted by Kathleen VonAchen, Chief Financial Officer.
Tracking #: 171308

VI. Public Agenda

VII. Adjourn

ECONOMIC DEVELOPMENT AND FINANCE
STANDING COMMITTEE MINUTES
Monday, August 14, 2017

The meeting of the Economic Development and Finance Standing Committee was held on Monday, August 14, 2017, at 5:53 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Walters, Murguia, Townsend (via phone), Walker, and BPU Board Member Alvey. The following officials were also in attendance: Melissa Sieben, Assistant County Administrator; Kathleen VonAchen, Chief Financial Officer; Patrick Waters, Senior Attorney; Reginald Lindsey, Budget Manager; Lisa Nolan, County Treasurer's Office; Jeff Fisher, Public Works Director; Sarah White, Public Works; and Officer Doug Bailey, Sergeant-At-Arms.

Chairman McKiernan called the meeting to order.

Roll call was taken and members were present as shown above.

Approval of standing committee minutes from both the May 1 and June 5, 2017 meetings. **On motion of Commissioner Walker, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 171232…PRESENTATION: STORMWATER RATE TRANSITION ANALYSIS

Synopsis: Presentation of the Stormwater Rate Transition Analysis being conducted by Black & Veatch. The analysis will look at an impervious surface area calculation to determine stormwater fees. Presentation will include purpose, analysis approach and anticipated timeline, submitted by Jeff Fisher, Public Works Director.

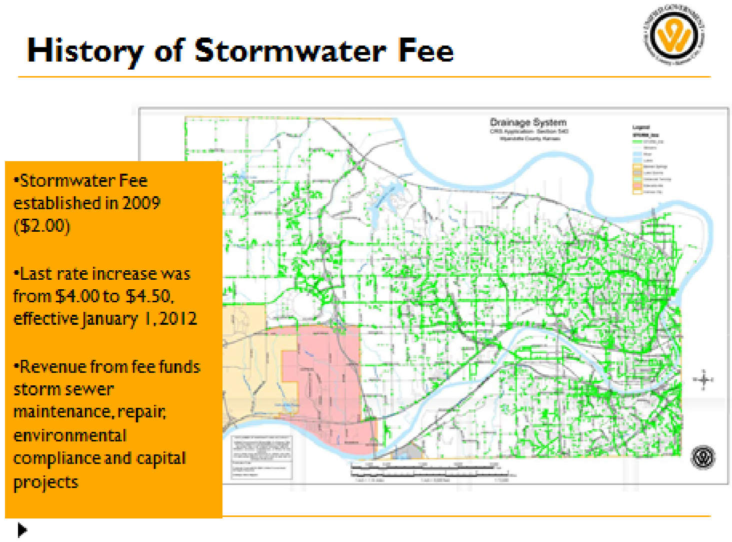
Jeff Fisher, Public Works Director, said I'm sure you're familiar with Sarah White to my immediate right. She's our Green Infrastructure Engineer. Then we have Anna White with Black & Veatch, subject matter expert, the two of them leading us through our stormwater fee analysis.

We have two important objectives over the next couple of years regarding stormwater. One is the Stormwater Master Plan, a ten-year capital plan. The second is the fee analysis to go along with that. They're on two separate but parallel tracks.

We chose Black & Veatch for our fee analysis obviously because they are qualified, but they're under contract and they've been working with BPU recently on some similar analyses.

I'm going to hand over the presentation to Sarah White, and then we'll be glad to answer questions along the way.

Sarah White, Public Works, said I'm going to start first with just the history of our stormwater fee.



The stormwater fee was established in 2009 and it started at $2.00. Our stormwater fee is a flat fee. It's based on the electric accounts so it's attached to our BPU bill. It started at $2.00. The last rate increase was effective January 1, 2012. That went from $4.00 to $4.50.

This is, like I said, a flat rate that everyone who pays a BPU bill has on it. It says it's for the stormwater fee. The revenue from this fee funds our maintenance program for all of our storm sewer assets in the county, our environmental compliance with the EPA that also funds that, as well as our capital improvement projects. The latest stormwater improvement project is the Stony Point storm sewer enhancement that was paid for with these funds.

This is just a map of, the lime green colors, our current stormwater sewer system in the county.

Purpose of Stormwater Utility Fee

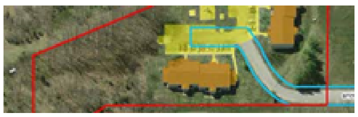
- Mitigates burden on general funds, property taxes, and other sources
- Provide funds for maintenance of existing system, compliance with EPA mandates (Consent Decree) and new capital improvement projects
- Match revenue to service provided
- Create a fair and equitable rate structure
  - Mr. Smith pays the same fee monthly as Mega Box Store

What is the purpose of a stormwater utility fee? First thing, it mitigates the burden on our General Fund on property tax, and other tax sources. With this fee we're able to provide the funds for compliance with the EPA mandates that we're currently under with our Consent Decree, our new capital improvement projects, as well as maintenance for our entire storm sewer system which not only includes our pipes and inlets and structures, but also includes things like Wyandotte County Lake, green infrastructure projects, those kind of things would be included. We want to match revenue to the service provided. That's what we're looking at is what is our stormwater program and what is it going to take to have a successful stormwater program.

Another objective is to create a fair and equitable rate structure. For example, currently Mr. Smith pays the same monthly fee as Mr. Mega-box Store. We want to make sure that we are fair across the board. A small house in Rosedale is paying the same amount as a large industry at the time. What we're looking at is having a different rate structure.

Why are we doing this analysis?

- Recover costs in a fair and equitable manner
- Impervious area based rates to reflect stormwater runoff
- Align with industry best practices
- Assessment of program needs and to enhance level of service



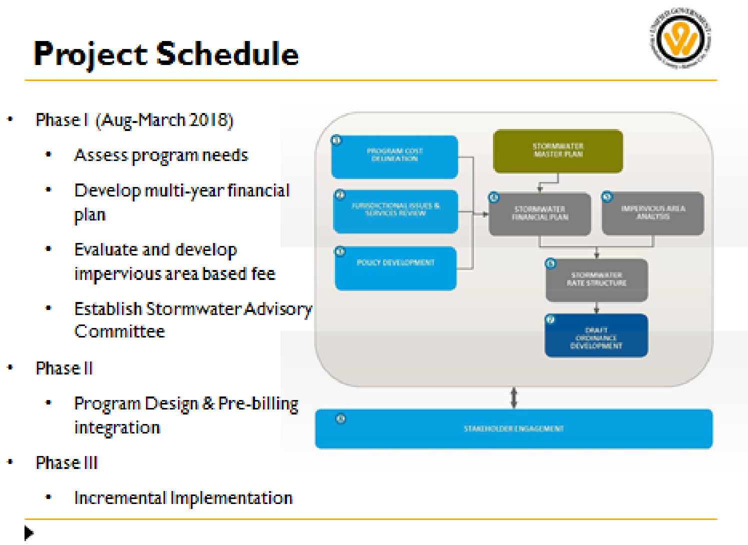
Why are we doing this analysis? As Jeff said, we have contracted with Black & Veatch. They're going to be providing this study. Some of the outcomes we want to get is we want to recover costs in a fair and equitable manner. We want to look at using impervious area based rates to reflect stormwater runoff.

A quick refresher on what impervious area is. Impervious area does not allow water to infiltrate. Your impervious area will be your roofs, your driveways, your roads, your sidewalks. When you look at a parcel, there can be different impervious areas depending on what type of land use that parcel is.

If it's a large box store with a large parking lot, there might be very little impervious area on that parcel. If you look at a residential lot, your impervious area would be your house, your driveway, maybe a patio, but you would still have a lot of pervious area with your yard and gardens and native plants.

One of the outcomes is we want to align with the industry best practices. At this time, that is using percent impervious for your stormwater fee. Black & Veatch compiled a list of the metro area cities, our surrounding communities, that currently have an impervious area based stormwater fee. Those include Topeka; Lawrence; KCMO; Wichita; Columbia, Missouri; Prairie Village, Kansas; and Mission, Kansas. Those are some of our surrounding neighborhood communities that do use this.

We're also, as an outcome, going to look at our program needs. What does our stormwater program consist of? How much money does it take to run it? Then, looking at how we can enhance the level of service that we're providing with stormwater.



The project schedule – we are in Phase I right now. We have just contracted for Phase I. This will run to March 2018.

As Jeff said, we're also on a parallel track with our Stormwater Master Plan. The Stormwater Master Plan will be providing kind of the big picture of where our stormwater needs are in our current system. That will be running in parallel to this and we'll be able to say what our needs are and how much money it's going to take so we know how much money we need.

Phase I, we're assessing program needs, developing a multi-year financial plan. We're evaluating and developing an impervious area based fee. With that, they're looking at the different alternatives. There's different ways that you can do the impervious based fee.

One of them is a flat rate per ESU, which stands for Equivalent Stormwater Unit. That would be based on your percent of impervious, you would examine each parcel. There would be a rate that you would multiply to your percent impervious which would give you your fee.

Commissioner Walker said excuse me, if there is anybody watching this on TV, could you define for me and the public, what are you going to include in impervious surface? I've got a driveway. Water runs off of the driveway into the street. I don't have any other impervious surface other than my roof to my house. That water comes off my house, theoretically, and is discharged into my yard and, unless we have a 10" rain, reabsorbed into the soil. What will most people have as impervious surface?

Anna White, Black & Veatch, said it depends on the data that's available. For a residential parcel, it is going to be the roofline, the base area of the house. We do have the option of picking up driveways if that data is available for us to determine the impervious area, the size of the driveway. Large patios, if there's say a giant shed or a workshop in the yard. It depends on once we get into the data available for us to analyze exactly what is available to us, but it will definitely be the size of the house, the footprint of the house.

Commissioner Walker said I got to tell you, I'm going to let you go on, but I've got a really bad feeling where this is going to lead to down the road. Really bad feeling that homeowners are going to end up paying one hell of a price.

Sarah White said that would be one option is to have just a rate percent impervious and then you would get your fee. The other option would have where there would be two categories. You would do that percent impervious times the rate for your non-residential.

Then in your residential category you could have, usually you set about 3 to 4 tiers. You'd have your 0 to 500 square feet, 500 – 1,000. Then you would just fit into those tiers. Then there would be a flat fee based on that.

To your comment about homeowners, I think that the general, single-residential family is not going to see much of an increase, if at all, based on these calculations. This would all be, those fees and how much and everything, Black & Veatch is going to look at the data and what it would give us. That will be up to our advisory council, which would include Commission, to determine that amount of money. This is not going to be implemented 100% the day of that we decide.

Commissioner Walker said you know I know you believe that, and I want to tell you I would like to believe that. Having been here when they started the wastewater treatment, it wasn't going to cost the homeowner very much money. It was really going after the big guys, you're saying the box stores. They were going after the big guys, Proctor & Gamble, Fairfax, etc. I look at my bill and they take a nice chunk every month. It doesn't look like a lot of money to some people, but it has grown appreciably.

I know it's more complicated than I'm sure whoever said that back then believed it. I just think this whole method of assessment is so critical as to where is really the water running off from. Is it equitable to use, in your example, the roofline because that's the only data we got. Shouldn't we look at the data that we can acquire or do we not want to do that? I'm sorry. I'm in a foul mood to begin with and the idea that we're going to add additional…

Commissioner Murguia said I'm kind of in the same boat that Hal is. You guys, it looks like you've spent a lot of time and effort on this, and there's nothing more irritating than when you spend a lot of time and effort on something that you probably don't want to spend the taxpayers' money any more than we do. Then to have people complain already, and I think this is slide 1, sorry in advance for that.

I believe that this proposal or these potential solutions are addressing the cost of a federal mandate, correct? **Sarah White** said it includes that, but it also is, as of right now as I showed on the previous slide, we have not had an increase in our stormwater fee since 2012. If you look back, what's the basis of these increases? We could have just kept increasing, then people could say well, that's not equitable. That's not fair if you're just going to keep increasing it without the data to back it up.

This is what this is going to show is what we could be getting if we used percent impervious because the people that are going to be having a bigger fee are the big box stores because it's based on percent impervious. It's not based on usage which your wastewater is based on. It's based on the footprint of your building. That's not really a, I mean, it's what it is.

Mr. Fisher said I think what we anticipate in our preparing for it, is that the non-residential customer classes will see that fair and equitable thing, is that they're not paying what would be fair and equitable. When you compare it against residential, everybody's paying the $4.50. We're actually going into this more worried about what we're going, the impacts we create on the non-residential so we've talked about. You'll see it on another slide, credit programs that will also be offered to the residential program.

In any case, I think what staff would end up recommending is an incremental, long-term adjustment, not something that would be overnight. I think Anna would tell you that most cities that go through this, that's what they end up doing. If it's five years, or ten years, it's going to be incremental. There's no way we would propose the kind of change that we're going to be considering in one year or two years.

Commissioner Murguia asked have you run any numbers just for samples on large, big businesses and where their bill would be based on what your proposal is and how that bill compares to that same big box store in other counties that surround us. I ask you this because even though this county has had some success in western Wyandotte County in regard to economic development, we struggle to get business to locate in Wyandotte County as it is.

