

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

SPECIAL SESSION, THURSDAY, JUNE 28, 2018

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, June 28, 2018, with nine members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District (arrived at 5:02 p.m.); Johnson, Commissioner Fourth District (arrived at 5:02 p.m.); Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District (arrived at 5:02 p.m.); and Alvey, Mayor/CEO presiding. Townsend, Commissioner First District; and Kane, Commissioner Fifth District; were absent. The following officials were also in attendance: Doug Bach, County Administrator; Angela Lawson, Deputy Chief Legal Counsel; Bridgette Cobbins, Unified Government Clerk; Joe Connor, Gordon Criswell and Melissa Sieben, Assistant County Administrators; Debbie Jonscher, Deputy Chief Financial Officer; Donald Ash, Sheriff; Jeff Fisher, Executive Director of Public Works; Mike Tobin, Deputy Director of Public Works; Terry Brecheisen, Director of Public Health; Emerick Cross, Commission Liaison; Lynn Melton, Assistant to the Mayor; Officer Dent, Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

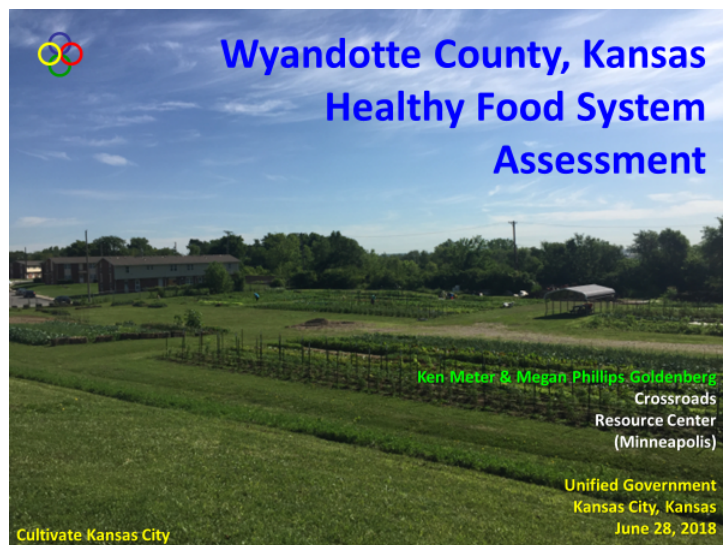
ROLL CALL: Markley, Walters, Bynum, Burroughs, McKiernan, Alvey.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, June 28, 2018, at 5:00 p.m. in the 5th floor conference room, for a presentation on Local Food Economy Assessment and an update on the Juvenile Center.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Alvey said as the Clerk stated, the meeting this evening is for a presentation on Local Food Economy Assessment followed by an update on the Juvenile Center.

Doug Bach, County Administrator, said I'm going to turn this over to Joe Connor, Assistant County Administrator, to introduce this topic and we will go from there.



Joe Connor, Assistant County Administrator, said tonight we just want to show you the results of an assessment that was done. This was funded through the Health Care Foundation of Greater Kansas City to the Health Department and Healthy Communities Wyandotte. As the title states it's about the local food economy. You will see a pretty good description with a lot of data in this report and there are some policy recommendations in here not only for you guys, but also for the community that we have in Kansas City, Kansas and Wyandotte County. It's a very interesting report. I will turn it over to Terry Brecheisen, the Director of our Health Department, to introduce the consultants and the team that worked on it.

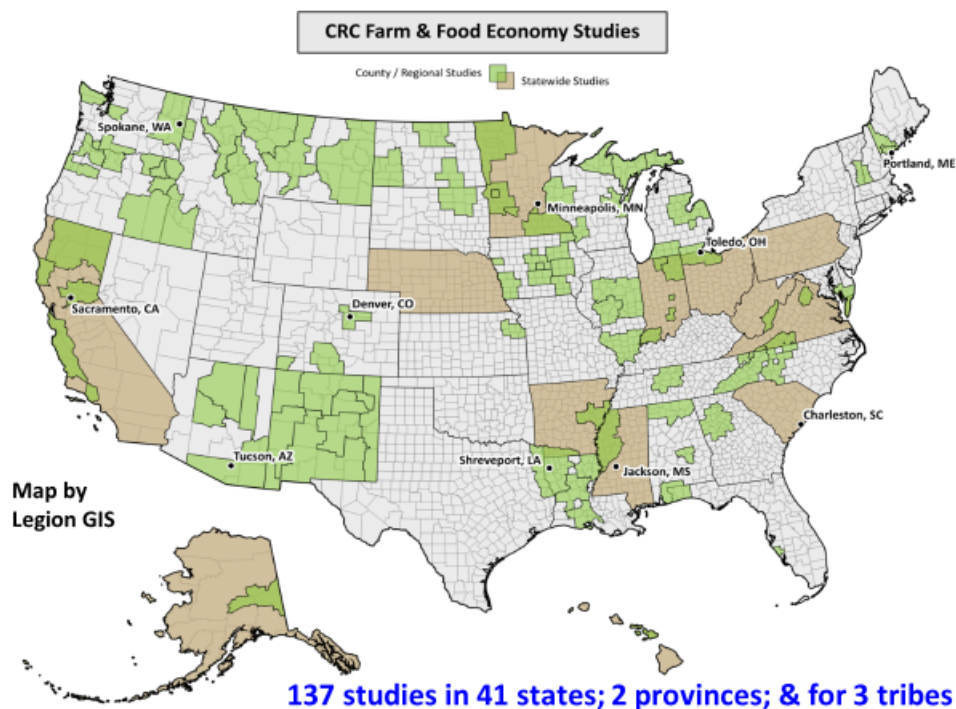
Terry Brecheisen, Director of Public Health, said I'm going to turn it over to somebody else too. Alyssa Carodine is the Program Coordinator in our Healthy Communities Wyandotte Division at the Health Department and she has been coordinating this food assessment and that's her passion. Sarah Hartwig is a Vista worker and she is also working on this topic. I will let Alyssa introduce the consultants who did the work and will be making the presentation.

Alyssa Carodine, Health Department, said in 2016 the Food Systems Action Team conducted the Local Food Economy Assessment to get a better understanding of the Wyandotte County food system. We contracted with Ken Meter of the Crossroads Resource Center and Megan Phillips Goldenberg of New Growth Associates for the assessment. Together Ken and Megan have conducted similar assessments in over 150 cities and states across the country and they have also partnered closely with the USDA to create tools to enhance Local Food Systems Development.

Ken joins us tonight from Minneapolis and he will be sharing the data collected for the assessment and the resulting recommendations.

Ken Meter, Crossroads Resource Center, said I spent several weeks here about a year ago interviewing about 56 people who live in Wyandotte County from the western part of the county to northeast to the southern parts of the county to learn what was on people's minds in terms of food, food access, and many of the issues involved with the economy of food and farming here. It's really a pleasure to come back with the final report and with some recommendations that appear to be moving forward.

I'm going to really outline very briefly some of the financial figures that we came up with. If you want more, there is a whole report that Alyssa has copies of and there is a lot more information there that I hope you can reference for years to come. I'm going to give you the highlights both of the data and the recommendations we made and hopefully they will be useful for you as you start addressing food in the area.



I'm going to begin by just showing you a map of the places that Alyssa mentioned that Megan and I have worked in lots of regions around the country. There's actually discussions like this happening in most every state today and we've been privileged enough to be invited by several of these groups to come in and do similar work.



I wanted to also start with an image from a cooperative grocery store in Fayetteville, Arkansas and I like this picture partly because the produce section here is so phenomenal, but also the woman

who runs it is actually a produce manager. I interviewed her about four years ago in Fayetteville. She had started to work at the co-op when she was, I believe, 14 years old. Her mother was a staff person there and six years later when I came to see her she was head of the produce department. It was a really good example for me how someone who lives in a community who has a supportive grocery environment can actually surface with quite a bit of leadership. She does a great produce operation precisely because she's very good with networking with the farmers nearby. They have her trust and she really does go out of her way to work with them and it's also been an incredible career move for her that happened because there was a responsive grocery store in her town.



As I mentioned before we tried to compile comprehensive data covering a local farm and food economy in Wyandotte County. We held focus groups in specific ethnic communities and we also developed strategic recommendations, so I will give you some highlights from all of that today.



I also wanted to start with a picture of Cultivate Kansas City farm in the northeast. What I really like about this farm—first of all I think it's one of the most advanced efforts urban agriculture in the United States right now. I've known about Cultivate Kansas City for a number of years and my colleagues who are planters say this is the best there is in the US. It's a tremendous resource and one of the things I like the best about it is that it's located right next to a low-income community and so the food is being grown in proximity to where a lot of people need to eat better food. I think that combination of growing food really close to where people are is a very exciting potential and it allows you to think of some very good nutrients for food in this town and the county. I think that combination of growing food really close to where people are is a very exciting potential and it allows you to think of some very good nutrients for food in this town and the county.

 The Opportunity

**KCK has one of the most advanced urban farms
in the US**

**Cultivate KCK raises food in low-income
neighborhoods**

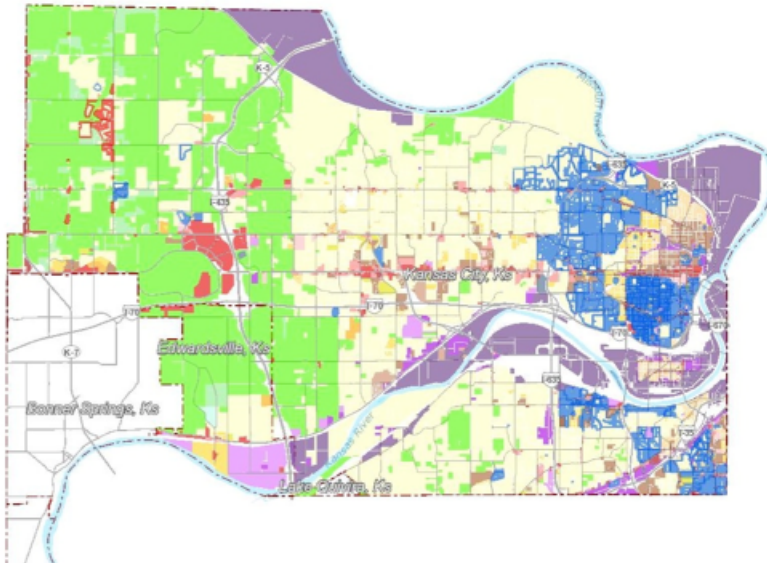
**New grocery store could feature fresh foods
from KCK**

This would be unique nationally

I think a new grocery store like you're contemplating sighting right now, if it really featured food from local farms from that production, could really produce a unique store that no one else in the country could really quite replicate having so much food coming from an urban area direct to customers here.



19,307 Acres of Agriculturally Zoned Land



UG Department of Urban Planning and Land Use, 2017

One of the things that is unique to Wyandotte County is it has 19,000 acres of agriculturally zoned land. That's enough to feed thousands of people and it's a tremendously unique resource. I come from Minneapolis where we have maybe three or four lots that can be used in agriculture, but we are so built up we don't have this potential and you really have that right in your grasp so there is a resource to work with.

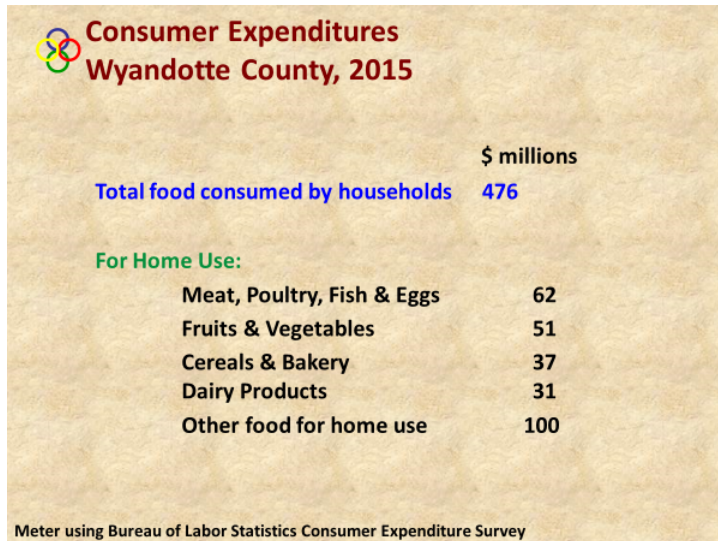


Top Farm Products in Wyandotte County, 2012

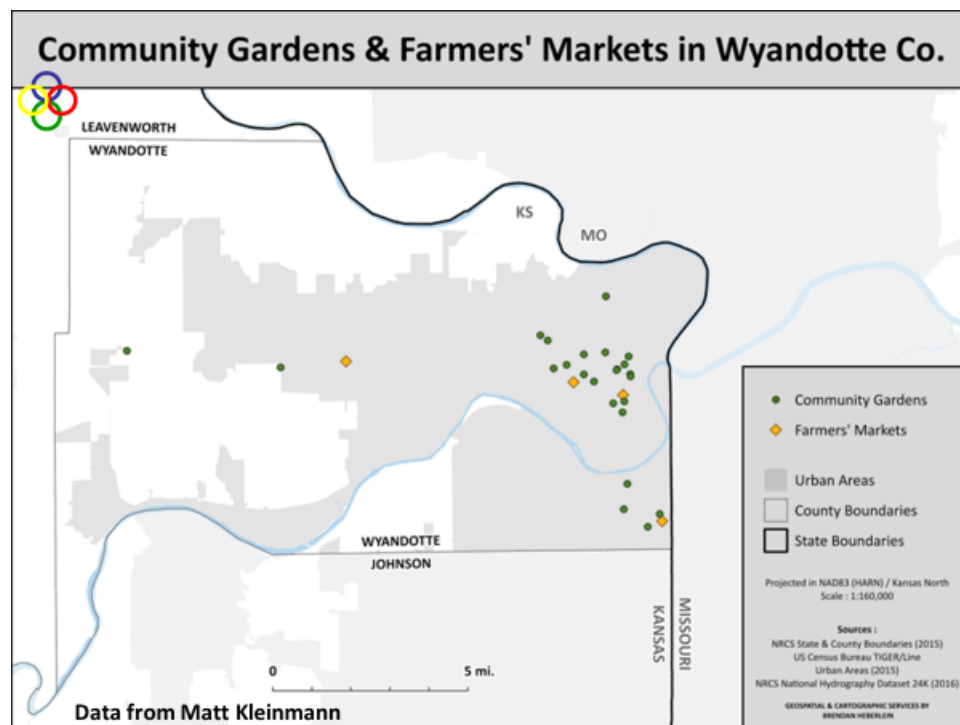
	\$ millions
Soybeans	1.064
Corn	0.917
Cattle & Calves	0.561
Vegetables, Potatoes, & Melons	0.376
Nursery & Ornamentals	0.178
Forage Crops	0.090
Wheat	0.029