My concern is that it may seem like pennies, but when you're looking at a roof on a factory, and you're counting stormwater coming off a roof like General Motors, what is that stormwater fee going to be. I care about the residents also, but it's all-in-one really. You really do have to care about both of them because no one's going to live here if there's no business, and no business is going to come here if people don't live here. It's chicken and the egg sort of here.

I do care about how much big business is charged because we need big business to create more jobs for the people that live here. What I care about is not necessarily as much of the details of your formula, as if there's a Target in mid-town and what their stormwater fee is going to be based on whatever your formula is, and what is the stormwater fee for the Target on 119th Street out in, wherever that is, Overland Park or Leawood. How does that compare?

We're already at an economic disadvantage in the terms of economic development. That's my concern. I know you've put a lot of thought into this and I didn't mean to interrupt, but it does frighten me and make me want to react real quickly because I know firsthand because I personally work on community and economic development. It's tough enough out west and in the mid-town area. You get to the city, it's virtually impossible to attract business. So, I'm very concerned about that.

David Alvey, BPU Board Member, said I have a different concern regarding equitability.

I look at my house. We were annexed in 1965 and immediately the City imposed a sewer tax. Of course, we had no sewers. My dad had to threaten a lawsuit against the City to say that if you try to impose this tax for sewers, services we do not have, then we're going to challenge this in court, so the City rescinded that.

I kind of see a parallel here that I don't know if we are assessing, or we'd send the same fee to everyone. The square footage of my house and my drive, so I understand the impervious surface and I get that, I understand the formula. That makes good sense to me. But, any of the stormwater that comes off of my roof or off of my driveway goes into the ditch which goes underneath my driveway. The culvert, for which I had to pay for out of my pocket, the City did not pay for that, and it ran to the house next door. They have to pay for their own culvert. Then from there, it empties, dumps into the woods, which then goes to the creek.

So as far as I can tell, the City does practically no maintenance on the stormwater runoff in our neighborhood. In fact, I live at the southwest corner of 49th & Douglas. Douglas as it heads east up the hill, Kansas Gas came through several years ago and installed new meters. Of course, they had to dig into each of the ditches all the way down the street. They did not restore those ditches to the original condition, so that the culverts, in fact, no longer function underneath driveways. Now the water runs over driveways.

In fact, I had to call the City on behalf of a neighbor. The water heading down the street from Douglas was flowing over the northwest corner of his property, washing out his fence and actually was going to wash out the utility pole there.

It doesn't seem to me equitable to be charging those who do not, in fact, have stormwater sewers installed in their neighborhood to be assessed at the same level as those who actually have to pay to maintain the stormwater infrastructure. I think it's a different kind of question of equitability. I'm not sure how we address that, but there are large areas of the county, especially those that were annexed, there were townships that were annexed by the City that were developed under the old County Code or Township Codes, that do not have storm sewers. In fact, there's no plan to bring storm sewers.

I have nightmares about water damage because, in fact, when we get heavy rains as we did last week, my basement inevitably floods because of the number of springs underneath and just fills the water table. I get that; that's the way it is, but there is a problem with stormwater runoff for those areas that do not have actual storm sewers. That to me is a concern.

Mr. Fisher said sure. There's a few things there. One is that's why the Stormwater Master Plan is important to identify where those needs are. The other, I think, part of that is we've got a big policy component to this effort. Policy decisions need to be made along the way.

There's a number of things that we'll need to address along the way, and we don't have answers for that right now.

Sarah White said also, this isn't only when we get the calls from people asking about the stormwater fee. What we say is that fee also is our compliance. The water going into a creek, into the river eventually, that is part of our compliance, that is money that we need to fund those compliance efforts. Even if you don't have a structure, you are part of a stormwater system. You're part of the watershed and that does feed into that.

BPU Board Member Alvey said I understand that. My concern would be if the money is collected from those who do not have storm sewers installed already, and they're going to be assessed at the same level as those who already do….**Sarah White** said that's how it is right now. **BPU Board Member Alvey** said then that money should go into an account that is going to fund the improvements. In other words, that I am paying now for eventual storm improvements because otherwise I see no plan in place, no plan has been communicated that I know of to any of us in the neighborhood, that we can expect to get sanitary sewers much less storm sewers. That's a problem. **Sarah White** said I think we can probably discuss that. **BPU Board Member Alvey** said I'm not putting that on you, I'm just expressing my concern with that.

Sarah White said we can discuss that later about how in some areas it doesn't make sense to have storm sewer, but that would be part of the master plan. If we were to do any storm sewer enhancement or extensions at the time, and the way we're going with our current rate, we do not have the funds to do that. What we tell people that call in is that if you drive on the roads, you cross culverts, those are all part of our infrastructures. **BPU Board Member Alvey** said my point to this is if we're going to assess those with storm sewers installed and those who do not have storm sewers installed at the same level, then the ditches at least need to be maintained. They are not being currently maintained.

Mr. Fisher asked do you have anything to add on that. **Anna White** said I'm afraid my comments might go back to something that was said 10 or 15 minutes ago and I apologize. I guess for that specific issue, the only thing I would add to that would be that, as Sarah mentioned, you travel on the public roads to go from place to place. You do benefit from the stormwater utility even if you do not believe that you actually contribute any stormwater runoff into the system, you do benefit from the utility. The fee does help pay for those costs.

BPU Board Member Alvey said I would agree with that and I understand that. At the same time, I say there is a difference between those who have the stormwater infrastructure installed and paying that fee, and those who do not and are not receiving the maintenance. If this is to fund infrastructure projects and compliance, I get it, but the problem is I'm not seeing anything in many of these neighborhoods to improve the stormwater runoff in these neighborhoods. Again, when I walk and talk to people, they point to their ditches, they point to their driveways and they say look at the water running down the street. It's going up and over my driveway and it's eroding the driveway. They're told that you have to replace the culvert, but the problem is not being caused by them. It's being caused by up the street, someplace else. That is not being addressed.

Chairman McKiernan said something that Mr. Alvey said earlier really speaks to a conversation that Mr. Fisher and I have had on more than one occasion, and that is it is critical that contractors who come in to do work like replacing those gas lines and meters put things back the way they found them. Certainly, I've seen too many instances to count of them not putting stuff back the way they found it. I know that we are currently really looking at right-of-way policies and what we hold them to, but it's critical. They can't come in and put a bunch of mini-dams in a culvert and walk away because that does upset the entire system as we've set it up to function now.

Melissa Sieben, Assistant County Administrator, said, Commissioner, I think this is great conversation and I think what we're kind of missing in this presentation is we may have reversed the order and the german word is "wÖrter Ordnung" when our words are out of order.

What we're really talking about is we have a Stormwater Master Plan we're doing, and that goes right at the heart of what Commissioner Alvey is talking about. We need to look at the entire totality of the community that we're covering with our utility, prioritize and help make sure that we're putting this where it's the best bang for its buck and starts to knock away at those issues that our individual homeowners and businesses are seeing throughout the community.

That's what our Stormwater Master Plan will do. It's taking years of data that we haven't been able to act upon and then it's looking at the bigger, kind of geographic overlay, and really trying to dive into that.

That, what we're trying to do, is create a funding mechanism to start tackling those problems. Our current system as it stands does not do that. What it looks like at the end, I know we're suggesting one thing, we're going to be looking at this. That's what's Anna here's from Black & Veatch to do, to help us figure out how we meet the needs of the community. Then, of course, as policymakers, the standing committee, for instance, and also the governing body as a whole, are going to make that final determination on how that's rolled out, what that looks like, and go from there.

This is one concept. At the end of the day, what actually comes back based on the master plan and forming this, will have iterations and variations for you to look at. If I'm wrong, Jeff, please correct me, but I just wanted to try and encapsulate what we're hearing. **Mr. Fisher** said no, you're correct.

Ms. Sieben said I totally understand what you're talking about because I worked out in an outer periphery of a county just to the south of us in a community that had many similar issues. We addressed these very same things there, too. It takes that Stormwater Master Plan to really start getting at the heart of the issues you're talking about.

BPU Board Member Alvey said I understand that. I would just suggest that, again, that if the same fee is assessed to everyone with different level of service, it is perceived as unfair and it communicates to them that we're not paying attention to their situation and what they're already doing. That's a danger for any city to communicate that. **Mr. Fisher** said understood.

Ms. Sieben said that's a really good taken note that how we move forward on communication, as with everything that we do, has to be very well thought through and developed. **BPU Board Member Alvey** said to that point, what we have to communicate is we're being fair. The fee will communicate where we are and what we're saying. It will communicate fairness if it's fair. If it's not fair, it will not communicate that.

Commissioner Murguia said I agree with Mr. Alvey. It doesn't matter how you market it, the fee is the fee. I think you heard what we all had to say.

Sarah White said the other thing in Phase I is we'll be establishing a Stormwater Advisory Committee which will help with all of this. As you can see, there are the different parts of Phase I. The Stormwater Master Plan feeds into it, but we're looking at policy development. We'll be having different workshops for these different things.

Phase II and Phase III will come after. We're looking at whatever we come up with, whatever's decided on, it wouldn't be implemented until January 2020 would be the first rollout of any kind of fee that we would do.

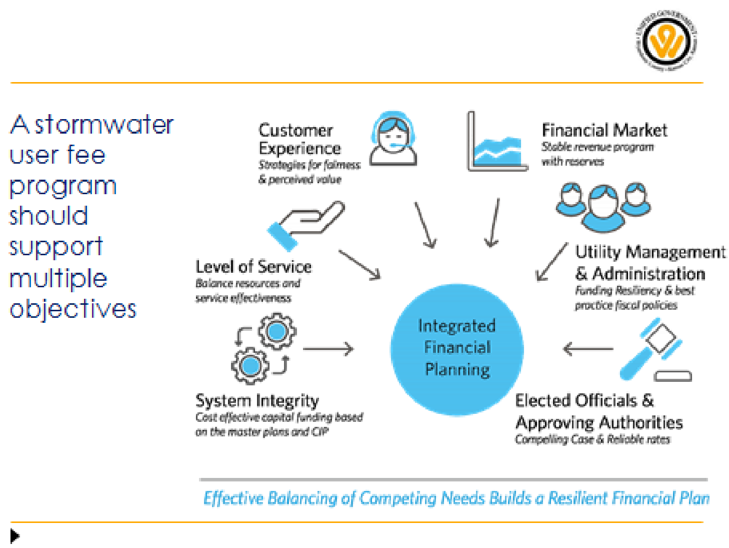
Anna White said let me just add a little bit here. As part of the scope for this Phase I, there's two tasks that I think are worth mentioning.

One is where we do a review of the jurisdictional and the service area and the level of service provided. That is one of the tasks in the study is to look at within the entire county what are all of the services that are being provided for stormwater, who's receiving what type of service, and how is that service currently being charged for and how should it be charged. That's one task that we will be looking at it.

Another one is policy development. What we do is a very comprehensive policy workshop with the UG to talk about all the different, basically, policy decisions that need to be made as you go through a process like this, such as what kind of rate structure do you set up. Do you charge different fees for different levels of service? What kind of credits do you offer to homeowners or commercial owners in order to reduce their stormwater fee?

As Sarah mentioned, going along with this is we have the development of the Stormwater Advisory Committee. This is a group of — we haven't identified all of the participants yet, but 10 to 12 different representatives from the community, single-family homeowners, multi-family, condominium, neighborhood associations, industrial customers, hospitals, educational institutions, faith-based institutions. We try to bring in a representative from all the different areas that we can think of. Basically, what we do is run all of this by them and say what do you think. Tell us what you think and what are you going to be hearing back from the community.

We use that to help make the decisions that need to be made, make changes, to understand what the community impact and reaction is going to be to these changes.



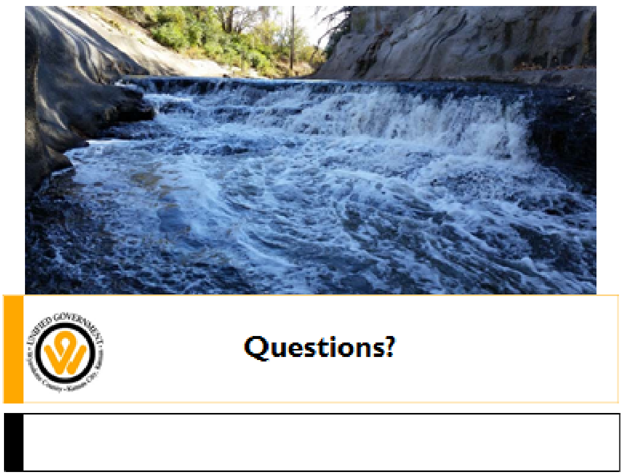
Sarah White said this figure just kind of shows all the different input that is needed for a stormwater user fee.

Credit Program

- Customer has some ability to control their fee
- Align with the UG's Green Infrastructure Initiative

As Anna mentioned, having an impervious-based stormwater fee allows us to have a credit program. As you know, with our development, anything over an acre has green infrastructure or a stormwater treatment that has to be put in with that development.

This would allow, this would just align with our Green Infrastructure Initiative that we're doing. It would be an incentive for people to have their BMPs up and running and working. This would be something that could come in the future would be a credit program. People would have some ability to control their fee. This would be more for your larger industrial customers.



Any other questions?

Chairman McKiernan said this wasn't included in our agenda packet tonight so do we have the ability to get copies of this. **Mr. Fisher** said yes, absolutely. We can email you the presentation if you like. **Chairman McKiernan** said please do.

Chairman McKiernan asked any other comments or questions about this process. **Commissioner Murguia** said it was a very good presentation. It's hard to hear. As politicians, we are the ones that usually get the complaints about the increase in costs and stuff. The presentation was good and well thought out. **Sarah White** said hopefully with this, we'll have, if there's an increase, it will have the data to back up why there would be an increase.

Commissioner Murguia said and then if you'd just add that one piece on, I want to see where we compare in stormwater fees to other surrounding counties. Do you have any idea currently where we're at? **Anna White** said we have just started this study so we don't have any kind of preliminary rate based on impervious area developed yet. That is part of the study once we get to that point is to do a comparison of peer communities.

BPU Board Member Alvey said I'd just like to comment. Of course, the Board of Public Utilities, we've employed Black & Veatch multiple times for our rate analysis, the class structure. Always found it very effective and I think we've always come up with an equitable rate structure. Of course, it has to be adjusted every few years whenever you do that, but that's normal. I think it's a good process. I do trust the process.

Anna White said that kind of goes to something that I was thinking of bringing up earlier. When you think about fair and equitable cost recovery, if you think about water utility, you pay per gallon of water usage; you pay for what you use and the same thing for wastewater. You pay per gallon of contributed wastewater flow.

When you talk about stormwater, if it's a flat fee based on your electric account, that's not based on anything related to stormwater runoff. Impervious area is the industry standard for developing a stormwater user fee. Measuring the amount of stormwater that runs off of a property, and there's different ways to measure that stormwater. The most practical and accepted method is looking at the impervious area.

That's what we're trying to do here is to do that match between who's contributing stormwater runoff to the amount that they're paying. **Commissioner Murguia** asked do other counties do that. **Sarah White** said yes.

BPU Board Member Alvey said it would seem to me you can't meter the water coming off. You can meter the water coming into your house, but you cannot meter the water leaving the house. It's just impossible. You have no idea what the absorption rate of the soil is underneath. You can estimate, but the impervious surface makes sense as the industry standard.

Commissioner Murguia asked do we get to bill back the UG for when your neighborhood floods? Do we get to bill you so much per gallon of water that floods back onto their property? I mean, there's some areas like in District 3. We have a pump house, but there's still, just in the storm that we just had. It's not my district but it is still in Argentine, it's the lower area of Argentine Boulevard, was completely under water. That's not even a storm sewer working. I mean, I don't even know what that is.

Sarah White said most of those are designed for a five-year event. That was a 15 to 20 year event that happened so it wouldn't handle that anyway. **Commissioner Murguia** said I hear you. I hear these five-year and ten-year unpredictable storms and stuff, but I can tell you I live there. I can tell you there's been flooding in the last 15 years at least ten times. I don't know why they keep referring to five-year and ten-year torrential downpours because we lost a couple of cars, me personally, lost a couple of cars in the flood of the later '90s.

I just know it happens, that's what I'm saying. Then how do we make that fair and equitable for people that, you know, are in those areas? I don't know. It's just frustrating when you represent that area and people that you represent and you care about are standing in 4 feet of water. They don't have any money to begin with and the car they do have is bobbing around in the water. That doesn't seem very fair and equitable to me.

I'm not arguing with you. I'm just telling you from the street level, from politicians being in the trenches day-to-day dealing with these people who know we're elected officials, they're going to complain to us, and we see that. We're held accountable every day for the decisions that we make.

Again, it really was a good presentation. I'm not trying to be argumentative. I'm just saying it might just also be bad timing to bring up storm water given the torrential downpour we just had.

Anna White said I think the master plan will highlight a lot of those issues and bring those to our attention, as well as Sarah mentioned at the very beginning, looking at the current program costs, then looking at the enhanced level of service. So taking into account the findings of the master plan, what additional services need to be provided to the public to avoid issues like that.

Commissioner Murguia said one last thing and then I won't belabor it. I don't want to get Mr. Walters brought this up once before and I've been meaning to talk to him about it anyway. There is in the lower areas of the city that are closest to the river that have experienced flooding, the Unified Government's approach when there is torrential downpours, sometimes people's sewers in their homes back up. Because they're combined sewers, I don't know how that works, but because they're combined, it comes — you know not just stormwater comes back up through their drains.

The Unified Government's policy has been simply to put some sort of trap device, I don't know what the name of it is, I just know it's a trap, that when there's that potential the trap shuts. Then the people in the structure are not allowed to flush their toilet or take a shower or wash their clothes or do any of that. I know that I brought it up. I know that recently Commissioner Walters brought it up. That's just deemed as acceptable that when it rains hard, you can't take a shower or wash your clothes or go to the bathroom. That's really not very practical.

If we're going to take into consideration and we're going to charge people different rates, I happen to represent an entity that owns 17 apartment units where that was the solution to the problem where these 11 people were expected to not shower or go to the bathroom while it rained.

Action: Information only.

Item No. 2 – 171227…REPORT: SECOND QUARTER BUDGET REVISIONS
Synopsis: Second Quarter Budget Revision Report, submitted by Reginald Lindsey, Budget Manager.

Reginald Lindsey, Budget Manager, said for the Second Quarter, we had two budget revisions that were over $10,000. They were in Legal and also with the Sheriff's Department. Any questions on the two transactions that occurred?

Chairman McKiernan said once again, you're bringing these as a report, not seeking action on them, just reporting that they have happened. This actually was in the original agenda that was published. A single page after the… **Mr. Lindsey** said I don't know the actual page, but it looks like this. **Commissioner Walters** said number 171227. **Mr. Lindsey** said it's not that report.

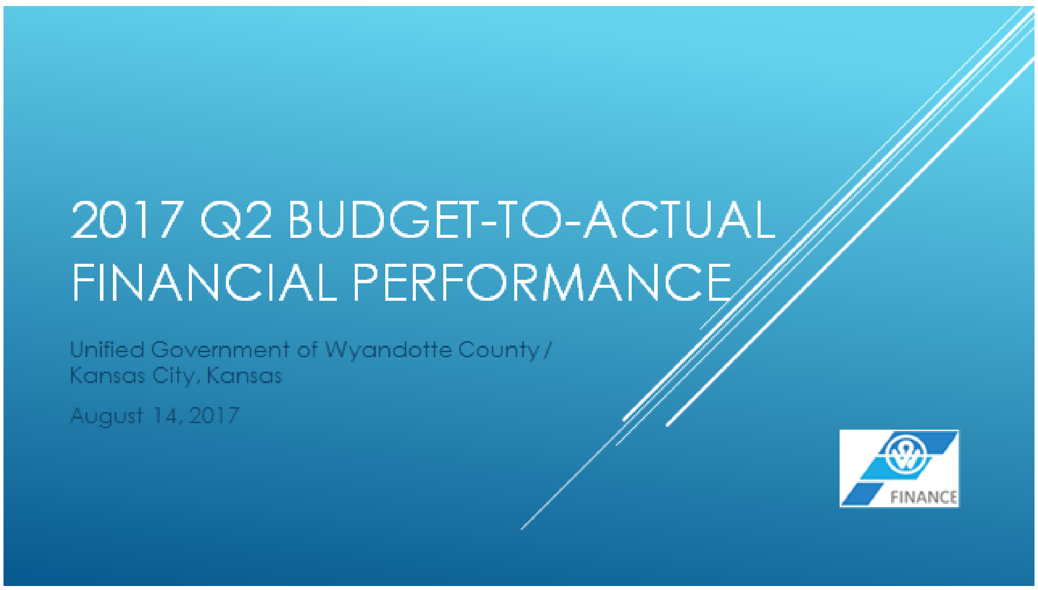
Kathleen VonAchen, Chief Financial Officer, said, Commissioners, we have four presentations and the first one starts with the budget revisions because we present to you the budget revisions. That's what Reggie's talking about. The second one will be the quarterly report.

Chairman McKiernan asked any comments or questions about these two budget revisions. **Commissioner Walker** said we don't do anything. **Chairman McKiernan** said that is correct.

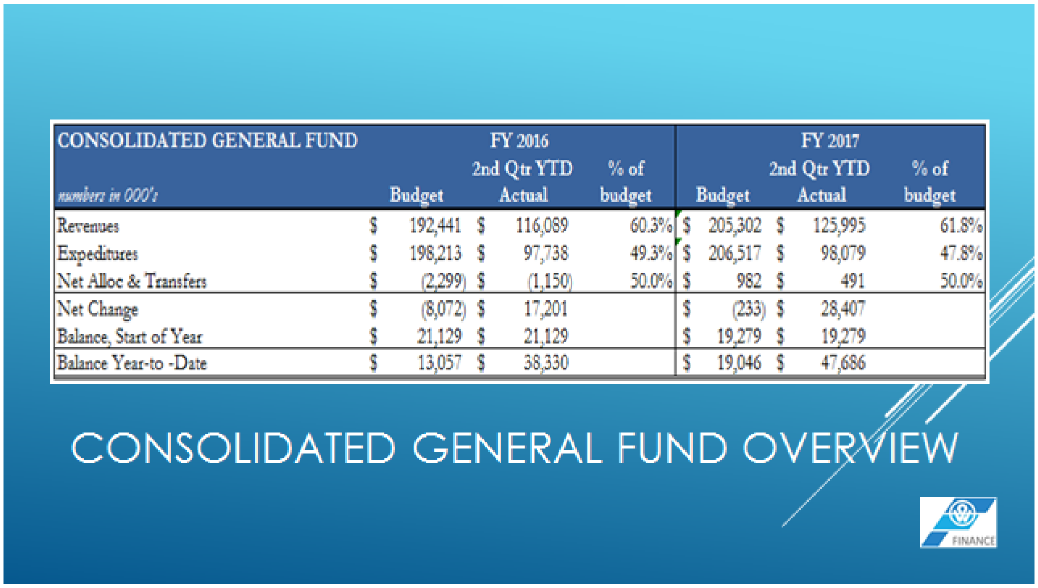
Action: Information only.

Item No. 3 – 171229…REPORT: SECOND QUARTER BUDGET TO ACTUAL

Synopsis: Second Quarter of Fiscal Year 2017 Budget to Actuals Report, submitted by Kathleen VonAchen, Chief Financial Officer, and Reginald Lindsey, Budget Manager.



Kathleen VonAchen, Chief Financial Officer, said this is the report where we're going to discuss how our budget is performing. We have 50% of the year has passed as of June 30. We're presenting both how the revenues performed and the expenditures have performed.



CONSOLIDATED GENERAL FUND	FY 2016			FY 2017		
numbers in 000's	Budget	2nd Qtr YTD Actual	% of budget	Budget	2nd Qtr YTD Actual	% of budget
Revenues	$ 192,441	$ 116,089	60.3%	$ 205,302	$ 125,995	61.8%
Expeditures	$ 198,213	$ 97,738	49.3%	$ 206,517	$ 98,079	47.8%
Net Alloc & Transfers	$ (2,299)	$ (1,150)	50.0%	$ 982	$ 491	50.0%
Net Change	$ (8,072)	$ 17,201		$ (233)	$ 28,407	
Balance, Start of Year	$ 21,129	$ 21,129		$ 19,279	$ 19,279	
Balance Year-to -Date	$ 13,057	$ 38,330		$ 19,046	$ 47,686	

The first slide that we're going to look at here is the Consolidated General Fund. As you know, the General Fund is the largest operating fund of the Unified Government.

Here we have a comparison of the budget last year, along with how much was spent last year through June 30. Then the next columns are the budget for this current fiscal year, 2017, along with how much has been spent or collected in revenues through June 30.

The key point here that I thought I should note is that last year, revenues came in at 60% at June 30, where this year, they're at 61.8%. Revenues are coming in a little higher than we expected compared to budget. I did want to point out this budget number is the amended budget number that you just adopted several weeks ago. Things are looking good.