Census of Agriculture, 2012

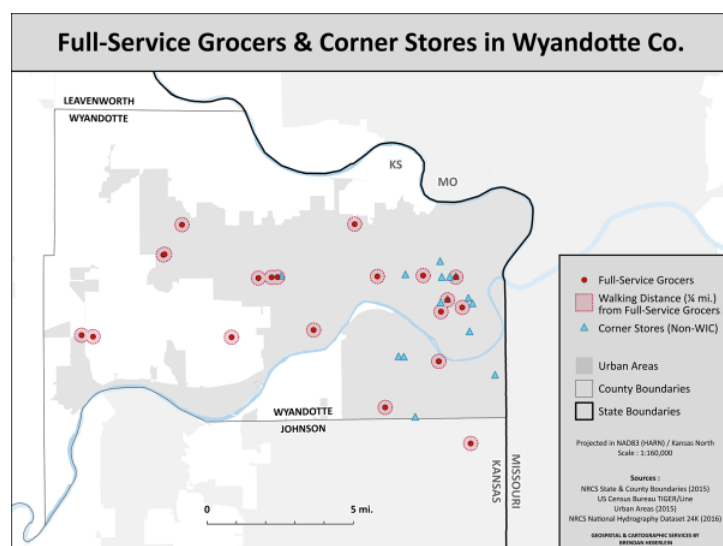
Unfortunately, what's being grown in those acres is shown in this slide. It's mostly corn and soybeans. It's about a few million dollars' worth of products, some cattle and calves. You have to look fairly deeply in that chart to see food that's being raised by farms here for folks here to eat. Mostly that's going to be the vegetables, potatoes, and melons about \$376K in 2012. It's a fairly small amount.



We can compare that with the food that people here eat in a year. This is the market for food in Wyandotte County, \$476M every year is being spent by your consumers buying food. Most of that money is leaving the county because almost none of it is sourced right here. This is happening in lots of areas around the United States, but it's uniquely ironic I think to have a farm county with a very proud agriculture heritage and 19K acres of farm land shipping something like \$450-\$460M a year outside the county to buy food. Think what that money could do to build local tax base, local wealth, local capacity if it was spent right here.

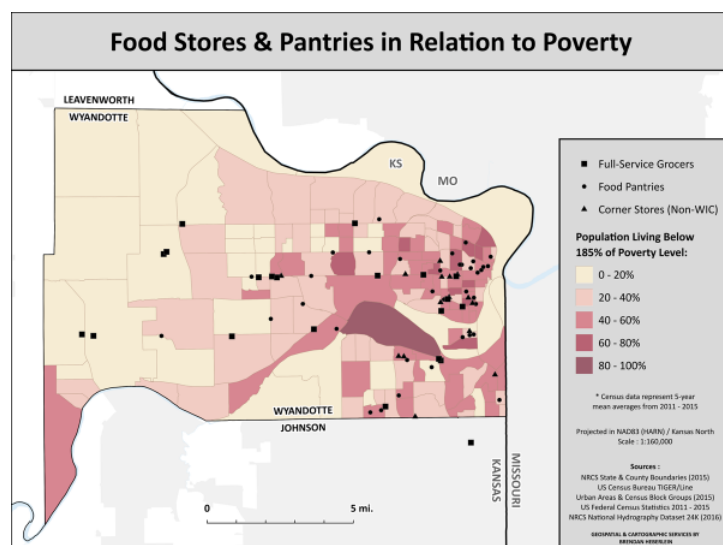


We did some mapping of the food facilities. This just shows the community gardens and farmers' markets in the county, really mostly close to the downtown area in some of the inner neighborhoods.

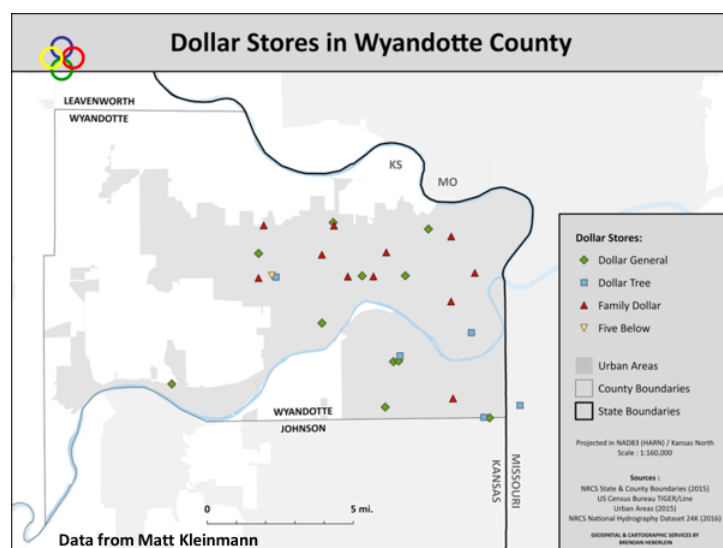


Full-service grocers and corner stores in Wyandotte County are, again, pretty well dispersed through the county. You folks know these stores far better than I do, but I think we were

encouraged actually that there are quite a few stores within reach of anybody who has a car in Wyandotte County, but not everybody of course has a car.



This is a map of the food stores and pantries in relation to the poverty areas. The dark areas in this chart show the areas where the highest percentage of the population lives below 185% of the poverty line which we consider sort of a minimal approximation of a living wage. I guess the good news here is there are a lot of food stores that are close to where people are poor, but there are also considerable areas where poor people live who are distant from or isolated from grocery stores.

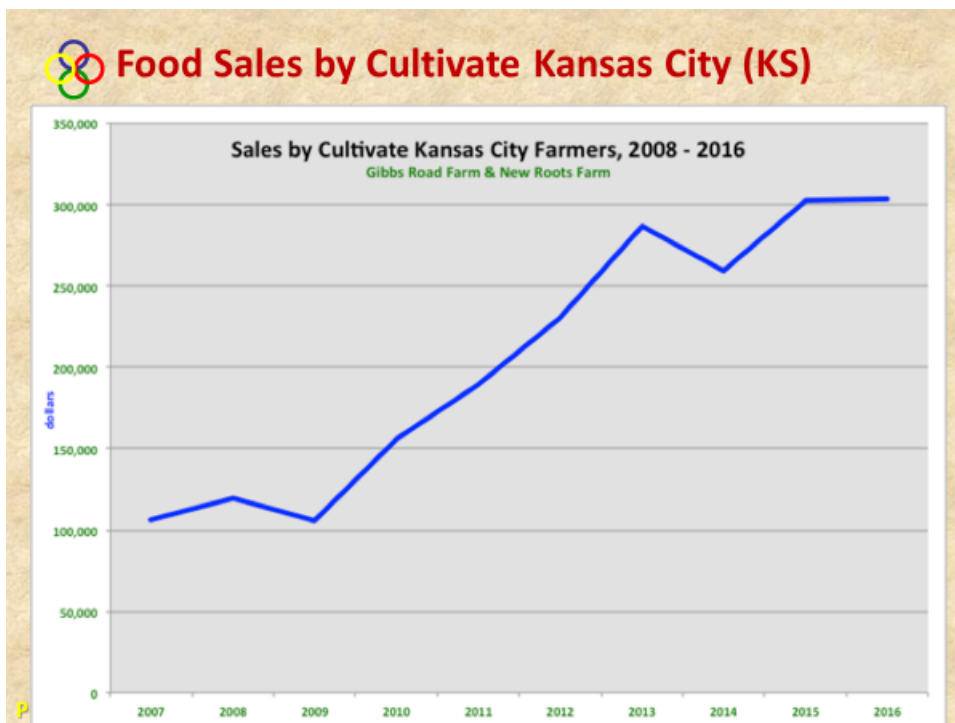


In those same neighborhoods where poor people live, Dollar Stores have taken the foothold and they are very well patronized by a lot of low income people, but they also don't tend to have a

really good compliment of healthy foods. Often a lot of starchy items, high fat items, and they are things that fill your stomach but don't necessarily give you the nutrition's you need.

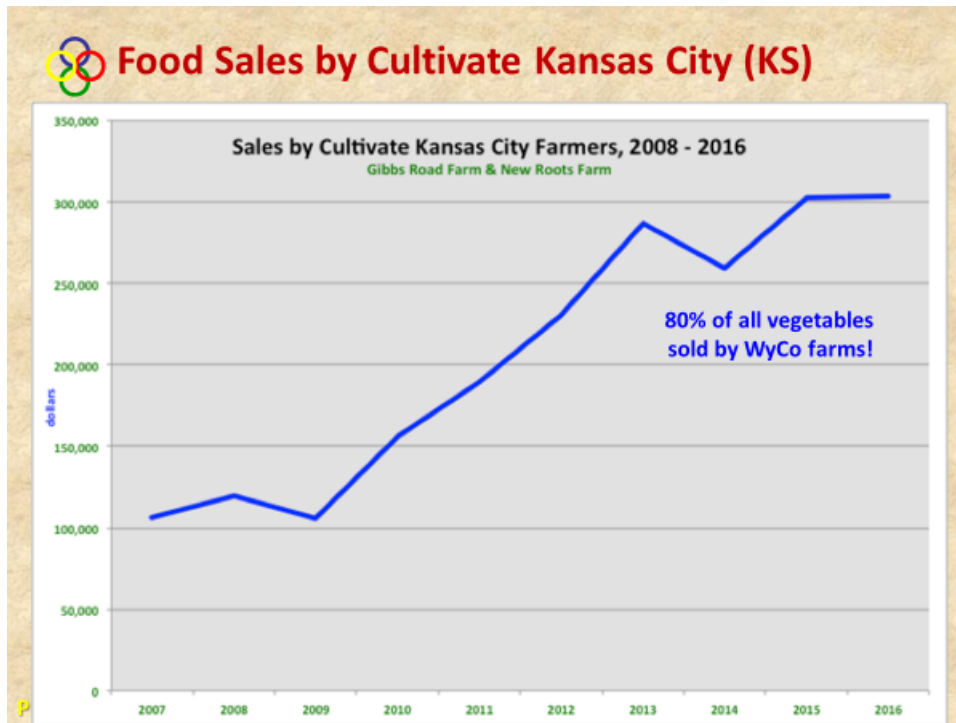


Another picture of the farm at Cultivate Kansas City, a very beautiful farm where something like 20 or 30 people have been trained to use their farming skills that they already had to market food more commercially.