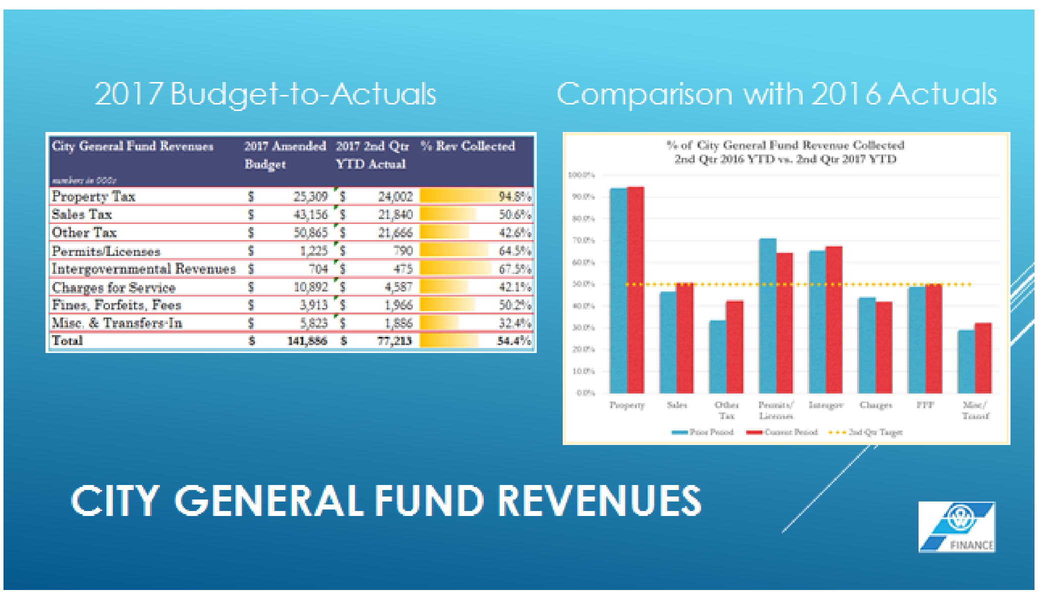
Why is this number not 50%? Why is it higher than 50%? The reason is because property tax comes in pretty much all at the beginning of the year. That's why it kind of skews how much revenue, it's not seasonal, but it doesn't come in in the same increments throughout the year. That's a little higher.

Commissioner Murguia asked how much are we ahead in collections this year in dollars. **Ms. VonAchen** said we will look at that later. That's not showing up here exactly. **Commissioner Murguia** asked do you know why the increase in revenue. **Ms. VonAchen** said we're going to talk about that in more detail in the other slides.

Ms. VonAchen said now on the expenditure side, this is kind of the big summary picture here. On the expenditure side, we were last year 49% of total expenditures whereas right now, in the current year, we're 47%. We're spending a little bit less than what we budgeted compared with last year, also. Then, we've collected more than we've budgeted. As a result, we've got a net positive of around $28M compared with last year's $17M.

As we approach the end of the year, this revenue number will be somewhat different because the property tax has already been collected, then we're just relying on all those other revenue sources. That's the big overview.

Now, as you know, the General Fund has three different funds in it: it's the City General Fund, the County General Fund, and then the Consolidated Parks General Fund. All of those amount to that total of $206M, those three. We're going to provide a little bit more detail here on the City and County General Funds because they're the largest one. The Consolidated Parks Fund is only around $6M, it's not very big. We're just going to focus on these two larger ones, the City and the County.



City General Fund Revenues *numbers in 000s*	2017 Amended Budget		2017 2nd Qtr YTD Actual		% Rev Collected
Property Tax	$	25,309	$	24,002	94.8%
Sales Tax	$	43,156	$	21,840	50.6%
Other Tax	$	50,865	$	21,666	42.6%
Permits/Licenses	$	1,225	$	790	64.5%
Intergovernmental Revenues	$	704	$	475	67.5%
Charges for Service	$	10,892	$	4,587	42.1%
Fines, Forfeits, Fees	$	3,913	$	1,966	50.2%
Misc. & Transfers-In	$	5,823	$	1,886	32.4%
Total	**$**	**141,886**	**$**	**77,213**	**54.4%**

These two slides are the revenue slides, then Reggie's going to talk about the expenditure slides.

On the revenue side, what we do when we're looking at performance, we want to compare it to budget. We also want to compare it with how much we collected during that same period last year again.

This is comparing how much we've collected so far this year compared with what we thought we would be — what we estimated for the budget for the current year.

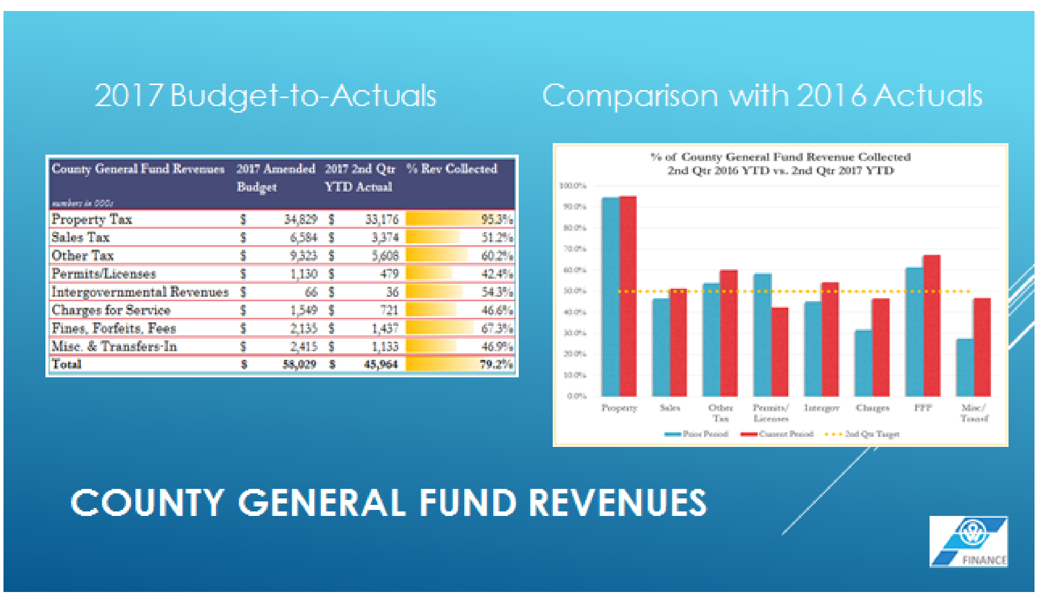
Overall, 54% of the revenue that we've collected that we budgeted. Now, why is that higher than 50? Well, partly because some of these revenues are not necessarily coming in at a steady seasonal rate. Some of the revenues come in at higher rates depending on what part of the year you're in.

Also, property tax. Those payments are due May and December. No, they're due January 20. **Lisa Nolan, County Treasurer's Office,** said well, they're due December 20. **Ms. VonAchen** said yeah, but they come in, they trickle in in January, and then again in May. That's when they're all due.

The sales tax is right on what we estimated at 50%. Some of these other items, these are a little higher than we estimated.

This table over here compares how much we've collected so far with the same period of last year. You can see all of these indicators, these three which are property tax, sales tax, other taxes, intergovernmental revenue, fines and fees, and miscellaneous are coming in higher than we collected last year. What hasn't come in higher is permits, which is building permits. That's partly because we have changed the special fee waiver that we had in place last year.

What else, charges for services because our Municipal Court fines are down somewhat based on a change in procedure and policy related to police citations.

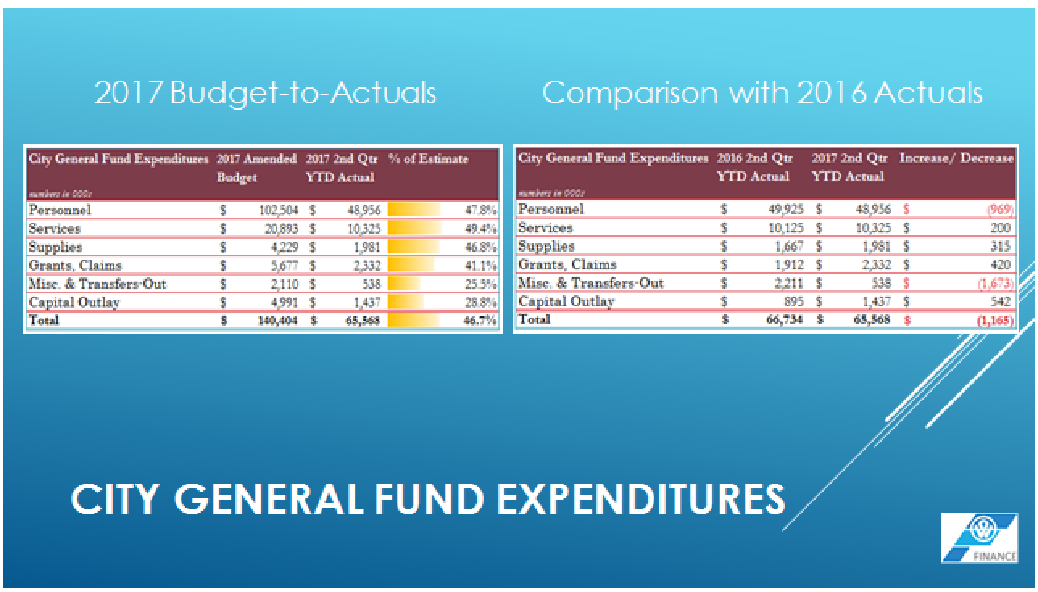


Now, on the County General Fund side, you can see that the County General Fund is collecting $34M. We've got it as $35M in total in property tax. Overall, the property tax makes up a much larger portion of the total revenues for the County General Fund. As a result, the fact that we've collected 95% of all the property tax already in this fund really makes this revenue number higher. It's 79% compared with the City General Fund, which has a more diversified revenue structure, so it's only 54%; highly reliant on property tax, the County.

Sales tax coming in as we have anticipated. Other taxes are all doing well.

Compared with last year, again, these are higher than the prior year. These are all coming in higher: property tax, sales tax, other tax, intergovernmental charges for services, fines and fees. What isn't coming in higher, again, is the same, the permits for the same reason. I think that's the only one.

Reggie's going to talk about the City expenditure side.



City General Fund Expenditures numbers in 000s	2017 Amended Budget		2017 2nd Qtr YTD Actual		% of Estimate
Personnel	$	102,504	$	48,956	47.8%
Services	$	20,893	$	10,325	49.4%
Supplies	$	4,229	$	1,981	46.8%
Grants, Claims	$	5,677	$	2,332	41.1%
Misc. & Transfers-Out	$	2,110	$	538	25.5%
Capital Outlay	$	4,991	$	1,437	28.8%
Total	$	140,404	$	65,568	46.7%

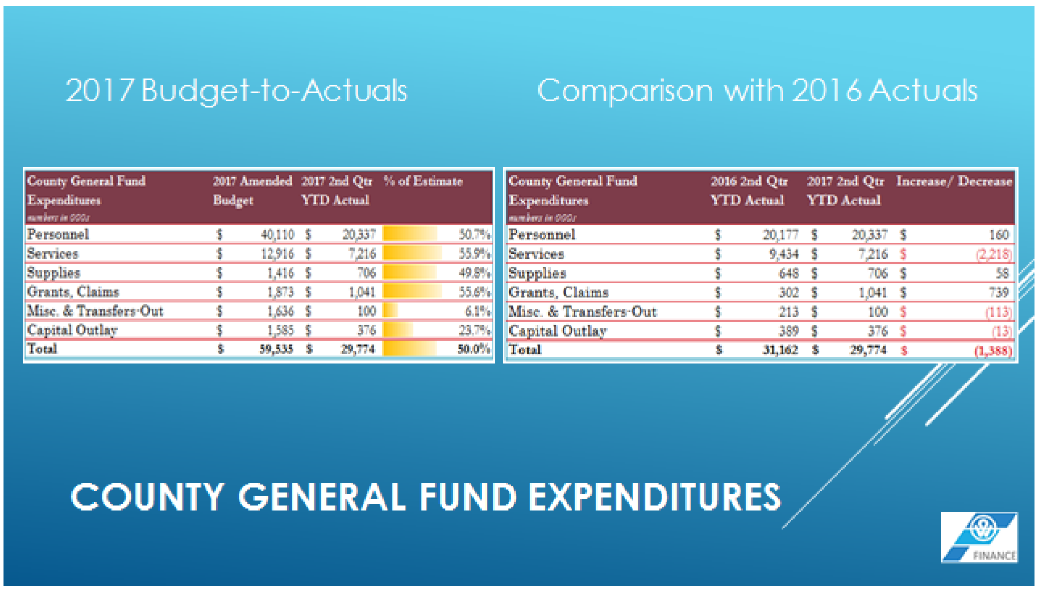
City General Fund Expenditures numbers in 000s	2016 2nd Qtr YTD Actual		2017 2nd Qtr YTD Actual		Increase/ Decrease	
Personnel	$	49,925	$	48,956	$	(969)
Services	$	10,125	$	10,325	$	200
Supplies	$	1,667	$	1,981	$	315
Grants, Claims	$	1,912	$	2,332	$	420
Misc. & Transfers-Out	$	2,211	$	538	$	(1,673)
Capital Outlay	$	895	$	1,437	$	542
Total	$	66,734	$	65,568	$	(1,165)

Reginald Lindsey, Budget Manager, said 2017 budget-to-actuals are on the right hand side. We can see that Personnel is 47.8% of the budget. That's actually good. We want expenditures to be around 50% at this point in time of the year. We're a little bit below in Personnel because we have some vacancies and then we also have some payout forecasts that are not at the level that we expect them to be at yet.

Also, we can see Capital Outlay is a little bit below the 50%, it's at 28.8%. We still have some capital to pay out. We have some capital leases that haven't been booked yet.

Then in Grants and Claims, we did raise the budget here and we had some unexpected claims we had to pay out, but since we raised the budget, we're okay here. If we look at and compare 2016 actuals in Grants and Claims, we can see that we're a little bit over what we paid out last year in Grants and Claims. That's the budget revision that I did with the $508,000 on the Legal side.

For the most part, we can see that we are below 50% here, and that's where we want to be ideally in the City General Fund.

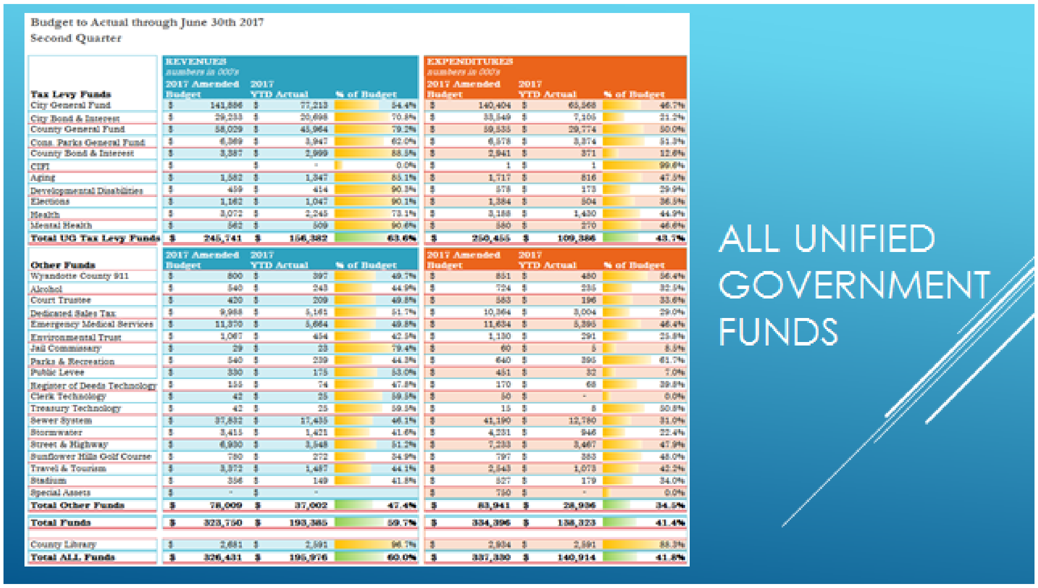


On the County General side, we can see the bottom line for 2017 budget-to-actual. We are at 50%, which is basically where we want to be. We have a couple of line items that are above at 55.6%, we have Grants and Claims. Grants and Claims have run a little bit over this year because of settlements we've had.

Also, Personnel on the County side, it's a little bit more. Over in the Sheriff's Department, we have some vacancies with deputies which has created a little bit more overtime which has caused the Personnel to be a little bit more than we expected.

Capital Outlay, the same thing we have going on in the City General Fund. We have some capital leases that have not been booked yet, which we will book.

We can kind of see pretty much kind of the same comparison as 2016 actuals. We're kind of right in line with what we spent in 2016. I'll turn it back over to Kathleen.



Budget to Actual through June 30th 2017
Second Quarter

	REVENUES numbers in 000's			EXPENDITURES numbers in 000's		
Tax Levy Funds	2017 Amended Budget	2017 YTD Actual	% of Budget	2017 Amended Budget	2017 YTD Actual	% of Budget
City General Fund	$ 141,886	$ 77,213	54.4%	$ 140,404	$ 65,568	46.7%
City Bond & Interest	$ 29,233	$ 20,698	70.8%	$ 33,549	$ 7,106	21.2%
County General Fund	$ 58,029	$ 45,964	79.2%	$ 59,535	$ 29,774	50.0%
Cons. Parks General Fund	$ 6,369	$ 3,947	62.0%	$ 6,578	$ 3,374	51.3%
County Bond & Interest	$ 3,387	$ 2,999	88.5%	$ 2,941	$ 371	12.6%
CIPI	$	$ -	0.0%	$ 1	$ 1	99.6%
Aging	$ 1,582	$ 1,347	85.1%	$ 1,717	$ 816	47.5%
Developmental Disabilities	$ 459	$ 414	90.3%	$ 578	$ 173	29.9%
Elections	$ 1,162	$ 1,047	90.1%	$ 1,384	$ 504	36.5%
Health	$ 3,072	$ 2,245	73.1%	$ 3,188	$ 1,430	44.9%
Mental Health	$ 562	$ 509	90.6%	$ 580	$ 270	46.6%
Total UG Tax Levy Funds	**$ 245,741**	**$ 156,382**	**63.6%**	**$ 250,455**	**$ 109,386**	**43.7%**
Other Funds	2017 Amended Budget	2017 YTD Actual	% of Budget	2017 Amended Budget	2017 YTD Actual	% of Budget
Wyandotte County 911	$ 800	$ 397	49.7%	$ 851	$ 480	56.4%
Alcohol	$ 540	$ 243	44.9%	$ 724	$ 235	32.5%
Court Trustee	$ 420	$ 209	49.8%	$ 583	$ 196	33.6%
Dedicated Sales Tax	$ 9,988	$ 5,161	51.7%	$ 10,364	$ 3,004	29.0%
Emergency Medical Services	$ 11,370	$ 5,664	49.8%	$ 11,634	$ 5,395	46.4%
Environmental Trust	$ 1,067	$ 454	42.5%	$ 1,130	$ 291	25.8%
Jail Commissary	$ 29	$ 23	79.4%	$ 60	$ 5	8.5%
Parks & Recreation	$ 540	$ 239	44.3%	$ 640	$ 395	61.7%
Public Levee	$ 330	$ 175	53.0%	$ 451	$ 32	7.0%
Register of Deeds Technology	$ 155	$ 74	47.8%	$ 170	$ 68	39.8%
Clerk Technology	$ 42	$ 25	59.5%	$ 50	$ -	0.0%
Treasury Technology	$ 42	$ 25	59.5%	$ 15	$ 8	50.8%
Sewer System	$ 37,832	$ 17,435	46.1%	$ 41,190	$ 12,760	31.0%
Stormwater	$ 3,415	$ 1,421	41.6%	$ 4,231	$ 946	22.4%
Street & Highway	$ 6,930	$ 3,548	51.2%	$ 7,233	$ 3,467	47.9%
Sunflower Hills Golf Course	$ 780	$ 272	34.9%	$ 797	$ 383	48.0%
Travel & Tourism	$ 3,372	$ 1,487	44.1%	$ 2,543	$ 1,073	42.2%
Stadium	$ 356	$ 149	41.8%	$ 527	$ 179	34.0%
Special Assets	$ -	$ -		$ 750	$ -	0.0%
Total Other Funds	**$ 78,009**	**$ 37,002**	**47.4%**	**$ 83,941**	**$ 28,936**	**34.5%**
Total Funds	**$ 323,750**	**$ 193,385**	**59.7%**	**$ 334,396**	**$ 138,323**	**41.4%**
County Library	$ 2,681	$ 2,591	96.7%	$ 2,934	$ 2,591	88.3%
Total ALL Funds	**$ 326,431**	**$ 195,976**	**60.0%**	**$ 337,330**	**$ 140,914**	**41.8%**

Ms. VonAchen said as I mentioned before, the Consolidated General Fund has three funds in it. The actual Unified Government, all of the financial statements, there's 30 different funds. This is an accounting of all those 30 funds and how they're doing so far this year. The blue columns over on the left are the all the revenue columns, then the orange ones are the expenditure columns. We've presented the amended budget, the actuals through June 30, and then the percentage of budget there.

The largest funds that we often look at are the City General Fund, the City Bond and Interest Fund where we pay the debt service, the County General Fund, again, the Consolidated General Parks Fund, the County Bond and Interest Fund. As you can tell, they're broken up by all the tax levy funds. Then, here's all the other types of funds. Those are special revenue funds. They're also enterprise funds and so forth. All of these, they have kind of different funding sources generally speaking. These top funding sources, they rely on tax revenue and property tax revenue; whereas, these down below rely on fees and other special revenues that are specifically dedicated by law to support the respective functions of these funds.

I just wanted to show you so that you can see how all these property tax levy funds, their revenues are coming in at 63 or 64% instead of the expected level of 50. That's because that property tax is collected at the beginning of the year. In fact, some of these heavily reliant funds are at 90% here.

For example, the County Bond and Interest Fund is at 88%; Aging, the Developmental Disabilities Fund, the Health Fund, the Elections Fund, they're all at 90% because that's how much, basically, of their total revenues are coming from that property tax.

The current year budget had a 2 mill reduction, so that 2 mill reduction is reflected in this top line right here. Then for 2018, for next year's budget, there's another 2 mill reduction. All of the other funds supported by property tax, they continue to collect the same mill rate as they had previously, just so you know.

On the expenditure side, we see, again, that 43%. It's lower than the 5% and that's just because there's different levels of spending based on what the needs are. For example, some of the functions, especially the Bond and Interest Funds for the City and County, those expenditure levels are really dependent on when the debt service payment is due. Since we have so many various debt service payments, and they are not necessarily due equally throughout the year, those numbers can be skewed. That's why it's 21% there and 12% there. Obviously, those debt service payments are being made later in the year.

Going down here, the largest non-tax, or other special revenue funds, are the Dedicated Sales Tax and the Emergency Medical Services Enterprise Fund, both of those are supported by sales tax and other revenues. The other larger ones are down here: the Sewer, Stormwater, Street and Highway Fund, and then the Travel and Tourism which is supported by transit guest tax.

By the way, I just noticed these two here are off a little from the 50% mark. That's probably also, like I called it, seasonality. There's a probably higher demand during the summer months or later months.

Here, there's a little variance off the 50% up here, these two, the Emergency Medical Fund and the Emergency Medical Services Fund and Dedicated Sales Tax. Dedicated Sales Tax is off the 50%, or lower than the 50%, probably because a good deal of those costs are capital. Capital isn't always spent evenly throughout the year.

That concludes our presentation on the financial performance. I'm happy to answer any questions.

Chairman McKiernan said I appreciate you pointing out that the Bond and Interest Funds probably reflect payments that have yet to be made, but are still budgeted. I appreciate that.

What is CIFI? **Ms. VonAchen** said well, that's a fund we're going to be discontinuing very soon. We had to make one small accounting entry in order to close that out. **Chairman McKiernan** said alright, I just wanted to know why it was reflected the way it was. **Ms. VonAchen** said he can tell me what it is. **Mr. Lindsey** said County Initiative Financing Infrastructure.

Commissioner Walters asked what I was really looking for, and maybe it's here, is how much more money is the City General Fund collecting this year than they did last year. I know you gave a prior year, current year on the Consolidated General Fund, and I see that it's about $9M up. Is all that in the City, or do you know how much of that is in City versus County versus Parks? **Ms. VonAchen** said if you go to the Revenue side, if you go to page two of the Quarterly Report, you will see that the amount of revenue that was collected greater than the amount collected for the same period last year, was $5.6M. That increase was because of the sales tax. That's because in 2016, we were not collecting the STAR bond revenue, so that's why.

Commissioner Walters said so that's $6M, but am I correct that the Consolidated. **Ms. VonAchen** said then the County one is on the next page, page four of the report. That was $3.9M. Do you see that in that second table? That was because property tax increased by $2M, or property tax revenue collections were $2M more in 2017 than they were in 2016. My guess is that's because assessed value has been improving because the mill rate remained the same in the County. **Commissioner Walters** said so it's almost $4M, isn't it. **Ms. VonAchen** said yeah.

Commissioner Walters said 42 to essentially 46. **Ms. VonAchen** said well, you had $2M was the big one. There's also improvements in sales tax and other taxes and other financing sources, other things. Half of the $4M came from property tax. **Commissioner Walters** said the City increase in revenue reflects mostly the sales tax, but it also reflects the 2 mill property tax reduction. Right? **Ms. VonAchen** said that's correct.

Commissioner Walters said even with those, we're still $5M year-to-date. **Ms. VonAchen** said due to those increases, we're up. **Commissioner Walters** said due to the increases and due to the mill reduction, we're net $5M year-to-date. **Ms. VonAchen** said yeah. **BPU Board Member Alvey** said but only for the first two quarters. **Commissioner Walters** said right, understand. **BPU Board Member Alvey** said I just want to be clear. It was just for the two quarters, not the four.

Commissioner Murguia said it's a very good report, Kathleen. I really struggle in this area. I'll just tell you I've tried to read these before, and unless you're sitting by me, they're really hard to understand. I think it's just the nature of all the different funds that we have and the complexity of the work that we do. You've been very helpful and cooperative.

My only feedback would be that when we use percentages, and the budget changes from year to year, in my mind that's not really comparing apples to apples. So I'm going to make up numbers because I don't want to have to find them.