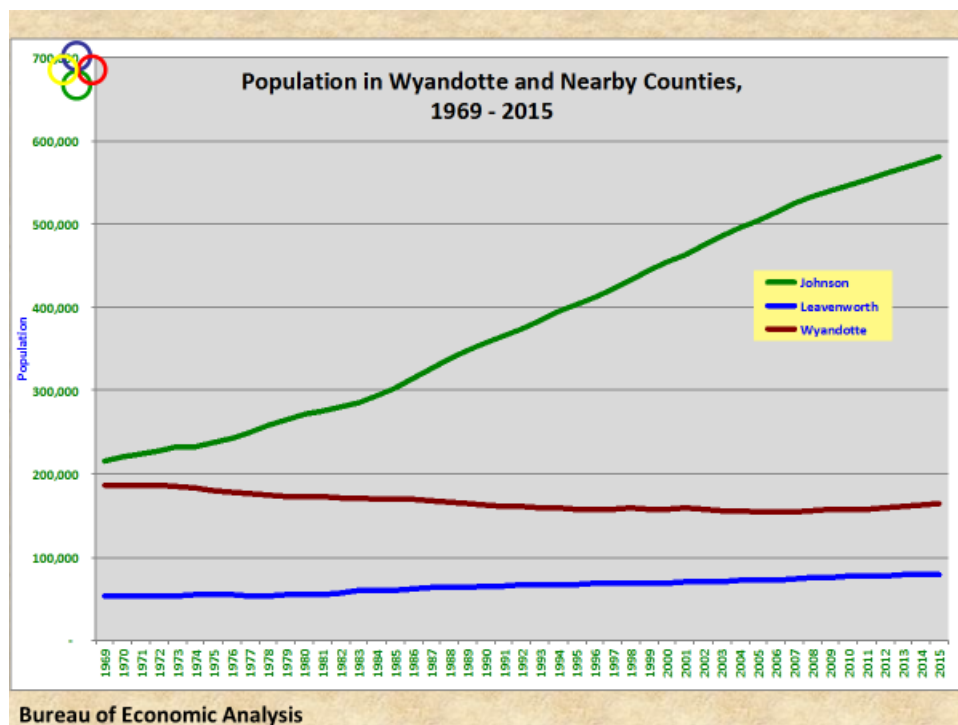


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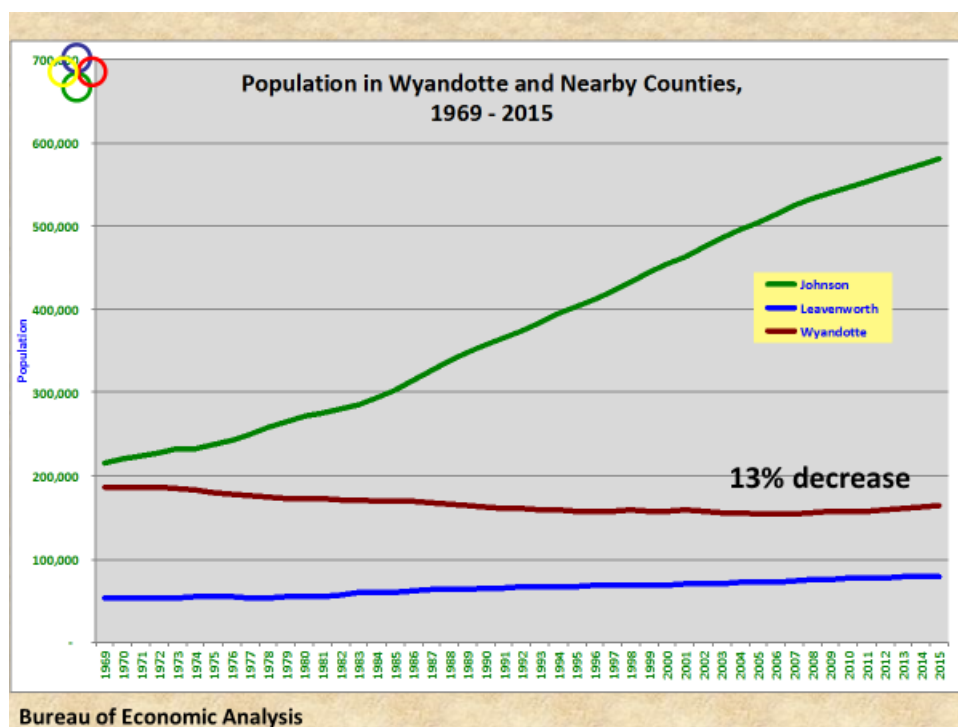
This is the sales from the Cultivate Kansas City farms since 2007. They shared that data with us very willingly. As you can see, they've gone from about \$100K in sales to \$300K in sales.



If you remember what I said about the vegetable sales in Wyandotte County, this one farm accounts for about 80% of all the vegetables that are tracked as sold in Wyandotte County farms. In some ways you could say it's a small amount of food compared to the market here, but it's growing rapidly and it's one farm producing four of every five vegetables that are sold in the county today. It's a really remarkable growth if you think of it from that perspective.

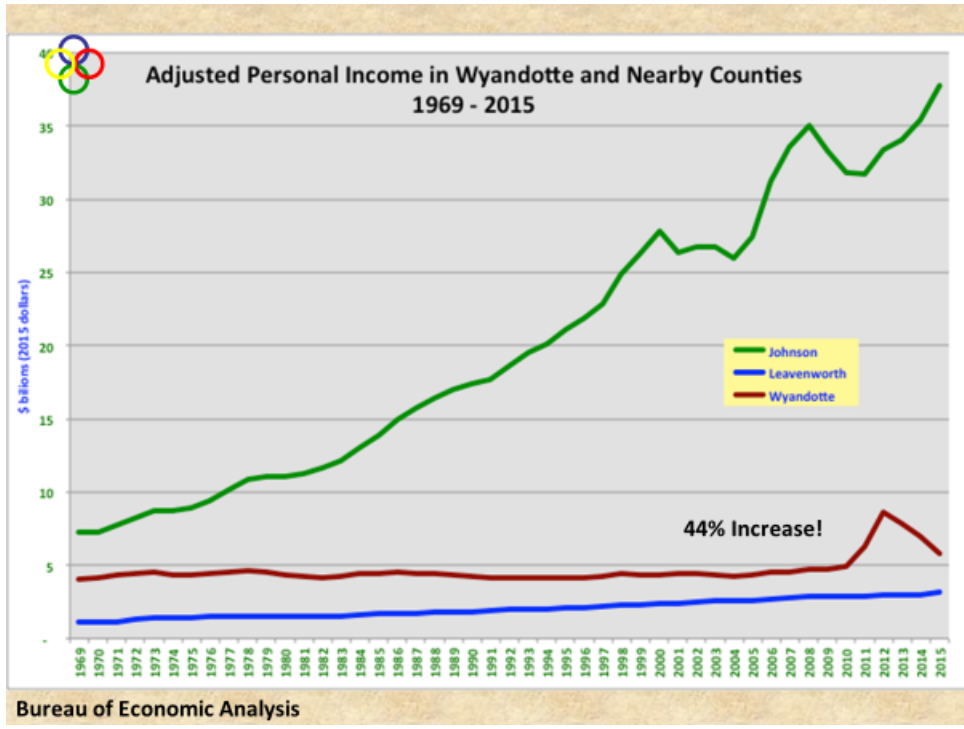
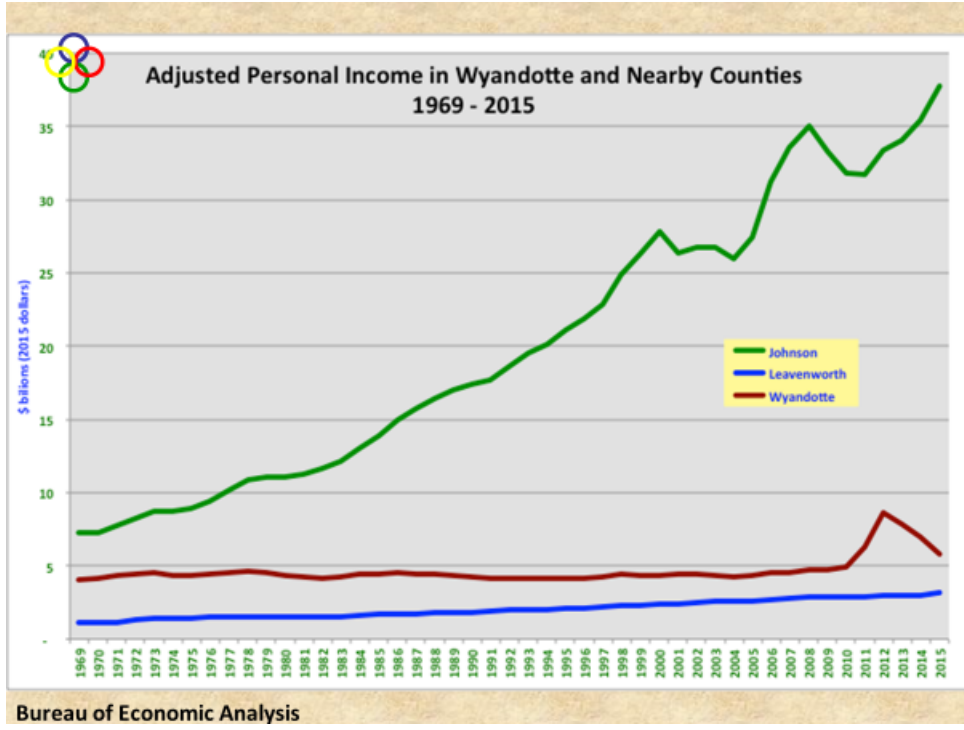


This chart shows the population in the three counties; Leavenworth, Johnson and Wyandotte. Wyandotte County chart is the maroon line.

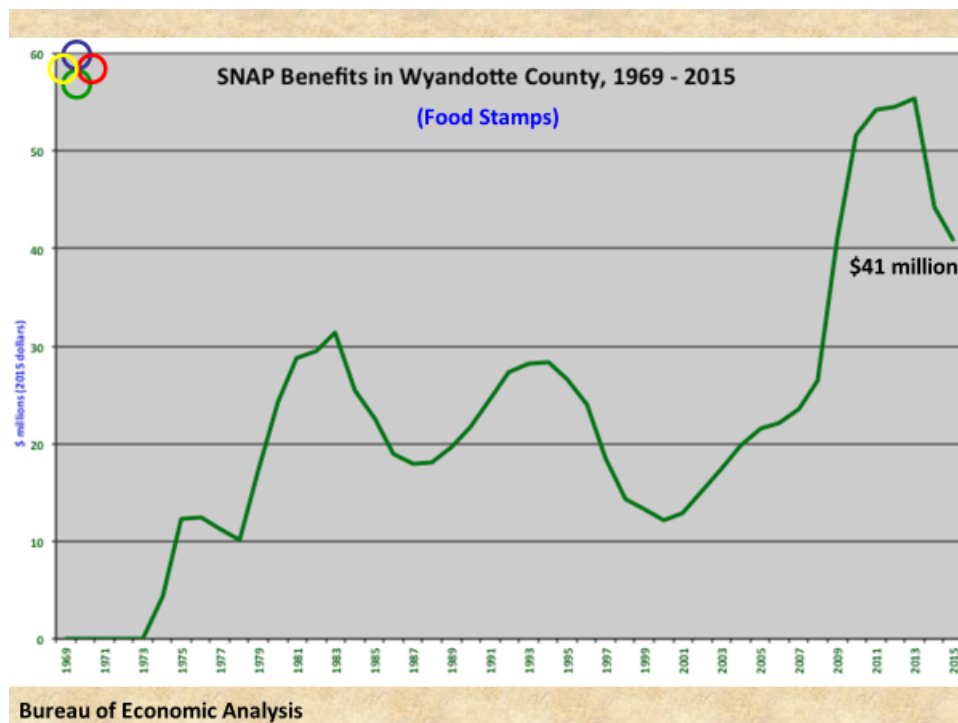


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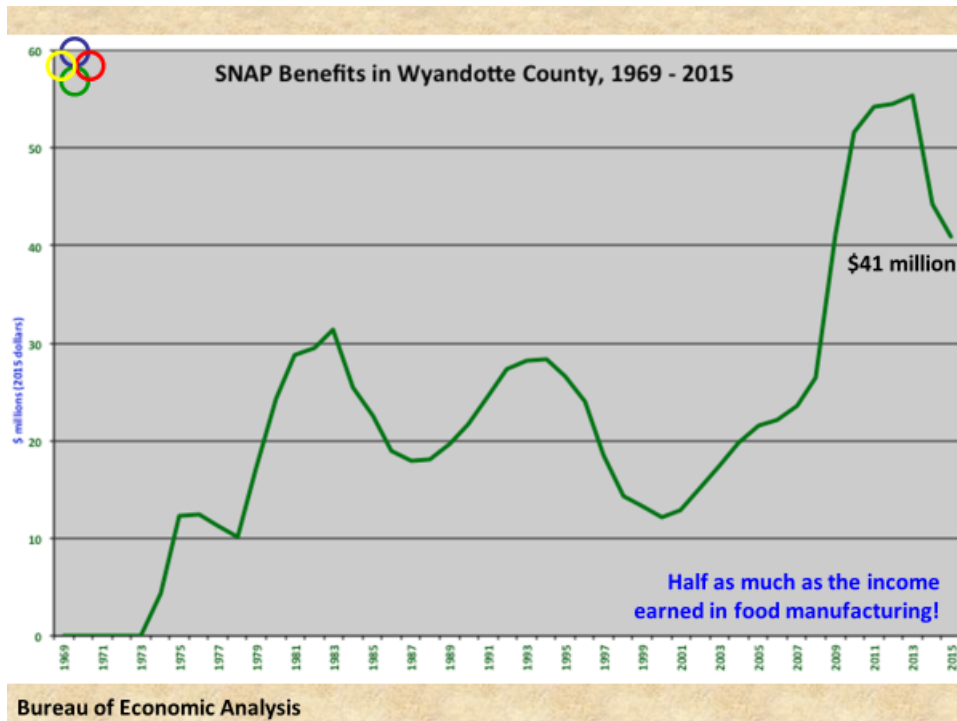
No surprise to any of you, I'm sure, to say the population has decreased 13% in Wyandotte County since 1969. That's an unfortunately reality.



If we look now at personal income of the county, the same maroon line for Wyandotte County shows the income has risen 44% even after adjustment for inflation despite the fact population has gone down. I think the good news on this is that there is spending power in Wyandotte County to buy healthy food and we have the job now of building more connections between people who grow that food and people who live here who are spending that money on a weekly basis.