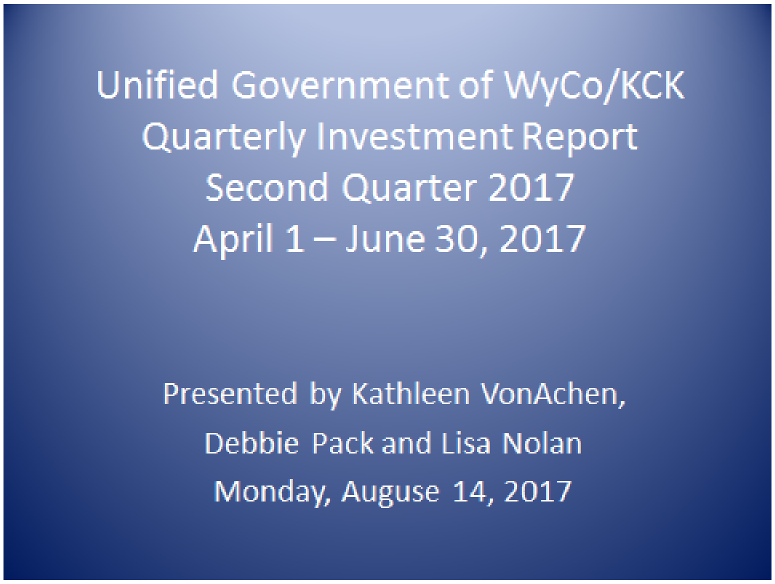
Last year we collected $30M in property taxes. Then, this year we collected $35M. Then you base that on percentages when you look at each budget line item. I don't think that percentage is really reflective of whether we saved or gained, or saved on expenditures or not. Do you see what I'm saying? **Ms. VonAchen** said absolutely. A lot of these percentages are a percentage of the budget number. **Commissioner Murguia** said right, yeah. **Ms. VonAchen** said it's not necessarily reflecting increase. **Commissioner Murguia** said not a trend. You're not looking at a trend. I know what you're looking at.

For me, I'd like the detail as an option, but I'm more interested in the overall trend from a policymaking perspective. Are we trending in the right direction? **Ms. VonAchen** said we're definitely going to continue to provide that information as part of the long-term financial plan and assume we've got multi-year. We're showing that trend line. But, yeah, we should look into that for these quarterly reports. **Commissioner Murguia** said that'd be great.

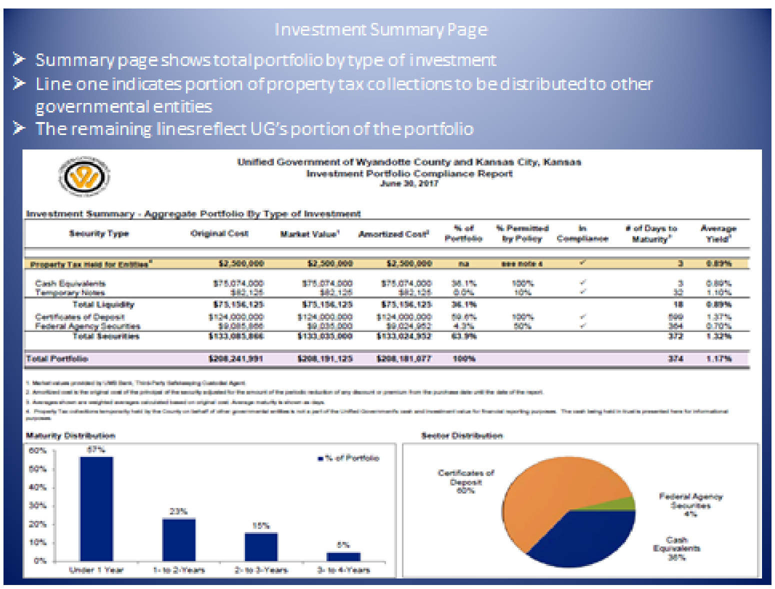
Action: Information only.

Item No. 4 – 171228…REPORT: SECOND QUARTER INVESTMENT REPORT

Synopsis: Second Quarter Investment Report, submitted by Debbie Pack, Treasurer; and Lisa Nolan, Cash Manager, Treasurer's Office.



Lisa Nolan, Cash Manager, County Treasurer's Office, said this will be the Quarterly Investment Report for Second Quarter 2017.

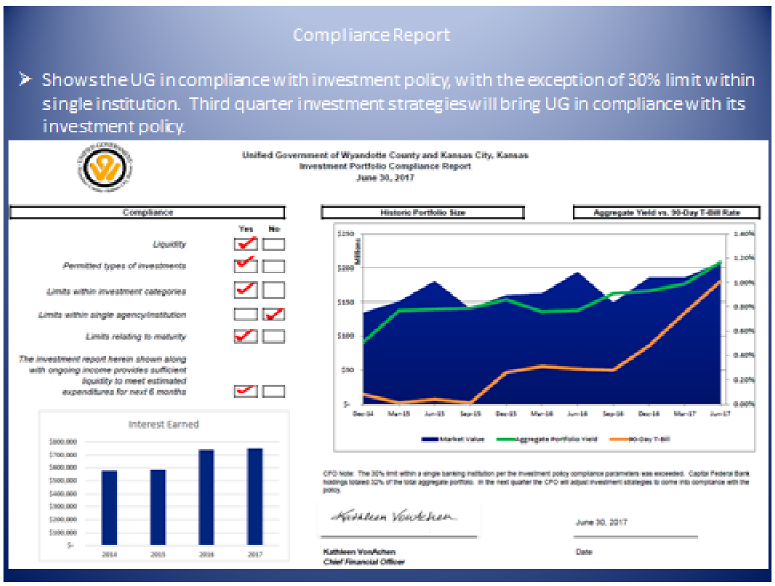


Security Type	Original Cost	Market Value[1]	Amortized Cost[2]	% of Portfolio	% Permitted by Policy	In Compliance	# of Days to Maturity[3]	Average Yield[3]
Property Tax Held for Entities[4]	$2,500,000	$2,500,000	$2,500,000	na	see note 4	✓	3	0.89%
Cash Equivalents	$75,074,000	$75,074,000	$75,074,000	36.1%	100%	✓	3	0.89%
Temporary Notes	$82,125	$82,125	$82,125	0.0%	10%	✓	32	1.10%
Total Liquidity	$75,156,125	$75,156,125	$75,156,125	36.1%			18	0.89%
Certificates of Deposit	$124,000,000	$124,000,000	$124,000,000	59.6%	100%	✓	599	1.37%
Federal Agency Securities	$9,085,866	$9,035,000	$9,024,952	4.3%	50%	✓	364	0.70%
Total Securities	$133,085,866	$133,035,000	$133,024,952	63.9%			372	1.32%
Total Portfolio	$208,241,991	$208,191,125	$208,181,077	100%			374	1.17%

The first page is the Investment Summary page; it basically shows the total portfolio by type of investment. Line 1 right here indicates portion of property tax collections to be distributed to other governmental entities. The remaining Total Portfolio line here reflects the UG's portion of the portfolio.

Ms. VonAchen said I did just want to make a point here that right now, as of June 30, 36% of the total portfolio has been retained as liquids in order to satisfy obligations that we are expecting to pay out in the coming three quarters, or coming quarter or so, three months. I just wanted to point out that seems a little high and that's because on August 1, we made a debt service payment of roughly $25M to a variety of debt service paying agents. That drew down that cash number so that's why it's high.

By the way, the total investment earnings for the portfolio as of the end of the quarter is 1.17%, which is better than the previous quarter which was .99%. It increased 17 basis points in one quarter.



Ms. Nolan said the next page is the Compliance Report. It shows the UG in compliance with the Investment Policy, with the exception of the 30% limit within a single institution. Third quarter investment strategies will bring the UG in compliance with its Investment Policy.

There's a note here, the 30% limit within a single banking institution, per policy parameters, was exceeded. Capital Federal Bank holdings totaled 32% of the portfolio. The next quarter they will be adjusted as I mentioned earlier. This is due to us, we revised the Investment Policy from the 30% limit; it was at 60%. With the revision of the Investment Policy, it brought it to 30%, which threw Capital Federal over the limit.

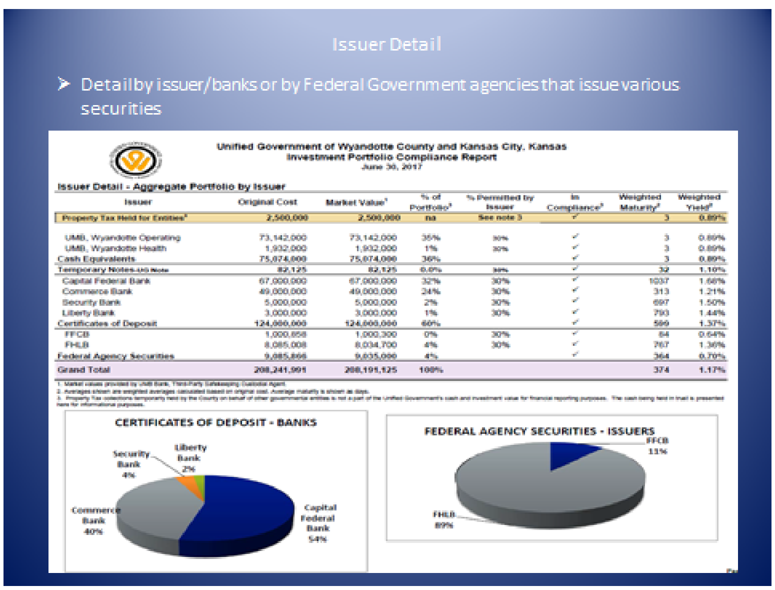
Ms. VonAchen said sometimes it's a little tricky to make sure those investment holdings fall within the lower percentages at 30%. Sometimes we end up using more cash, or liquid cash, and it brings down that denominator and changes the percentages.

My hope is that we diversify our issuers, or banks that we do investments with, so that all of them are roughly in the 25% range. Well, not all of them because we have more than four, but any of them less than 25 to 27 in order to mitigate that percentage. The more diversified we are, then the safer the portfolio and our money is.

By the way, I do want to point out that this green line here on this graph demonstrates how our yield is improving. You can see that it's in an upward trend. The reason for that is naturally the Fed has increased rates so that certainly is partly a contributor, but also we're very carefully managing the portfolio to make sure we don't have too much cash sitting around. Cash doesn't earn a lot of money. That's what we're trying to do is make sure we're properly invested in a diversified way.

The last thing is the size of the portfolio has improved from, let's measure it for June 15, which was at the $180M level. Now we're at $208M. Just to compare apples to apples, the size of the portfolio is increasing.

The reason for that is because all of you are now complying or working towards the target of maintaining our reserves at higher levels in order to make sure that we have the funds available in case there's an emergency. Keeping that, for example, the General Fund Reserve Policy of 10%, those reserve policies are what's showing up here in that blue area.



Unified Government of Wyandotte County and Kansas City, Kansas
Investment Portfolio Compliance Report
June 30, 2017

Issuer Detail - Aggregate Portfolio by Issuer

Issuer	Original Cost	Market Value[1]	% of Portfolio[2]	% Permitted by Issuer	In Compliance[2]	Weighted Maturity[2]	Weighted Yield[2]
Property Tax Held for Entities[3]	2,500,000	2,500,000	na	See note 3	✓	3	0.89%
UMB, Wyandotte Operating	73,142,000	73,142,000	35%	50%	✓	3	0.89%
UMB, Wyandotte Health	1,932,000	1,932,000	1%	50%	✓	3	0.89%
Cash Equivalents	75,074,000	75,074,000	36%		✓	3	0.89%
Temporary Notes	82,125	82,125	0.0%	50%	✓	32	1.10%
Capital Federal Bank	67,000,000	67,000,000	32%	30%	✓	1037	1.68%
Commerce Bank	49,000,000	49,000,000	24%	30%	✓	313	1.21%
Security Bank	5,000,000	5,000,000	2%	30%	✓	697	1.50%
Liberty Bank	3,000,000	3,000,000	1%	30%	✓	793	1.44%
Certificates of Deposit	124,000,000	124,000,000	60%		✓	599	1.37%
FFCB	1,000,858	1,000,300	0%	30%	✓	84	0.64%
FHLB	8,085,008	8,034,700	4%	30%	✓	767	1.36%
Federal Agency Securities	9,085,866	9,035,000	4%		✓	364	0.70%
Grand Total	208,241,991	208,191,125	100%			374	1.17%

Ms. Nolan said the next page is the Issuer Detail. It gives you detail by issuer, or banks, or by the Federal Government agencies that issue various securities. It shows that the percentage — right here shows you the percentage that each institution has of our portfolio.

Ms. VonAchen said I just want to interject. It goes to the next item we have on the agenda, which is our efforts to improve the local emphasis, efforts to work with more of our local banks.

That effort has resulted in Security Bank improving their portfolio level. Liberty Bank was already in place so they were there before the last quarter. We're working on this little by little. It takes a little while to get the banks more involved in our portfolio or investment program.

The other thing, the date weighted maturity days, 374, we're working towards extending that longer to the four-year level because the longer the maturities are, the better investment rate you get.

Commissioner Murguia asked, Kathleen, how do we determine who we're banking with. It looks like here most of our banking is done with Cap Fed. **Ms. VonAchen** said yeah. **Commissioner Murguia** asked how do we determine who we're picking to bank with.

Ms. VonAchen said what happens is, well, we have this policy in place. The last policy establishes that no more than 30% is for any given bank. The way in which the investments are selected is that we, and Lisa can talk about this in detail. Bids are sent out to the investment community, or to the banking community, requesting whether there is any interest to basically sell us any kind of investments, whether they're agency or instrumentalities from the Federal Government or if they're just CDs. We tell them the parameters that we're looking for in terms of how long a period of maturity we need and then what the required rate is. The required rate is set by statute. Then we give them a week or a few days to come back. Then we get this list of what they bid back and we pick that selection on the criteria that's in our Investment Policy and then what's in the state statute.

I should point out the Legislative Auditor is very involved in the Investment Program. It's all very highly regulated.

Commissioner Walters said could you tell me the current process that we use to determine when we might increase the amount of cash we pay versus bonding expenditures. What I'm thinking of is if we have a year where our revenues are actually greater than we projected them to be, it seems like we have a decision to make with what to do with that money. Do we just add it to the reserve or could we think about not bonding some projects, but instead paying cash? When is that strategic decision made and how do we come to that decision?

Ms. VonAchen said that's part of the budget process. The issue here in Kansas is that the budget is adopted at the end of July for the year that doesn't even start until January. Really knowing whether our revenues are coming in better than we expected in the current year is difficult because we're only looking at the first or second quarter. Typically, if the financial performance of a given year is proving to be better than expected, that will show up in January and February of the subsequent year.

There's typically not a correction in the current year in order to accommodate those sorts of performance issues. If there's extra money, it just goes to the fund balance. That money is reflected in our financial planning when we do the budget for the next year. Do you understand? **Commissioner Walters** said yes, I do. If we wanted to change… **Ms. VonAchen** said because of the statutory requirements to have the budget adopted by I think it's August 15, we have to have those.

Commissioner Walters said okay, but at some point we do have to decide what we pay for in cash and what we bond. Right? **Ms. VonAchen** said yes. **Commissioner Walters** said during the budget process. **Ms. VonAchen** said assume that naturally any extra money that comes in at the end of the year, you can consider that one-time money. It would make sense to spend that extra one-time money on capital projects because they're one-time. **Commissioner Walters** said or on reducing our debt. **Ms. VonAchen** said right.

How much we subsequently, the next year, spend on capital and the mix between cash and debt, is part of that whole Capital Improvement Program conversation. **Commissioner Walters** said in a time of ever-increasing revenue, we also have ever-increasing debt. I was just wondering if we could, maybe, spend some time at some point in the future at one of these finance committee meetings actually delving into that a little bit more.

Ms. VonAchen said yeah. It's helpful, even through the third quarter we know how our performance is doing, whether we're up or down. I plan to incorporate those sorts of estimates as we present the long-term financial plan. The thought is to do a long-term financial planning session with the Commission like we did last year in the fall so that all of you are thinking about where are we, how are we doing, how are we performing. Those kinds of questions can then be hashed out and discussed before we enter into the budget process that starts in January or

February. You'll be having that presentation in a couple of months. We haven't picked the date yet, but probably sometime in November.

Transactions Detail

- List of Transactions during second quarter 2017

Unified Government of Wyandotte County and Kansas City, Kansas
Investment Portfolio Compliance Report
2nd Quarter 2017 - April 1, 2017 - June 30, 2017

Quarterly Transactions Detail - Aggregate Portfolio

Settlement Date	CUSIP	Issuer	Coupon	Maturity Date	Par	Original Cost
Thru Q2	NA	UMB, Wyandotte Operating	0.886%	7/3/2017	(7,898,000)	(7,898,000)
Thru Q2	NA	UMB, Wyandotte Health Reserve	0.886%	7/3/2017	136,000	136,000
Cash Equivalents					(7,762,000)	(7,762,000)
5/25/2017	3130ABGN0	FHLB	1.125%	5/22/2018	3,000,000	2,998,377
5/25/2017	70155740	Capitol Federal	1.320%	5/29/2018	2,000,000	2,000,000
5/25/2017	70155741	Capitol Federal	1.440%	11/26/2018	5,000,000	5,000,000
5/25/2017	70155742	Capitol Federal	1.570%	5/28/2019	5,000,000	5,000,000
5/25/2017	1150008490	Security Bank	1.350%	5/28/2019	5,000,000	5,000,000
5/25/2017	70155743	Capitol Federal	1.610%	11/25/2019	5,000,000	5,000,000
5/25/2017	70155744	Capitol Federal	1.640%	11/25/2019	5,000,000	5,000,000
5/25/2017	70155745	Capitol Federal	1.740%	5/26/2020	5,000,000	5,000,000
5/25/2017	70155746	Capitol Federal	1.840%	11/25/2020	5,000,000	5,000,000
Purchases					40,000,000	39,998,377
					-	-
5/22/2013	70106398	Capitol Federal	0.690%	4/28/2017	(5,000,000)	(5,000,000)
5/22/2013	70106399	Capitol Federal	0.690%	5/22/2017	(5,000,000)	(5,000,000)
Calls/Maturities					(10,000,000)	(10,000,000)
Total					22,238,000	22,236,377

Ms. Nolan said the final page is the Transactions Details. This just lists the transactions that occurred during the second quarter. We invested $40M. This area here tells you the investments we made, with which institution, and how much, the interest rate. This section here is maturities, investments that matured that quarter.

Ms. VonAchen said we spent down $.7M in cash and we had $10M mature. The $40M basically is offset slightly by the $10M that matured. We just basically reinvested the $10M.

The whole point of this is to bring down our liquidity level so that we have better interest rates. You see the liquidity level's at .9 or .886. If you invested longer rates, then you got, for example, the four-year rate or the three and one-half year rate is 1.8. It's better to invest the funds just a little bit longer than the short-term rate. We're just trying to redistribute and restructure the portfolio so that we gain a better yield and keep it safe.

Action: Information only.

Item No. 5 – 171230…PRESENTATION: LOCAL BANK EMPHASIS INVESTMENT POLICY

Synopsis: Presentation of the Unified Government's Investment Policy, Local Bank Emphasis, Section 14B, submitted by Kathleen VonAchen, Chief Financial Officer.

Kathleen VonAchen, Chief Financial Officer, said just a quick presentation to give you kind of a recap on some of the questions that had been raised in the past during our meetings.

Local Emphasis Authorized Investments

Economic Development and Finance Committee

August 14, 2017

UG Investment Policy, Local Emphasis, Section 14 B

Subject to the other requirements of this Policy, funds available for investment under this section will be offered first to ***eligible financial institutions with a main or branch office located in Wyandotte County***. If such financial institutions cannot or will not make the investments available at interest rates equal to or greater than the investment rate as defined in K.S.A. 12-1675a, and amendments thereto, or if such financial institutions are limited from bidding on the investment by the diversification requirements of this Policy, then the funds may be offered to other eligible financial institutions or entities permitted under this Policy.

Notwithstanding any other requirements of this Policy, the Unified Government ***will offer $235,000 to every financial institution with a main or branch office located in Wyandotte County***. If such financial institutions will make the investment ***at interest rates equal to or greater than the investment rate as defined in K.S.A. 12-1675a***, and amendments thereto, the Unified Government will make such investment for a term selected by the Unified Government.

Right now the Investment Policy, which is about 11 or 12 pages, has this one section here, it's Section 14B, which talks about how we want to encourage our banks that have local branches to participate in the City's investment portfolio. These are eligible financial institutions with a main or branch office in Wyandotte County.

Our Local Emphasis Program is to offer a $235,000 CD to every one of all of these local banks. The CD has to earn at least or greater than the interest rate based on the published rate in the *Wall Street Journal*. That's what this K.S.A. 12-1675a is.

K.S.A. 12-1675a, Definition of "Investment Rate"

"investment rate" means a rate which is the ***equivalent yield*** for United State government securities having a maturity date published in the Wall Street Journal, ***nearest the maturity date for equivalent maturities***."

Basically, the rate has to be exactly the same as what's in the *Wall Street Journal*. This is a little difficult for a lot of the smaller banks because these smaller banks have certain capitalization requirements that are set by their national offices. They don't have that discretion to change their rates. Secondly, it costs them more. The reason that it's only $235,000 is because it's insured by the FDIC. There's no collateral requirement.

This requirement in the Code makes it difficult for some of these local banks to actually participate in our program because they don't typically pay this level of an investment rate on their CDs.

Improved Local Emphasis Holdings – 2017 Q2

Bank CDs	At March 30, 2017	At June 30, 2017	Variance
Capital Federal	$ 45 million	$ 67 million	+$12 million
Commerce Bank	$ 49 million	$ 49 million	
Security Bank	$ 0 million	$ 5 million	+$ 5 million
Liberty Bank	$ 3 million	$ 3 million	
Total	**$ 97 million**	**$124 million**	

This is a little recap of our local banks and how much — we've been working little by little on improving the local bank emphasis. You can see Security Bank's went up $5M. Cap Fed increased $12M.

This coming quarter, in the current quarter we're in, the third quarter, what we did was we reached out to all of the banks, which there were about seven or eight. I called and talked to them personally, tried to find out what it is that we can do to have you participate in this program.

Wall Street Journal published rates 7/27/17

1 Year Treasury Note: 1.234%
2 Year Treasury Note: 1.371%

Approx. rate for 15-months: 1.268%

PMIB Investment Rates

7/24/17 thru 7/30/17

TERM	CURRENT	PREVIOUS
1 to 89 Days	1.16%	1.16%
3 Months	1.10%	1.05%
6 Months	1.10%	1.14%
1 Year	1.24%	1.26%
18 Months	1.31%	1.33%
2 Years	1.36%	1.37%

Approx. rate for 15-months: 1.275%

Here's the published rate, as I mentioned, as of this date. For a one-year, it was 1.23; and for a two-year, it was 1.37.

Local Banks Contacted for 2017-Q3 Investments

- Offered to purchase CDs in the amount of $235,000 under the FDIC insured limit for a maturity suitable to the banks' needs
  - **Liberty Bank** - offered 0.40% for 12-month (1-Yr) CD
    - could not go higher due to their corporate office's policy related to new federal capitalization requirements
  - **Bank Midwest** – offered and accepted 1.371% for 24-month (2-Yr) CD
  - **First Federal Bank** – declined offer
  - **Security Bank** – offered and accepted 1.234% for 12-month (1-Yr) CD
  - **Commerce Bank** – already has positions in UG portfolio; at 30% cap

When I reached out to these banks, Liberty Bank, for example, they could only offer .4. They had to decline because they're way below those percentages. Bank Midwest, they made an offer and we accepted it at 1.3 for a two-year CD.

Of course, these are only $235,000 because they're insured by FDIC. If they had to be collateralized, it cost the bank more money. That's why some of these banks don't want to participate in our Investment portfolio because then they have to collateralize it. It takes money out of their circulation.

First Federal Bank, they declined the offer because the rate was too high. Security Bank, they accepted the 1.2 rate for 12 months. Commerce Bank, they are already at the 30% cap, as well as Capital Federal. Capital Federal and Commerce Bank are both going to be at the cap so we didn't call them.

We're doing our best to try to bring in as many banks as we can into our portfolio and establish those relationships.

Chairman McKiernan said I appreciate you bringing this forward because we have discussed this several times.

Action: Information only.

Adjourn

Chairman McKiernan adjourned the meeting at 6:18 p.m.

mls

Staff Request for Commission Action

Tracking No. 171295

Full Commission Meeting Date:

Committee: Economic Development & Finance

Date of Standing Committee Action: (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
09/19/2017	Jon Stephens	x5749	jstephens@wycokck.org	Economic Development

Item Description:

Request to conduct a public hearing on November 16, 2017, to consider the establishment of the Turner Vista Redevelopment TIF District generally located on the Southwest corner of State Avenue and College Parkway, submitted by Jon Stephens, Interim Director of Economic Development.

The District will include one (1) or more project areas consisting of some or all of the following uses: residential including apartments, mixed use commercial retail, restaurant uses and other commercial structures.