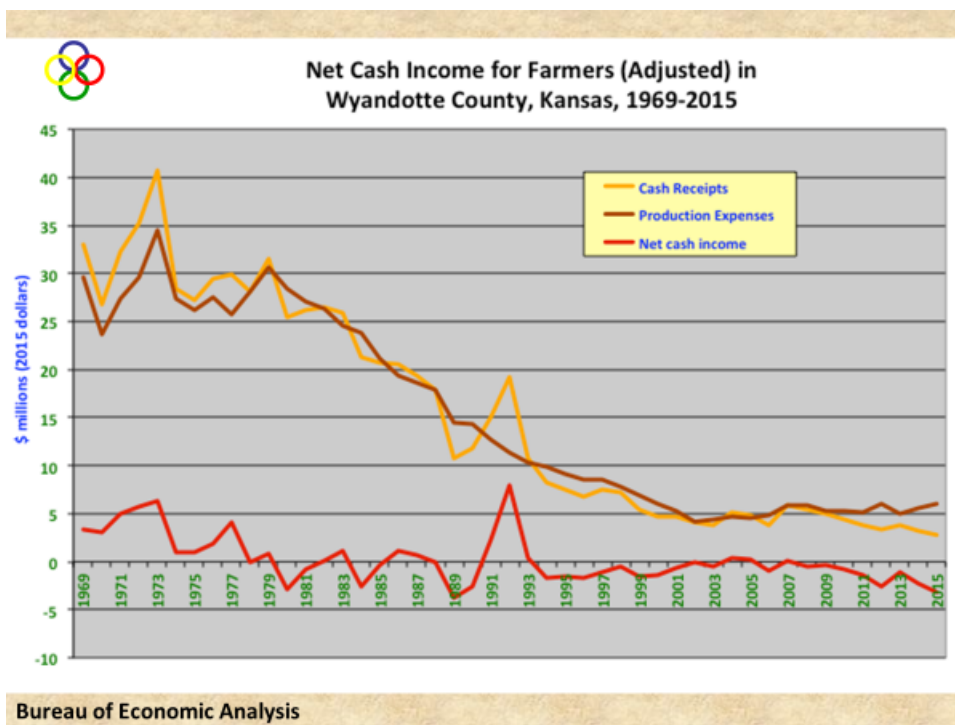
Another unfortunate reality, this is a chart showing food stamp receipts in Wyandotte County since 1969 and despite rising incomes, those are going up and they went up to about \$60 sum million dollars—well, \$55M a few years ago in the height of the global finance crisis. They’ve now gone down to \$41M a year, but that’s still a lot of money especially if you compare that \$41M in SNAP benefits, (food stamps) to what farmers are actually raising in the county on the farms.



In fact, this one turns out to be one-half of all the income earned by people working in food manufacturing. So, food stamps have become a remarkably important economic engine for getting food to peoples' mouths in Wyandotte County. A tragic reality that's happening all over the country.

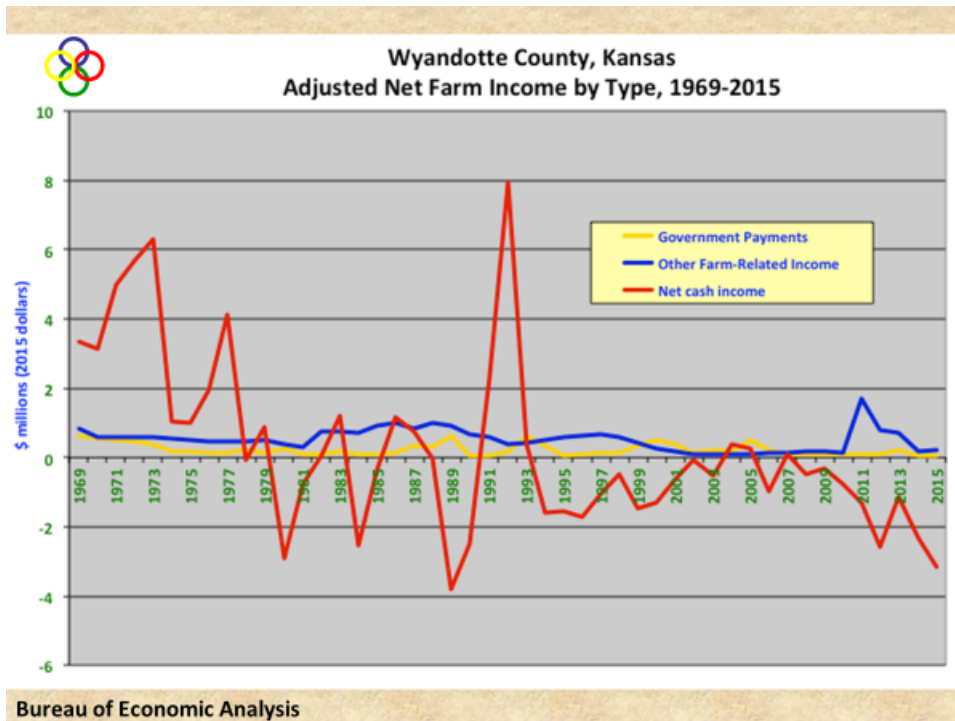


Here's a backyard garden in this city that some folks try to take that into their own hands and grow food for themselves.

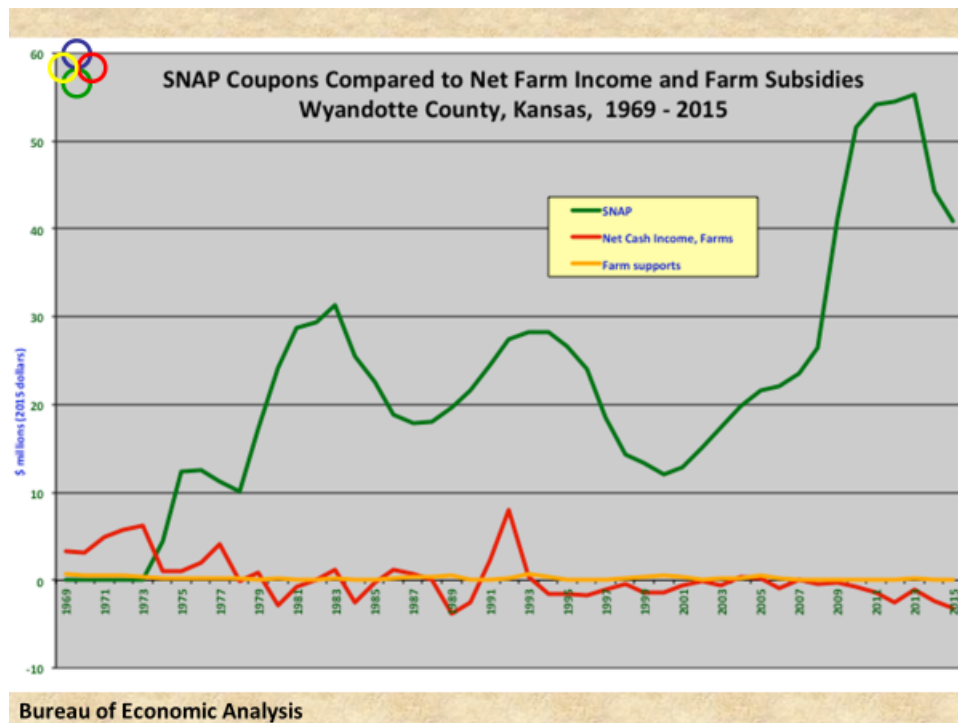


This chart shows the income that farmers have earned in Wyandotte County since 1969. This is also adjusted for inflation. The maroon line shows how much farmers spent raising crops and livestock. The orange line shows how much they earned selling those products to the market. The red line subtracts those expenses from the cash receipts to give us the net cash income of farming.

Adjusted for inflation you can see it has gone down substantially since 1969. No small part because you've lost farmland to developments. Many people that were farming in 1969 have stopped farming or retired. There has been a decline in the number of farms as well, but again, for a county with a proud agricultural heritage it's problematic to say that the farm income—the whole farm sector is earning much less money today than it did 48 years ago.



This slide shows that same red line from the previous chart which is the net cash income of farming, but it compares it with the blue line which is farm related income. It's basically renting out land and the orange line shows government payments coming to farmers. These are the three main sources of net income for farmers in your county. Notice, if you own land, the best way to earn money is not to farm it, but to rent it out to someone and let them take the risk of farming. Again, this is problematic for the whole future of agriculture, not just in Wyandotte County, but I see this trend around the US very drastically. It's better now for as a landowner to rent out your land than to actual farm it financially.



Then finally, I'm going to compare those two lines, the government payments to farmers and the net cash income of farming in red with the SNAP benefits, the food stamps coming in, and notice again that food stamps are a more important source of food than farming to consumers in Wyandotte County. That's a very stark reality that I hope we can do something to reverse.



Another backyard garden.



Current Food System Creates Big Losses

\$450 million of food sourced outside County

\$1.98 billion for medical costs of diabetes (KS)

These are only some of the losses

To summarize some of the economic losses that we track in our study, we are tracking some—at least \$450M, if not much more, being purchased by consumers who spend that money day in and day out but they buy food that comes from somewhere else. The State of Kansas spends about \$2B a year paying for the medical costs of diabetes which is again a big flow of money that doesn't have to be spent if we were eating better diets, if we were exercising better. Some actually huge flows of money away from Wyandotte County and away from Kansas. These are only some of the losses. I didn't have the time or the data to really track those more completely.



Conclusions

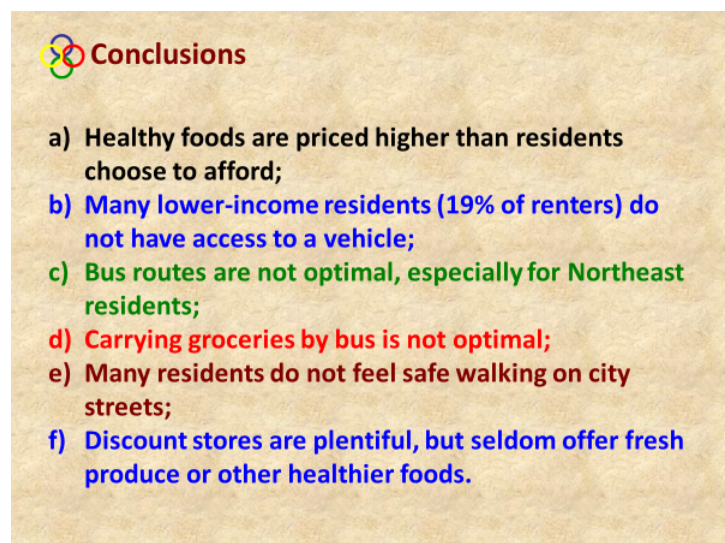
Low-income residents we spoke with do not think that lack of access to grocery stores is the biggest issue they face.

- **Most shop routinely at 3-4 stores if possible.**
- **Each knows the strengths and weaknesses of each store.**
- **Many have difficulty getting to these stores.**

Let me turn to some of the conclusions that we drew in the study. We spoke with lots of low-income residents individually in focus groups to find out what they thought their issues were with regard to groceries. The thing that most struck us was in the middle of a very big discussion here

about sighting a new grocery store, the low-income residents we spoke with said access to food is not our major issue. We know how to get to stores, we like sometimes to carpool and go with our friends to go have a social outing, so we can go to the stores. We like to go to the stores. We have better selections, so we often make that a very fun outing. What we noticed was everybody we spoke with knew the three or four stores they liked, and they told us which ones they liked, what products they liked, which price points they liked and often that was driven by whether a store was offering sale prices and they would go to one that was having a sale. People are very knowledgeable, very familiar with, and very discriminating in how they chose which stores to shop at.

Mostly they said it's hard to get there. A lot of people do not have cars of their own so they either have to carpool with a neighbor, take a taxi, or take a bus; none of which is a very good option.

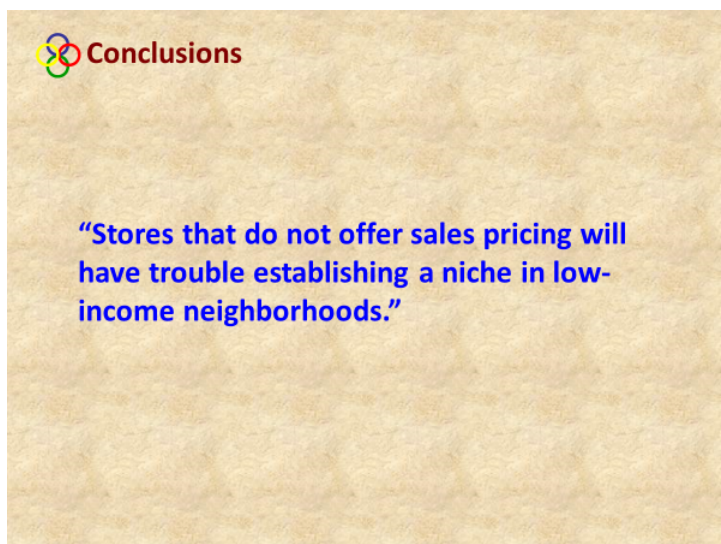


Some of the more specific conclusions they gave us were that they know that healthy foods are available, but they are higher in price than they can afford with their livelihoods right now, 19% of all renters in the county do not have access to a vehicle. If you are a renter and one of those people, your choices are very limited.

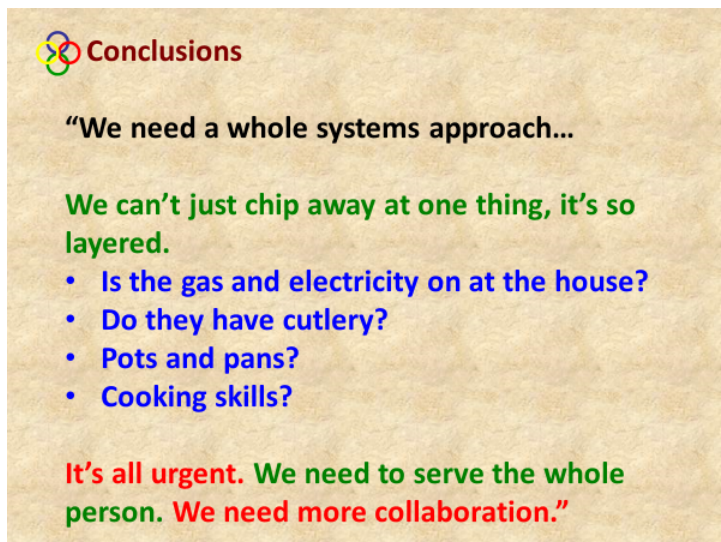
People described to us that the bus routes do not run frequently enough. They don't run close enough to the stores, they don't run close enough to peoples' houses so folks talked about having three or four plastic bags full of groceries walking a mile from the bus to home and having

the food get melted or frozen or some of it impaired between the time they left the bus and the time they got home.

Many residents said they don't always feel safe walking on city streets especially at nighttime and people were concerned about the discount stores and although they were plentiful and available did not really have a full complement of food especially if you want to be selective about what you eat.



One of our key findings in our research was that people are very sensitive to sales and so if a store offers a sale they really like, they are going to flock to that store and if a store is not offering sale pricing, they're not likely to get a foothold with low-income consumers in Wyandotte County. That's a key thing in sighting a new grocery store here in KCK.



Conclusions

“We need a whole systems approach...

We can’t just chip away at one thing, it’s so layered.

- Is the gas and electricity on at the house?**
- Do they have cutlery?**
- Pots and pans?**
- Cooking skills?**

It’s all urgent. We need to serve the whole person. We need more collaboration.”

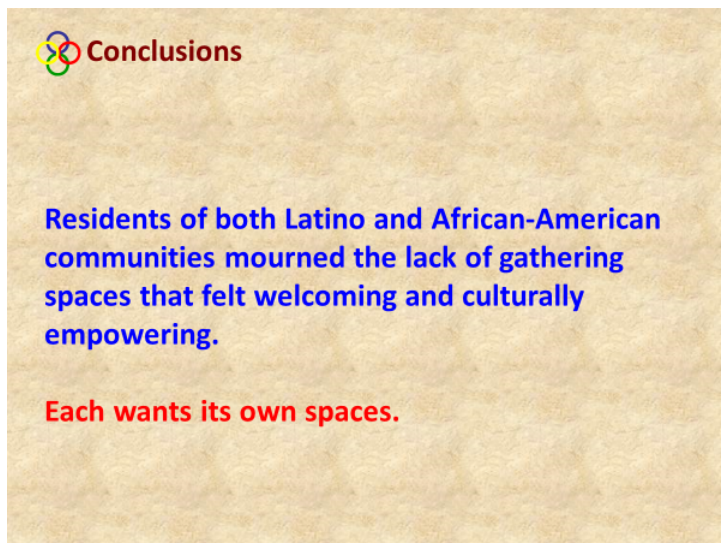
I think the other thing that we found was that these are really very complex issues. They’re not going to be solved by a single program, a single expenditure of money, or something that’s going to happen overnight in the next two or three years. It’s going to be a very long-term work because poverty is usually a structural thing. It’s really in the structure of our economy. People said we need a whole systems approach where we take ahold of people and work with all the issues they have.

We spoke with people, who work with low-income people, who say someone comes into my office and they need food and we might give them food, but they don’t really have the time to cook it. We find that many people don’t have pots or pans to cook the food because for many people, especially low-income people, cooking has meant going to a fast-food restaurant or using a microwave.

You have these layer upon layer of issues that surface as people move forward that you bring somebody in and give them food, but they don’t have the skill or the time to work with it so you have to find ways to give them the time. Some folks around the country I work with have had cooking classes on a Sunday afternoon so low-income people can get together and cook food together and put up a family’s worth of meals for a week so they can store that in the freezer or the refrigerator and work together, get some skills, and also some support around each other to have better food.

All of this has to be addressed. It happens primarily when people really reach out and incorporate low-income people as allies and neighbors rather than a problem to be solved and it

takes a lot of time, a lot of patience, and there are many, many ups and downs that people go through.



The other thing that we noticed in both Latino and African-American communities was that they all mourn the loss of what they used to have in Kansas City, Kansas which were spaces they could gather where they felt really comfortable. Even the Latino stores you have, which are again, a strong resource for Kansas City, Kansas, the Latino said there are stores but not all of the owners are really committed to having us gather there. They just want us to come by and leave and we need more spaces where we can gather, and the Latino feel welcome to be there and there are some Latino businesspeople trying to create those gathering points.

I know the vision of a grocery store when we were here last year was to kind of have a cultural melting pot where people of different cultural came together. What we found is people are not looking for that. They were looking for a place where I feel Latino if I'm Latino or a place where I have African-American cultural around me if I'm African-American. I think, especially the residents of northeast, really expressed very visually to us that if we do not have a store that represents our people and our home and our culture, we're going to feel much weaker than we would like to feel.



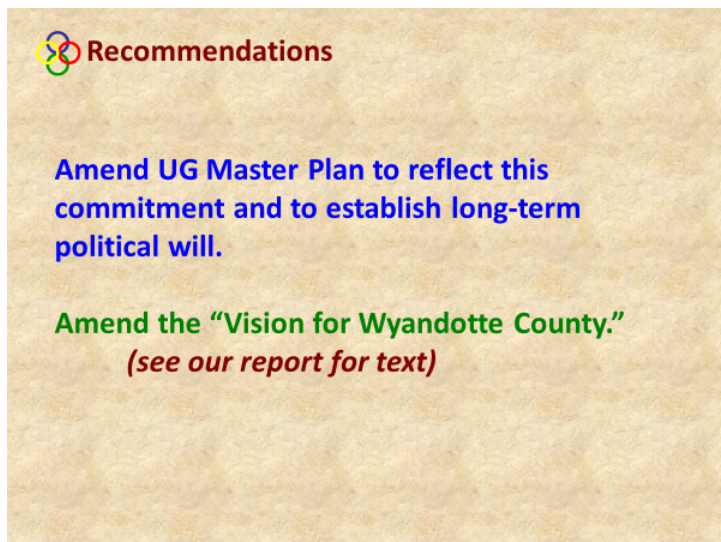
 **Recommendations**

UG must assert civic leadership that is committed over the long haul to ensuring safe and healthy neighborhoods.

Includes:

- **Access to healthy foods**
- **Freedom to shape public policy**
- **Connectedness to live healthy lifestyles**
- **Based on community values**

I think what this does in terms of the UG is to put some leadership in your hands to really take a very long-term view of this to say how do we address a very difficult nod of issues together over the long haul by making deep commitments to having a long-term vision of having everybody be fed, ensuring healthy and safe neighborhoods so people have a good place to live and to raise food and to work and eat. It includes a lot of very important elements that are not necessarily always in the purview of a Unified Government or County Commission.



One recommendation we made, it comes out of the community very clearly, that there has been an effort of conversation among your residents, your constituents, to say we need to amend the Master Plan to really reflect that kind of long-term commitment and say here's our long-term political will to establish in the Vision for Wyandotte County, a real sustained effort to make sure everybody is fed, that we connect farmers with food buyers and that we address these very deep issues of poverty, illness and inequity that are here.



My recommendation would be that you think of this as building a community-based food system. A lot of folks are talking about a local food system, but we find that's a very easy term to co-op and so I know one farmer who talked to a retailer and told them local food is anything that can be shipped within 24 hours which meant that in his farm in southwest Indiana, Mexican food was

considered local by his retail store. I think this is really about building connections between people in the community, the kinds of connections you can make so naturally when you have a farm that's working a low-income area raising food and low-income people nearby who need access to that food.



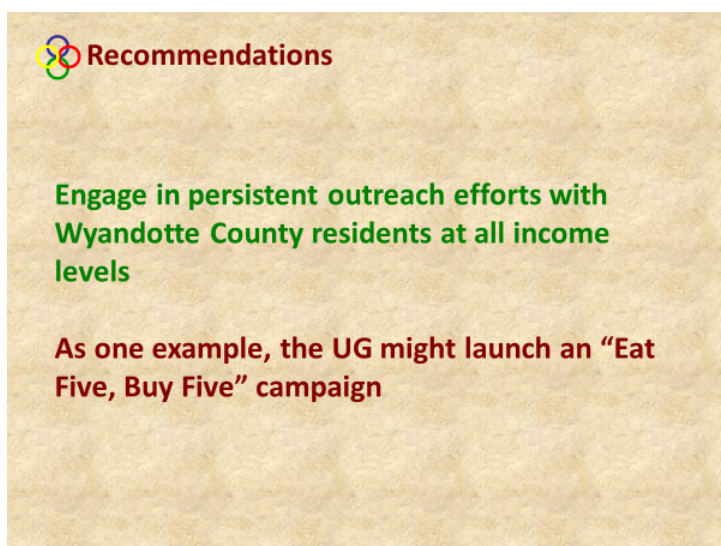
Megan and I define a community-based food system as a system of exchange. It's a financial system that strives to bring producers and consumers into affinity with each other, so they get to know each other, they build trust. The more trust you have as neighbors, the more resilient you are as conditions get unknown in any county. We would really argue looking for building a food system that builds health, wealth, connection and capacity in Wyandotte County.



June 28, 2018

Economically what really distinguishes these local food businesses we see emerging all over the country is that they build strong relationships between farmers and consumers. They build strong mutual trust. A lot of local growers who are raising food for local markets find that sometimes their prices are higher than at a major national retail store and it's only because someone cares enough to support a farm that they might pay a little bit extra or they have a relationship with a farmer and they feel like that really gives them some meaning to be supporting somebody they know.

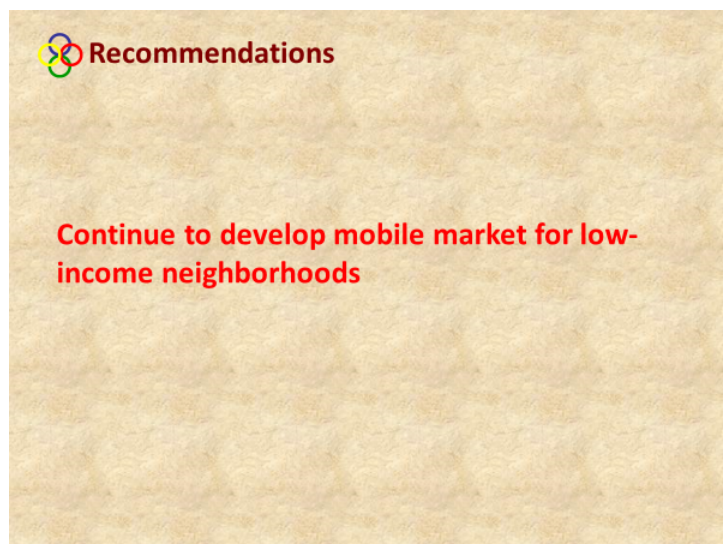
I know a farm in Iowa, a city in Iowa, that had subsidized shares for a community supported agricultural farm where low-income people got church people to donate money so that a low-income person could spend \$20 a month to get a \$60 a month basket of groceries. It was a very nice way of engaging church people in reducing the cost for low-income consumers to get vegetables. One of their members in this subsidized CSA operation was a West African person who knew how to farm. He would start going to the farm and visiting the farm and although he was at a subsidized vegetable share he started raising the food along with the farmer. About two years into this relationship he called the farm one day and said I need a place to throw a party, I need to roast a goat, can I come out to your farm and use it and that's a really great example of taking somebody who you could consider a problem to be solved, but you actually say you're part of my neighborhood, you're welcome to my family, you're welcome to my neighborhood and you have more power and you participate in the life that I have in a richer way because we have built a relationship. That stuff takes months and years to come together, but I think that's really the answer for this community-based food work that we're doing.



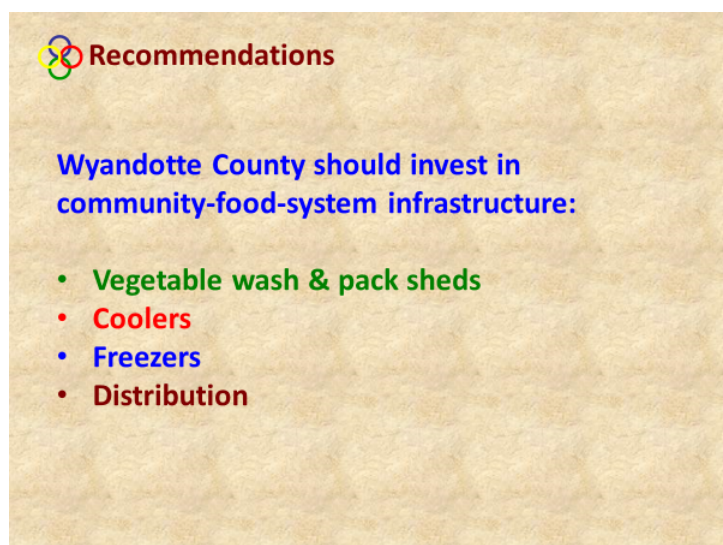
I think there is also a marketing campaign that could be run that could be quite exciting. We've now had the state of South Carolina entertain this. We've had the state of Alaska do this, some counties in Colorado have done it and other parts have done it too, but we've suggested people do a "Eat Five, Buy Five" campaign. The message of that is you eat five fruits and vegetables a day to have maximal health. That's sort of a minimum really required to have a healthy outcome and avoid some of the illnesses like cancer.



We also suggest buying \$5 of food a week from some farm in the county so we said eat five, buy five. If everybody who lives in Wyandotte County spent \$5 every week buying food from a farm in the county, and if we had farms that could supply them, that would be \$42M of sales of food products from Wyandotte County farms purchased by Wyandotte County consumers. That's 14 times the current sales of all the farms in Wyandotte County. Seemingly, a very simple step. It's a very inexpensive campaign to run. It costs us \$500 to start that in Colorado, but it could have a huge economic impact because it would start bringing the awareness forward of consumers that if they spend their money buying food from local farms, they build a stronger economy, they build a strong social network, and they have a healthier and happier place to live.

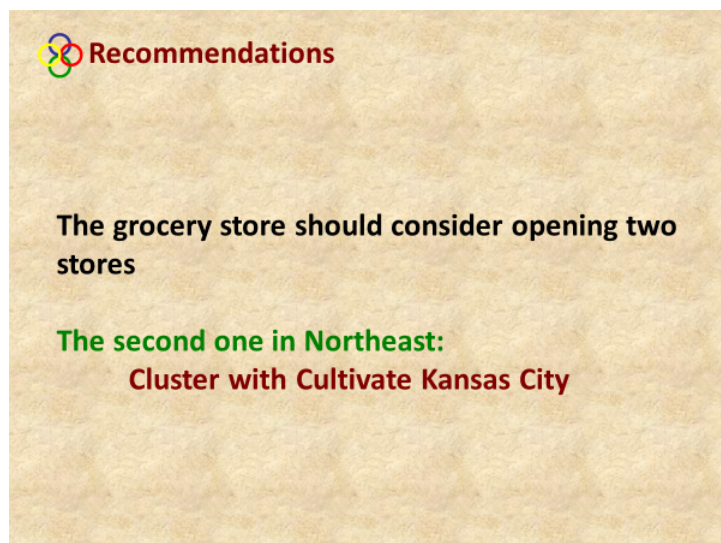


We really endorse the project of a mobile market that I know you've taken up since we've done the study and I hope that will go forward because I think that's also very crucial to getting food to areas where people do not have proper transportation for getting access to food.



I think the other investment that Wyandotte County or any public body could make is to really invest in the kind of infrastructure that would make local food trade more efficient. Many farmers need places to wash and pack their products so they can safely put that product together for market. Many of those farmers need coolers or freezer space so that when you raise a good crop you can store it before it goes to market. Distribution such as the mobile market, but also having roots that efficiently takes food from farms in the area to grocery stores in KCK to other places in KCK. Those systems do not exist because we have built a distribution system that's focused on getting

food thousands of miles in a matter of hours but doesn't do very well. The answer of how to get food from one nearby farm to a nearby consumer.



We also suggested that the grocery store that you work with to open up on Minnesota Avenue might consider opening a second location once it's established a first foothold in northeast because we had a special appeal from northeast residents saying we don't think we're going to have an easy time getting to Minnesota Street to shop. We would really like a cultural gathering point. We would like to have a store here close to us and I would add a store in the northeast would be even closer to the Cultivate Kansas City farms so that you could really build a store around the idea of selling local food that was raised on local farms here in KCK that went to local residents. It would be a very dynamic retail model.



Finally, a couple farms from Phoenix, Arizona that I visited earlier this year. This farm is a farm inside Maricopa County. It's an area not dissimilar from Wyandotte County and they have in some ways a much harsher climate there because they have a very hot summer for an extended time. Some farmers go out of business in August because it's too hot to keep growing product. This is one farm I visited in August that was just juggling along fine. This farm says he can raise about \$50K of food on one acre. He has a nine-acre farm. He has tractors, he has 20 people work for him and it's a very strong commercial operation and just the fact that you can raise that kind of product on small acreage suggests that having smaller good farms on vacant lots in the city could be very interesting, but also some of the land in Wyandotte County that's now farmed could be farms of this type that raise vegetables here for local people.



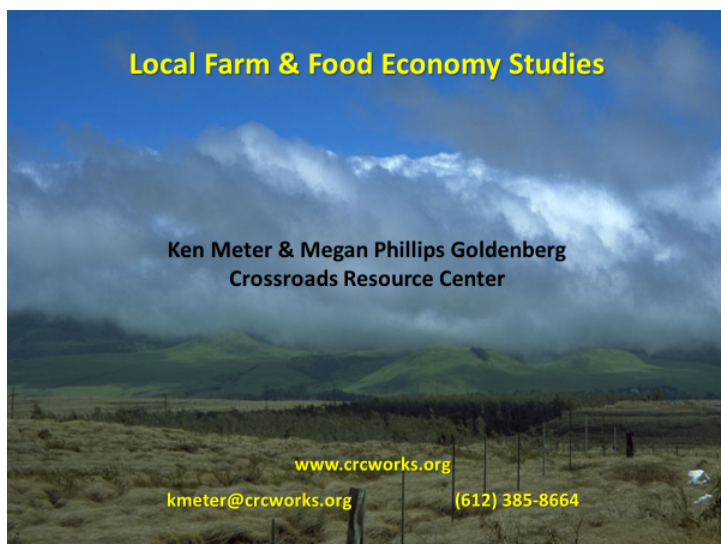
An even more impressive example is this farm in Phoenix and the owner here has basically leased land from developers because the developers own most of the farmland now for tax breaks and he cannot get permit land because it's too expensive to buy and the owners want to build houses on it later. He has set up his farm operation so he can move every three years as he gets kicked off one piece of ground for another. He said he reported sales of \$200K per acre on his farm and one of his neighbors told me it was actually over \$300K and so he can produce on one-acre of ground what Cultivate KC has spent 10 years building on multiple acres and multiple farms.



That would be my vision based on our research what we've heard from your constituents and what we learned from the financial data. We really like to talk about building a food economy that's built in Wyandotte County, health for local residents, connections between local residents, wealth

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for farmers especially and also the capacity where people do have pots and pans and they do know how to cook and they really have the cultural since of being strong and cultured around the foods they eat.



That's all I have to say for now and I would be happy to take any questions or comments you have now in the time remaining. If you want to find either of us, that's our contact information.

Commissioner Bynum said there is a slide, maybe midway through, where you talk about residents identifying that access isn't their biggest issue. I just wondered if we could step back through and look at that slide and the couple slides after it. **Mr. Meter** said I'm having a little trouble hearing you. **Commissioner Bynum** said you had a slide where it stated that the residents that you interviewed stated that access was not their biggest issue. **Mr. Meter** said that's right, yes. **Commissioner Bynum** said I just need to understand that a little bit better. **Mr. Meter** said what we heard from people was that we know where the stores are, we know which stores have the best produce, the best milk, or the best sale prices. We can usually get to a store to buy the food that we want and we found that they could tell us very detailed information about which choices they made in terms of which stores they favored or maybe on a certain day of the week they would favor one or store or another. What they said on the next slide is there is healthy food available, but we don't want to afford it. It's higher than we're used to spending for let's say organic milk or a premium vegetable. We tend to go places they're offering sales and we're more

price conscious than looking for the healthiest food possible and so we know it's there, but we don't buy it very often.

I think the other issue that they track is just the transportation issues. It's there, it's in the stores, but we can't access it easily because either we don't have cars, or we have to borrow a car or we have to wait until Wednesday when my neighbor is going to go shopping and I go with her. People talked a lot about having to wait 40 minutes to 1.5 hours to get a bus to go to the grocery store and then you have to wait for the bus and have several bags in your hand and go back home. It becomes almost an all afternoon long experience where the food isn't even very fresh by the time you get home.

I think those are the concerns we felt the most. Not everybody, of course, ideally would love to have a store they could walk to and a store they see their neighbors in and they have a real gathering point. That's not something that's immediately affordable, but that's what people are saying they wanted to have.

Commissioner Bynum said in all the community engagement we've done with the Northeast Area Master Planning, number one across the board is a grocery store and so I was trying to make sure what I was hearing here wasn't different than what we're hearing there. **Mr. Meter** asked are you hearing different things. **Commissioner Bynum** said I don't think so. Commissioner Johnson, are you tracking with my question?

Commissioner Johnson said I am. Thank you for bringing me into the conversation. When I look at the recommendations, I'm kind of a bottom line person, and when I look at the recommendations I'm kind of thinking more along the lines of a one, two, three because the language that is provided in the recommendations almost suggest, don't take this the wrong way, but it almost suggests that we're not doing these things already. I want to make sure that I'm searching for the blind spots of the things that we might be missing, but there are a lot of things that we are doing in terms of establishing a public will. I think the public will is there and we're lined up with our constituency in that and in exercising that.

Having said all that, we still have a need for a grocery store or two. As I'm looking at the recommendations I just want to make sure that—they seem to be kind of 30K sq. ft., but are there some simple ways, one, two, three's, in terms of what goes first, what goes second, and what goes third because the will is there. The community has expressed that we've heard that we've

been engaged for a long time about this and so I'm looking for leadership in terms of this is the process, a more refined process, as opposed to a broad-based discussion, a more refined process based on the information that has been received. I don't want to discount anything that you said, but that's kind of what I'm looking for.

Mr. Meter said I agree that—I can see how there is an implication that maybe the UG is not paying attention to these issues, but clearly you have been. I think the main point I would make is that the issues are very, very immense and they will take a long time and they will take quite a bit of money. It's not something that's going to magically happen with a couple of small grants. I think the nature of the research is to say these are really big long-term and sometimes expensive issues and the work that's been done so far is really commendable in putting perhaps \$16M inside a grocery store is a tremendous investment so that's very good. Also, that in itself will not turn things around.

Commissioner Johnson said I want to get your expertise in terms of making sure that as we look 10, 15, 20 years into the future; I may have gone a different direction from what you're talking about, that we are not missing anything. This whole notion of a system, a based-food system, I like the way that sounds, but it sounds immense and I want to make sure that we're getting the devils in the details. We have an opportunity right now that may be a once in a generation opportunity. **Mr. Meter** said that's right. **Commissioner Johnson** said we don't want to mess it up. We want to make sure we're using pinpoint accuracy as it relates to building a proper system that will not only benefit us but will benefit our children and so on and so forth.

Mr. Meter said I think the practical step side would identify—first of all knowing that investing a lot of money in a grocery store is important but also will not solve it. It will be very important to mobilize consumers to really shop at that store and to feel like they own it. They feel like they want to have it as part of the fabric of the community and that's why we talked about the “Eat Five Buy Five” campaign which could be done in a matter of a few thousand dollars in a place like Wyandotte County, not very expensive, but at least to start it. If the stores presence galvanizes the fact that more farmers can come to Wyandotte County to farm and sell food at that store and other stores, if it creates a climate where other stores start saying we want feature food from local farms as well, that marketing of the idea of getting consumers support is as important as having the store. The other thing we would say is that investing in that one store will be important and that store or

another store may want to also locate in the northeast so that there is a similar opportunity for people that live there. A conventional market analysis may not show that's a rewarding market to be in, but I think the market can be built.

If you build off the fact you have food being grown here, you can expand how much is grown, you can get more people committing to buy it, you can build a stronger sense of commerce around that.

Commissioner Johnson said I like what you're saying. It's kind of, as we would say in the banking industry, we would kind of bet on the come, I don't want to dominate the conversation, but to be able to say that the market—if you build it, the market will come or if—it's a hard thing to sell to the person that makes the decision as to where a store will be. **Mr. Meter** said I understand that. **Commissioner Johnson** said there are success stories, there are best practices on how this can be done. I'm all ears and ready to have that conversation. **Mr. Meter** said I think you're going to get tremendous experience from this first store as you move with the store on Minnesota and that will give you a wealth of experience and also more connection with farmers nearby or facilities. When I talk about infrastructure, I talk about coolers and freezers. You might, for instance, have a store that is not simply a grocery store, but also had a restaurant where people could come and eat really good food and hangout. You might also have storage areas that were cooler so that farmers could use those coolers, bring them to the store and store them there, and the store becomes kind of a nexus of activity and a place where more and more farmers come in and they can very efficiently get that food to a market whether it's that store or a different store.

The store might be connected directly with a distribution system like a mobile market that really is part of getting the food out to our people if they are living further from the store and they feel like they can only get there by bus.

In some ways it's taking steps you have already taken, but taking them in a grander way, taking in a more sustained and systemic way and really thinking about this. I think that's why the citizens we spoke with talked about the master plan being amended so that's really formal language saying this is where we're all going to go.

Mayor Alvey said I wonder to what extent with the move towards grocery delivery now nationwide, in what way—was that taken into account in the study or is it too new, is it too fresh,

is it not simply not enough to measure yet to see where that's going. You can see that more and more, especially the large grocery chains, are trying to provide delivery and at the same time even if—so, if I could have all my grocery needs met by delivery, it doesn't satisfy that need to have a place that feels it's my family, it's my cultural. **Mr. Meter** said right. I would say we were aware of the delivery phenomenon last year and it has gotten much stronger since we wrote the report. I actually was meeting with someone in Indiana last week who is running a delivery service and he was saying don't bother starting anymore grocery stores, they are obsolete, they're passé; we're going to be delivering food direct.

What I noticed about that is on one hand low-income people are too busy working three jobs to even go to foodbanks to pick up free food, so I see foodbanks moving to a direct delivery model themselves and getting it out to people's neighborhoods or direct to someone's home.

The commercial delivery services I've seen are really geared only to wealthier suburbs. They are getting people that have expendable income who are so busy with their job that pays really well that they just don't want to take the time to go shopping. I don't see them penetrating low-income communities very much because it's not something that's going to work on a fee for service basis. We may have to move to more delivery to low-income people of free and subsidized foods.

Personally, the guy who was telling me don't build anymore grocery stores is a friend of mine, and I was telling him I don't agree with him because I think there is that desire. I have a co-op grocery store that I go to in Minneapolis and I have been a member for 20 or 30 years. When I was in my 20's I went to a different co-op grocery store and that's where I learned how to cook better food because bulk foods were available that I had never run into when I was growing up. I could go to classes and I could meet other consumers and that process of education and belonging and sort of investing in a grocery store as my store that I partly own, that you don't get from a delivery service at all. I think I'm skeptical that we're going to have delivery for any more than the most privileged of us.

First of all, the people we interviewed are not looking for delivery. They are looking for a place they can go where they feel they can get the best choice possible at a price they can afford. They are looking for places they can see their neighbors and so I think we're going to have some of that happening. It may be that this store on Minnesota will do delivery, but that won't mean we wouldn't have a store.

Commissioner Murguia said a business model like this would strike me that it requires a lot of capacity. So, what or who do you envision running a store that requires a lot of capacity which translates to a lot of money? **Mr. Meter** said I think the stores you've been speaking with, from what I've gathered from that conversation, you have a very high capacity store that's you've been in conversation with and there is a wealth of experience around the country doing innovative grocery models that we can draw from. I think the capacity and the money is one part of that. What I think is the hardest thing to find are folks who really care enough about the community that they use that capacity in a long-term way to bring a sense of belying to their customers. Many people have a lot of capacity, a lot of money, they can invest endlessly but they are just there to take more money out of the neighborhood and that attitude does not get you where you want to go.

Commissioner Murguia said so you want people in the community to volunteer and set up this kind of complex large operation to provide groceries for their own community. **Mr. Meter** said it will take some volunteer work, but I think what I'm really describing is forming a store format where you take the fact that you are producing food here and you build the infrastructure whether it's coolers or freezers or storage warehouse-based trucks, refrigerator trucks, what have you. You take the food that's being grown here, and you make sure that's marketed very effectively and very beautifully in a local store and that you're adding to that marketing component that encourage more residents of the county to support that store and to support those farms. You support that with farm tours, you support that with educational events some of which pay their own way, some of which requires volunteer labor, but you're really building a tremendous sense of—a tremendous marketing buzz by building new connections between farmers and eaters in the community. You have cooking lessons where local farms come and cook their foods that they're raising. You have cooking lessons where people from different ethnicities talk about how they use tomatoes in their ethnic cuisine and they learn together how to cook and how to eat better from that.

Some of it is volunteer work but also, it's going to create economic exchange that will build wealth for the farmers here, it will help stem the leak of some of that \$450K that you're now losing from Wyandotte County. We will talk about reclaiming that model to weave it back in here.

Commissioner Murguia asked so, are you suggesting—it's going to take an entity spearhead or lead an initiative like this to do all of the coordination of all these different pieces that you have out there that you have recommended. Are you suggesting the reason you're

presenting to the government is you want the government to facilitate or spearhead or lead this type of food system? **Mr. Meter** said I don't think the government can create the food system. I think the government has to be an investor and a facilitator and a player. I think the government and the UG's role is to really have money to invest in infrastructure to set the vision and to bring people together so that private parties can do this from their own business activity. Many communities around the country are hiring a local food coordinator. Someone who could be in a municipal office, but it could be a non-profit or could even be a private firm where their job is to make sure that these commercial connections do get forged. Sometimes many communities around the country are doing what—actually Kansas City, MO has built a food hub where I think they have a warehouse, they have the trucks, they have the facilities, but essentially their most important role is to serve as that coordinating role to really make sure that local trade can be realized over time.

Commissioner Murguia said, Commissioner Bynum, you asked a question earlier about access to the store and what that meant. So, I thought it would be a perfect opportunity—a very similar study was done by the University of Kansas prior to getting a grocery store in Argentina where the community was very engaged with family research medicine as far as getting out there and asking questions of all the community member similar to what has been discussed today; how do you buy, how to shop, how do you get there, and what happened. We did a little more in-depth broader review in the community and what came back in the community was they just wanted a regular standard full-service grocery store, one that you would see in any other neighborhood. Not necessarily was low-income and then the accessibility issue was really very specific. Not as much emphasis was placed on how long it took to wait for a bus because they could sort of time that.

This was the issue specifically; you have a single mom with three children under the age of five. They have to take all of them to the grocery store and the way new grocery stores are building they're not built next to the street. There is usually a very large parking lot between the street and the front door of the store so you have to sort of imagine a child on a hip, maybe one child you have their hand and the other child sort of free walking up to the front door of the store in a considerable walk. Getting into the store—you can get there like that. I've done that. I have three kids so you can get there like that, but once you get in there and you buy all your groceries, how do you get your kids and your groceries back to the bus stop with all of that going on. The

way we resolved that was once the grocery store was up and running what we were able to do was raise money to build a very specific bus stop next to the street that has a cart corral behind the bus stop that is right across the parking lot. So, now what you can do is when you arrive by bus in front of the Walmart in Argentina, you can get a cart out of the cart corral, you can stuff your kids in the cart and you can push them up to the front door and then you take them out and you fill it with groceries. Then, when you buy your groceries, you push the cart all the way down to the bus stop and you put your cart in the cart corral and you unload your groceries and we have a pretty good relationship with the bus driver and he helps you get those groceries onto the bus. Now, how they get from that bus stop to their home, I don't know, but it has been incredibly popular I know because I see the line of carts that are pushed down to the bus stop that are left in the cart corral when they don't get picked up on a regular basis. That is, I think a clearer example of what has been a specific issue.

Another way to address the issue of the back and forth, is we specifically targeted low-income apartment complexes in the area and we have a number of them in Argentina. We provided those complexes access to three to five wagons, very durable wagons that can carry children and groceries at the same time. Now instead of you as you have probably seen if you've driven through urban areas, you will see grocery carts on hillsides or in people's front yard or a block away from the store. We try to target those people and as we see them walking off we try to hook up with them to make sure they know where they can access a wagon for free to get themselves back and forth from the front door of their home to the store.

I think surely the food desert issue talks about being three miles away. I think that's a little far. I do agree the closer, the more stores we have that are closer together, it makes it easier for mobility. We have not really had some of these issues. Just dealing with those issues has been overwhelming from a capacity perspective and so we decided to make it happen immediately which is what needs to happen in Wyandotte County especially to address the issue in the northeast is to let everybody stay in their lane and try to encourage your partners that are driving in their lane to maybe adopt some of these policies.

One policy we worked on with Walmart is that Walmart up until six months ago had a policy where they would price beat any other grocer in the community. Well, that didn't work out very well for Sav-A-Lot. What it was doing is driving all the shoppers to one location. Great for shoppers that are low-income that shop totally based on price point, but necessarily good—and

then you end up with a monopoly in the market which is what we had here in Wyandotte County for years which didn't work out for us. In dealing with Walmart we were able to say we would like you to stop dominating the market and price matching and beating everybody else out there because it's not creating the opportunity for smaller grocers to locate within our neighborhoods and meet their needs so that we can have more of these neighborhood-based grocery stores. They did that. They no longer price beat or compete with other grocers which I think creates an opportunity specifically for Wyandotte County to put up more affordable grocery stores.

One of the next steps could be some of these suggestions like partnering with the Turner Community Garden which is right down the street and talking to Walmart about what they have, what power they have too at the local level buy food from local community gardens. My concern with that is there has got to be some federal FDA guidelines around the safety of that food and I don't know how these people are selling food that they grow publicly without the federal government being involved and whether or not this food is safe and there's not regulation around that so that's a bigger issue.

Since we're talking about grocery in Argentine we've been talking about all these sorts of great ideas and with all the constructive great study, but a lot of pie in the sky. I feel like we're at the ER room in the northeast area of our community and what we need find is somebody that is in the business, has the capacity and can set up shop in this area, and has a sustainable long-term business and then work on some of these other ancillary businesses.

Commissioner Markley said I feel like we've talked the grocery store issue in the ground and I would like to talk about sort of the other aspect I feel like of this study that's sort of new material that we haven't been really talking about as a Commission which is the agriculture aspect. You kept talking about how we're an agriculture county, so I think that's interesting that's something we haven't addressed. A couple of land use sort of comments, one is that unless it has changed more recently, I had a whole go-around several years ago related to taxation of an agricultural parcel. Even if you're zoned agricultural, you can't always get agricultural tax breaks even if you're a farm. FYI. That's a problem at the state level. We were not in charge of that interpretation as I understand it, but there is some weirdness there about how people are taxed and to what extent that he gets benefits even if they are zoned agriculture. Like I said, unless something

more recently has changed. This parcel was a farm with a business plan and the whole bit so that's a barrier to people who want to operate an agricultural business in our county.

The second thing, you mentioned the vacant lots and using those for potentially gardening or farming. As all of you know, most of our vacant lots are in the inner-city and we have had some back and forth over the years about whether people want community gardens next to them or on those vacant lots or not so I don't have a solution to that. I just thought I would bring it up since it was addressed in the study that there has been some discussion internally and in our neighborhoods about whether that's a good thing or a bad thing or to what extent we want to use those vacant lots for that purpose.

The other thing I would say is things that are probably not captured in here are that we have a lot of farmers or gardeners that are selling produce in their front yards. Everybody has those in their areas, right, you all know what I'm talking about, a tomato guy or whatever in the front yard and the Turner Community Garden too, they sell vegetables in front of their garden. What those people are not doing, what they don't have the capacity to do I'm guessing, is to get that produce to a store. They don't have that connection and so if there are grants out there or if there are ways our staff can begin to facilitate that, I mean the Turner Community Garden literally leaves piles of vegetables out front because they have so much produce overflow, they can't even sell it all. They are like please take it. They take it to foodbanks and everything. They can't get rid of it.

If they could get that to a grocery store, that would be amazing for them because then they could bring in some income and they could grow even more, but I don't think they have—you know, they are volunteers and they don't know what to do. They don't know how to do that and I'm guessing especially some of the larger farmers like in the Morris neighborhood, they've always just sold it out of a stand in front of their house. Maybe if they had an opportunity to sell it to a vendor, to a grocery store, they would but they don't know how to make that connection so I do think that was an interesting part of this study that hasn't come up before as we've been talking about grocery stores specifically is we do have a lot of agriculture going on and we have some operations where people are buying and selling produce, they're just not doing it in a more commercial way where the Walmart or the Sav-A-Lot or the market is getting ahold of that food and reselling it to our residents. I would be all for any ideas on how to facilitate that connection

so that those community gardens or those community gardeners can sell that produce in a more commercialized way.

Mayor Alvey said we're going to end the conversation. Thank you so much. We have another presentation coming up. We appreciate this.

Update on the Juvenile Center

Doug Bach, County Administrator, said as our team is transitioning in, I will do a little bit of setup for this. As you know we approved a large Juvenile Center project to improve the services that we're able to provide in our community. Tonight, the intent is to go through and give you an update of where we are and how the design for this center is turning out. It's also a request as we've gone through this project we found that the cost or, not to take away the punch line, but the costs are increasing above where we had anticipated them to be so we wanted to identify this to you and the bottom line is I'm going to need a little bit more money to complete the project as we anticipated. I will let the team go through and explain this. I'm glad to have Sheriff Ash with us tonight. I believe I turn this project over to Jeff Fisher, Director of Public Works, and the rest of the team to get into it.

Jeff Fisher, Director of Public Works, said introductions, we have Lynn Newkirk from Newkirk and Novak which is our construction partner; Dan Rowe from Treanor, our Architect; the Sheriff and then Debbie Jonscher is going to jump in on the presentation.

We're going to quickly go through the steps that got us here, highlight the facility again, and describe cost impacts as Doug Bach mentioned. I want to make a few notes, you might recall we elected to use Construction Manager at Risk method on this. That's proven very valuable especially as we hit these cost impacts. Having that construction partner onboard early allows us to work through those together before we even finish the design so it has been really good. You might recall, we also had a lot of stakeholder input. We feel like we have a good design at this point. The parking lot behind Memorial Hall is going to be a huge benefit. The houses are gone, the trees are coming down starting tomorrow and then be done with the parking lot in October. Then we will actually start the facility in August I think, and I feel pretty excited about that.

We also have found real good opportunities to incorporate green infrastructure. This is in our combined sewer system, that's very helpful to that and our OCD, our Consent Decree with EPA so we're real excited about that.

I will hand it over to Dan and then Lynn and Debbie.

TREANORHL
Wyandotte County Juvenile Justice Center

Commission Presentation

- 2015 Jail Study
- Strategic Justice Facility Masterplan
- Juvenile Justice Facility Concept Study
- Design Solution
- Current Status and Cost Benchmarking



Dan Rowe, TreanorHL, said it's good to be back in front of you. I will be brief in order to be respectful of your time. I'm not trying to rush through this but just making sure we have time for questions afterwards. A brief history; this project begun in 2015.

TREANORHL
Wyandotte County Juvenile Justice Center

Strategic Justice Facility Masterplan



June 28, 2018

In 2015 we did a study on the Adult Jail to see what the best and maximum use of that facility was and to try to draw back into that facility adults and part of that study was the recognition that it was inappropriate to hold juveniles within that adult facility, therefore, it instigated the idea of creating a Juvenile Detention Facility that would be able to allow the existing space where juveniles are currently held in the Adult Jail to be used for adults appropriately and pull back in on that use of the facility.

Before we began this facility, the County then asked us to ensure that the location of this facility and the concept of this facility would work in conjunction with any future needs of the courts and jail systems. We put together a master plan at that time to see how the court system could expand and over many, many years down the future not facilitate a new facility of a juvenile detention that would then be worthless down the road. This facility would incorporate into a Master Plan Complex later as necessary.

TREANORHL

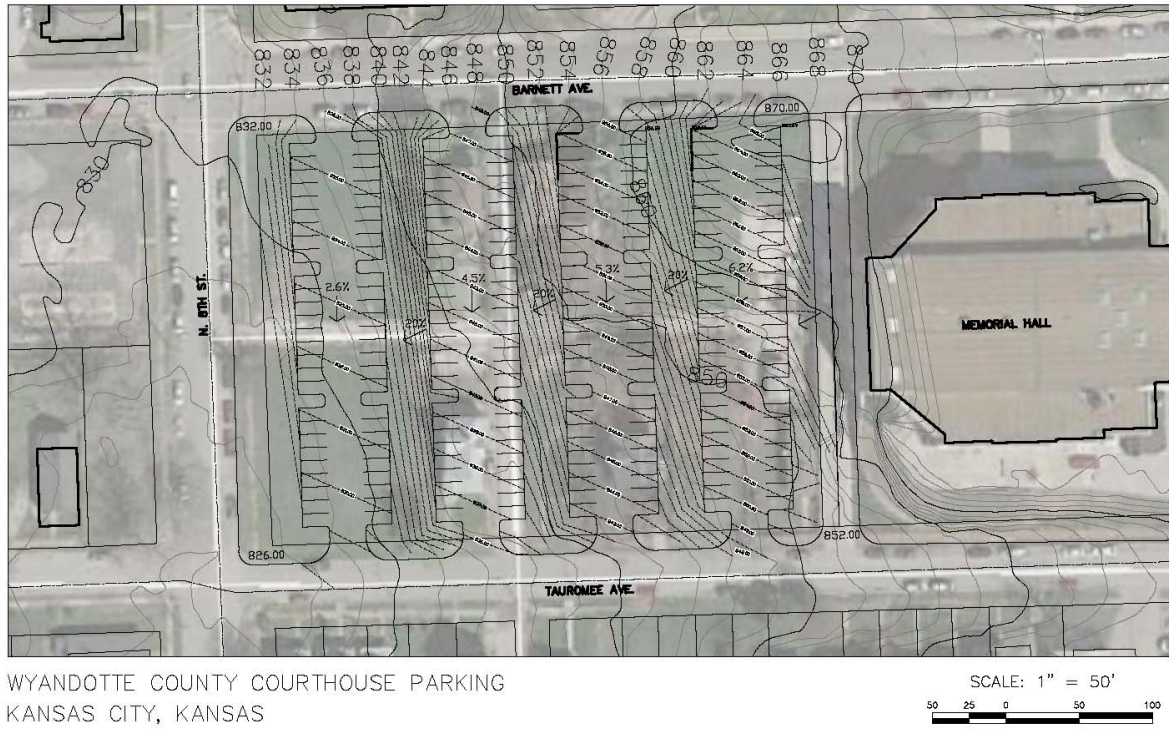
Wyandotte County Juvenile Justice Center

Juvenile Facility Concept Plan

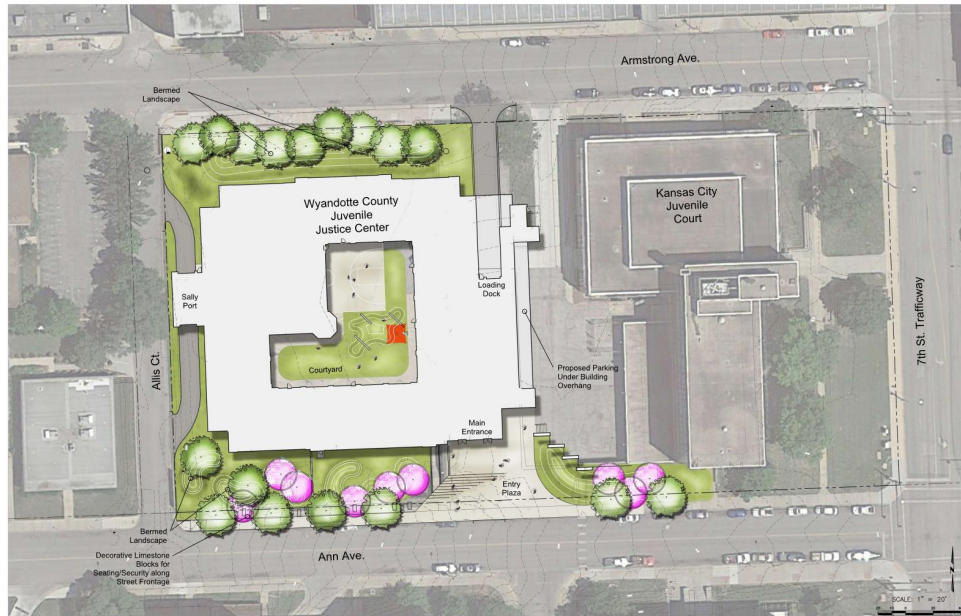


When we began the project, we had a Concept Plan. This was where your budget was prepared from this level of detail and so when we prepared the original budget they are going to review here in a moment, it was prepared off a line diagram idea as this. It was a facility that was planned at about 57K sq. ft. originally. It was to hold originally a detention facility as the study indicated. It also then in order to get efficiently developed incorporated the court system and non-detention

program space. Sometime as we progressed, the scope did increase to include that as well as to replace the parking which was being displaced. Those were some of the scope changes that occurred through the project between the time in which the project was originally budgeted and where we are today.



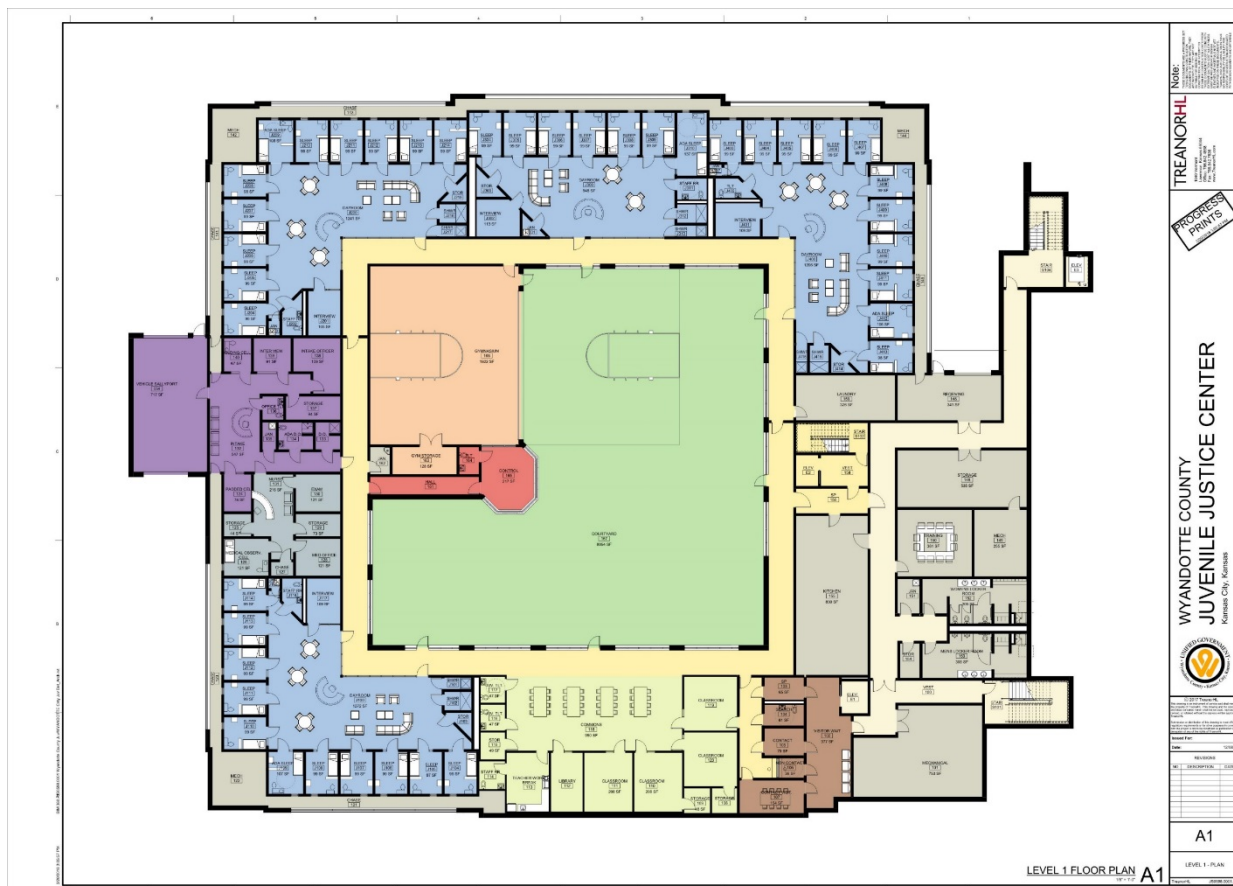
The parking that is being proposed is obviously west of Memorial Hall in a stepdown the hill because obviously it slopes quite a bit through that area to have multiple levels.



SITE PLAN JANUARY 2018

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The design solution that we have now has interior courtyards. Again, this may be familiar to you. It's been a little while probably since you've seen it, but it has an interior courtyard space so that juveniles in detention can exercise in this space. The outside space has some greenspace so that we can control both views in and out of the facility. The main entrance is here off of Ann and then the lower level that would enter through a vehicular sally port here off of Allis Court.

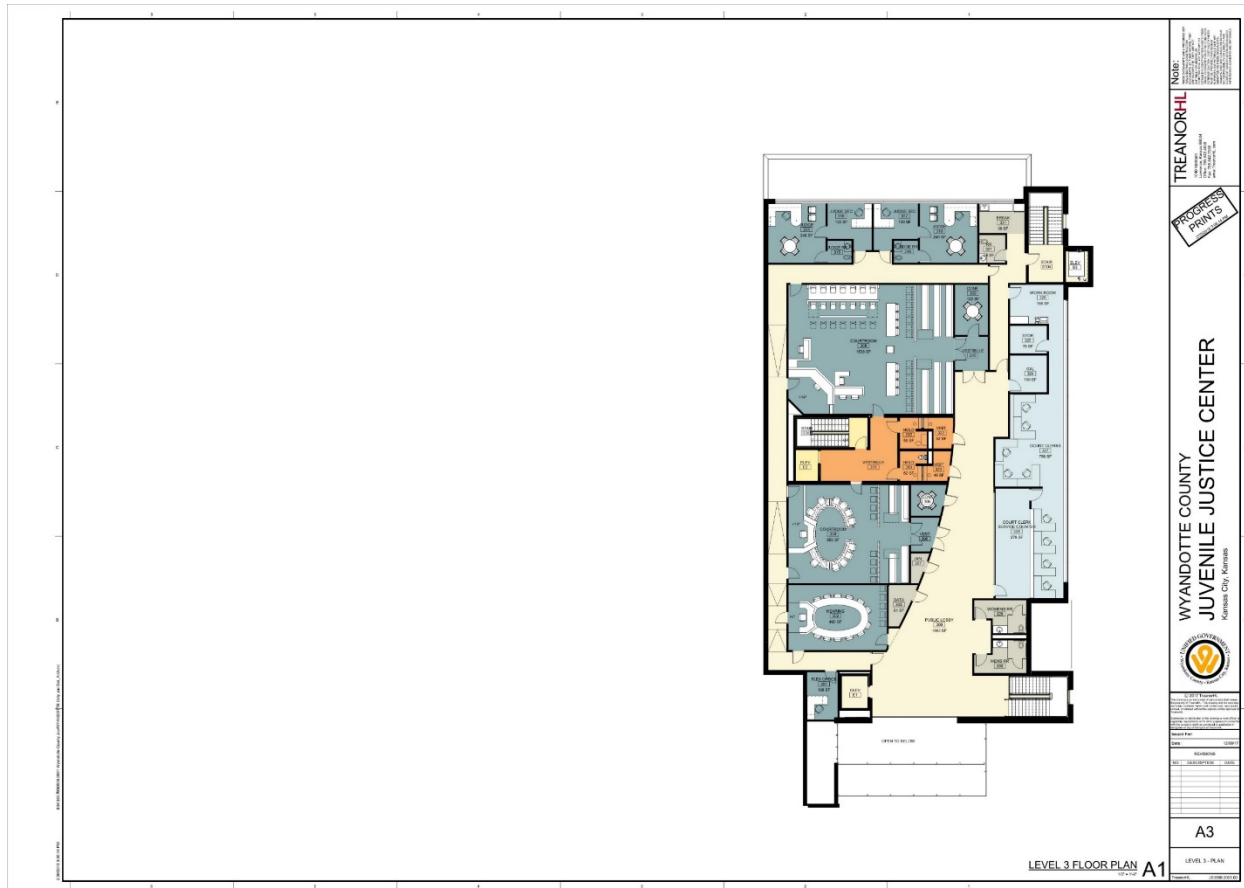


The lower level facility is dedicated to secure detention. As you can see, it has a central corridor loop circulation. A lot of outside space, indoor exercise, and then the blue area is the housing with sleeping rooms along the perimeter. You will see there is a gray—it's actually a mechanical chase that surrounds the building. That provides a dual wall system so that we can access and maintain the facility without interrupting and going into juvenile spaces and detention which is very efficient. Secondly, it allows for two walls such that your outside wall can screen the inner walls so that you won't be able to see into the facility, yet the juveniles can see out so they can have a view of greenspace. A technique that allows us to give that view for somebody that is in that sleeping without being able to see in we have blind controls for at nighttime when that occurs so we can control both the view and communications for those out.

Services are here in the gray for kitchen, storage; light green for the education spaces for the juveniles in detention.



Directly accessible is the main entrance off of Ann. We have program spaces of classrooms for— and multipurpose type of spaces along Ann Street and then blue is the Administration for the detention. We have added Community Corrections spaces here as well as an Intake, Juvenile Child in Need of Care spaces.



On the upper level which is one level above Ann Street is the court, so we have a full jury