Action Requested:

Forward to October 12, 2017 Full Commission to approve the Resolution setting the Public Hearing Date for November 16, 2017.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Legal Description, District Map, Redevelopment District Plan, Resolution

Exhibit A

TURNER VISTA REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

All of Redwood Gardens plat, as recorded in Book 29, Page 39, lying in the Northeast quarter of section 9 and the Northwest quarter of Section 10, Township 11 South, Range 24 East of the 6th Principal Meridian,

Also that part of a tract of land as described in Book 3274, page 120,

Also that part of a tract of land as described in document number 2017R-7162,

Also all of that tract of land as described in document number 2016R-10782,

Also all of that tract of land as described in document number 2016R-10897,

Also all of that tract of land as described in Book 4071, page 157,

All in the Northeast quarter of said section 9

And that part of State Avenue and 72nd Street,

All in the city of Kansas City, Wyandotte County, Kansas,

More particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 9, thence South 88 degrees 06 minutes 10 seconds West along the north line of the Northeast quarter of said section 9, a distance of 192.10 feet to the point of beginning of the tract of land to be described herein;

Thence South 16 degrees 00 minutes 53 seconds East along the Westerly right of way line of College Parkway, being the easterly line of said Redwood Gardens plat, a distance of 1355.64 feet;

Thence South 7 degrees 12 minutes 00 seconds East, continuing along the Westerly right of way line of College Parkway and the easterly line of said Redwood Gardens plat, a distance of 576.80 feet;

Thence South 30 degrees 33 minutes 24 seconds East continuing along the Westerly right of way line of College Parkway and the easterly line of said Redwood Gardens plat, a distance of 97.92 feet;

Thence South 58 degrees 04 minutes 06 seconds West along the Southerly line of said Redwood Gardens plat, a distance of 155.28 feet;

Thence South 88 degrees 05 minutes 48 seconds West along the Southerly line of said Redwood Gardens plat, a distance of 103.51 feet;

Thence South 81 degrees 56 minutes 30 seconds West along the Southerly line of said Redwood Gardens plat, a distance of 227.39 feet;

Thence North 2 degrees 08 minutes 58 seconds East along the Westerly line of said Redwood Gardens plat, a distance of 224.87 feet;

Thence North 44 degrees 11 minutes 04 seconds West along the Westerly line of said Redwood Gardens plat, a distance of 337.82 feet;

Thence North 9 degrees 58 minutes 45 seconds East along the Westerly line of said Redwood Gardens plat, a distance of 293.21 feet;

Thence South 88 degress 29 minutes 16 seconds West along the Southerly line of said Redwood Gardens plat and the prolongation thereof, a distance of 257.88 feet;

Thence North 1 degree 30 minutes 44 seconds West, a distance of 117.92 feet;

Thence North 48 degrees 33 minutes 24 seconds West, a distance of 158.42 feet to a point on the Wyandotte – Delaware Reserve line;

Thence South 88 degrees 13 minutes 13 seconds West, a distance of 268.70 feet;

Thence North 1 degrees 46 minutes 47 seconds West, a distance of 467.23 feet;

Thence North 88 degrees 00 minutes 58 seconds East, a distance of 250.64 feet to a point on the westerly right of way line of 72nd Street;

Thence North 1 degree 59 minutes 02 seconds West along the westerly right of way line of 72nd Street, a distance of 269.64 feet to the northeasterly corner of a tract of land as described in document number 2016R-02330, recorded in said county and state;

Thence South 88 degrees 00 minutes 23 seconds West along the along the northerly line of said tract, a distance of 25.00 feet;

Thence North 1 degree 59 minutes 37 seconds West along the easterly line of said tract, a distance of 75.00 feet;

Thence North 37 degrees 10 minutes 09 seconds West along the northeasterly line of said tract, a distance of 70.60 feet to a point on the Southerly Right of way line of State Avenue, as established by Right of Way Condemnation Cause No. 30442-B filed in the District Court of said county and state;

Thence North 82 degrees 23 minutes 18 seconds West along the northerly line of said tract and the southerly right of way line of said State Avenue, a distance of 102.22 feet to the northeasterly corner of Lot 1 in Jenkins Statutory Requirement Plat, as recorded in Book 34, Page 47 in said county and state;

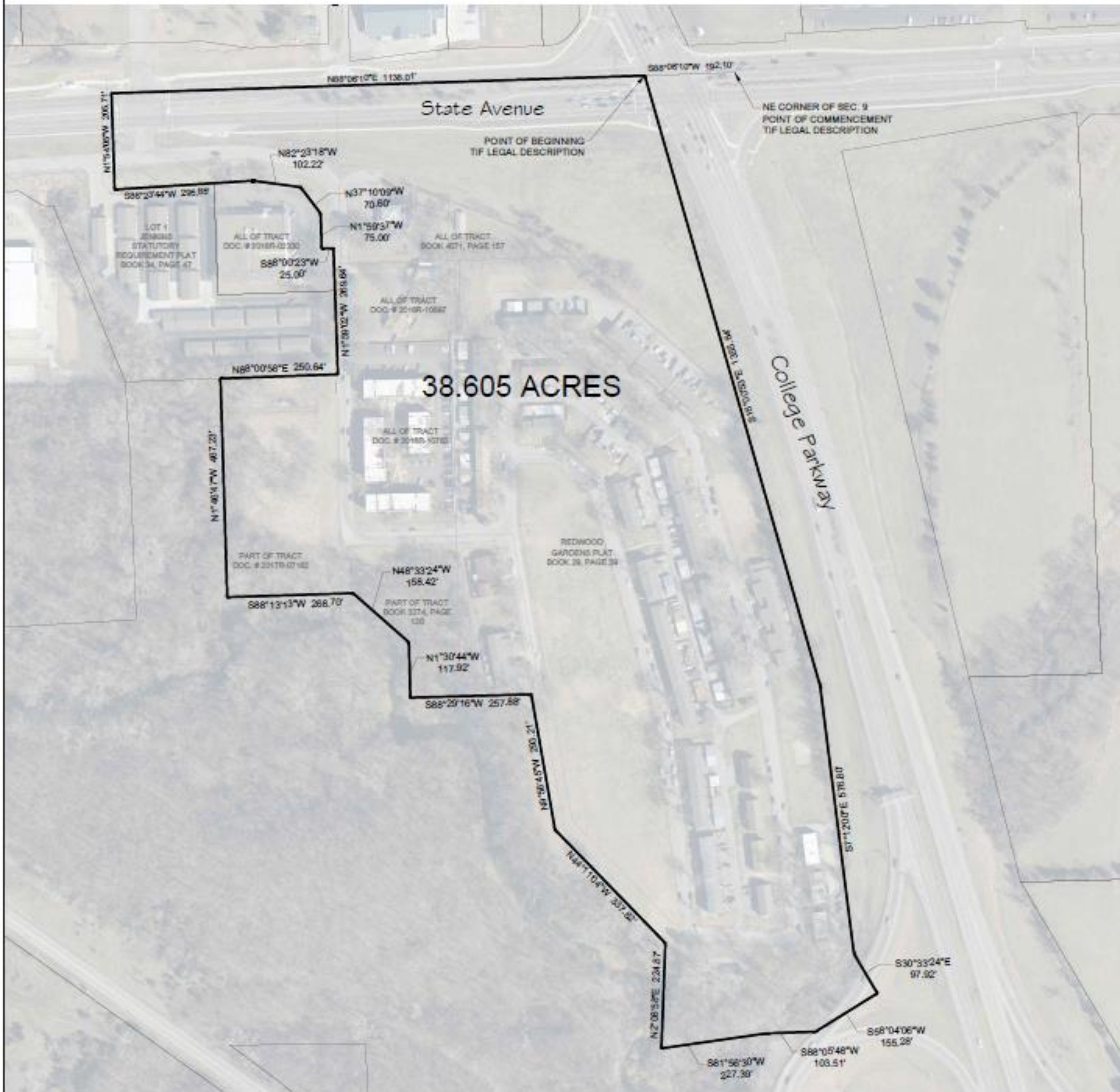
Thence South 86 degrees 23 minutes 44 seconds West along the southerly right of way line of said State Avenue and the northerly line of said Lot 1, in said Jenkins Statutory Requirement Plat, a distance of 295.85 feet;

Thence North 1 degree 54 minutes 05 seconds West, a distance of 205.71 feet to a point on the North line of the Northeast Quarter of said section 9;

Thence North 88 degrees 06 minutes 10 seconds East, along the north line of the northeast quarter of said section 9, a distance of 1138.01 feet to the point of beginning.

Containing 1,681,615 square feet or 38.605 acres, more or less.

EXHIBIT B



College Park Developers INC.

Turner Vista Development

07/31/2017

NORTH

TIF EXHIBIT

SCALE: 1" = 300'

0 150 300 600

LANDPLAN ENGINEERING P.A.

Lawrence, KS • Kansas City, MO • The Woodlands, TX

Livestock Exchange Building | 1600 Genessee, Suite 400
Kansas City, Missouri 64102
816.221.2234(p) | 816.221.2644(f)
kclandplan@landplan-pa.com | www.landplan-pa.com

EXHIBIT C

Redevelopment District Plan

The Redevelopment District Plan may be described in a general manner as follows:

> The Redevelopment District shall consist of one or more redevelopment project areas, the names and boundaries of which will be determined at the time of the Project Plan. The buildings, facilities, and improvements to be constructed or improved within the Redevelopment District may be described in a general manner as consisting of some or all of the following uses, without limitation: residential uses including apartment uses, mixed use commercial retail, restaurant uses, and any other commercial structure or use (including but not limited to, office, non-profit, governmental, or community use), and including such associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities (including parking garages), other associated and appurtenant structures and facilities, and any other items allowable under the Act.

(Published in ***The Wyandotte Echo on* _______________, 2017**)

RESOLUTION NO. R-____-17

A RESOLUTION CALLING AND PROVIDING FOR NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING THE TURNER VISTA REDEVELOPMENT DISTRICT IN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS PURSUANT TO K.S.A. 12-1770 ET SEQ.

WHEREAS, K.S.A. 12-1770 *et seq.,* as amended (the "Act") provides for the creation of redevelopment districts and the approval of redevelopment plans, and permits the issuance of tax increment financing bonds in accordance with the terms of the Act; and

WHEREAS, the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") intends to set a date for a public hearing for the purpose of considering the establishment of the Turner Vista Redevelopment District (the "Redevelopment District") in accordance with the Act; and

WHEREAS, the establishment of the proposed Redevelopment District is necessary to promote the general economic welfare of the Unified Government pursuant to the Act; and

WHEREAS, the Redevelopment District consists of an area described on the attached **Exhibit A** and generally delineated on the map attached as **Exhibit B**, both of which are incorporated herein by reference and made a part of this Resolution, and which is generally described as an area located at the Southwest quadrant of State Avenue and College Parkway in Kansas City, Wyandotte County, Kansas.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT:

Section 1. Public Hearing. It is hereby authorized, ordered, and directed that the Board of Commissioners shall hold a public hearing on **November 16, 2017, at 7:00 PM** or as soon thereafter as the matter can be heard in the Commission Chambers, lobby level of the Municipal Office Building located at 701 North 7th Street, Kansas City, Kansas to hear comments and consider findings necessary to establish the Redevelopment District pursuant to the Act.

Section 2. Description and Map. A description and map of the proposed Redevelopment District is available for public inspection in the Unified Government Clerk's office located in Suite 323 on the third floor of the Municipal Office Building from 8:00 am to 5:00 pm, Monday through Friday.

Section 3. Redevelopment District Plan. The Redevelopment District Plan may be described in a general manner as consisting of some or all of the following uses, without limitation: residential uses including apartment uses, mixed use commercial retail, restaurant uses, and any other commercial structure or use (including but not limited to, office, non-profit, governmental, or community use), and including such associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities (including parking garages), other associated and appurtenant structures and facilities, and any other items allowable under the Act.

A copy of the Redevelopment District Plan is attached hereto as **Exhibit C**.

Section 4. Findings. The Unified Government is considering findings necessary for the establishment of a redevelopment district pursuant to the Act.

Section 5. Bonds. The Unified Government may, in the discretion of the Unified Government, issue full faith and credit tax increment bonds to assist with the financing of the redevelopment project as described by Redevelopment District Plan.

Section 6. Notices. The Unified Government Clerk is hereby authorized and directed to publish this Resolution once in the official city newspaper not less than one (1) week or more than two (2) weeks preceding **November 16, 2017**, the date set for the public hearing. The Clerk is authorized and directed to mail a copy of this Resolution via certified mail, return receipt requested to the Unified Government Board of Commissioners; the Kansas City, Kansas Unified School District #500 Board of Education as the school district levying taxes on property within the proposed Redevelopment District; and to each owner and occupant of land within the project areas of the proposed Redevelopment District not more than ten (10) days following the date of the adoption of this Resolution.

Section 7. Further Action. The Mayor/CEO, County Administrator, and other officers, agents, and employees of the Unified Government are hereby further authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 8. Effective Date. This Resolution shall be effective upon its adoption by the Unified Government Board of Commissioners.

ADOPTED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS THIS 12th DAY OF OCTOBER, 2017.

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UNIFIED GOVERNMENT CLERK

Staff Request for Commission Action

Tracking No. 171104

Full Commission Meeting Date: 7/27/17
Committee: Economic Development & Finance

Date of Standing Committee Action: 7/10/17 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
04/19/2017	Jon Stephens	x5749	jstephens@wycokck.org	Finance

Item Description:
Revising the Legends Apartment Garage Community Improvement District formation documents and developer agreement to authorize an increase in the project costs above the current cap of $14 million and extend various deadlines.

Action Requested:
Please approve

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:

Staff Request for Commission Action

Tracking No. 171308

Full Commission Meeting Date:

Committee: Economic Development & Finance

Date of Standing Committee Action: (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
09/21/2017	Kathleen VonAchen	x5186	kvonachen@wycokck.org	Finance

Item Description:

Description: The Unified Government Mayor and County Administrator's Office has submitted an application to the National Resource Network's (NRN) Direct Technical Assistance Grant Program for development of Local Government Multi-Year Financial Plans. The grant is funded by the Laura and John Arnold Foundation for their support of municipal efforts focused on developing fiscal blueprints for financially sustainable operations. Direct technical assistance consulting services are estimated to total $100,000, of which the Unified Government's 25% match is estimated to total $25,000. We request Commission approval to appropriate the match of $25,000 for this grant, of which would be funded from the City General Fund's Contingency account.

Action Requested:

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List: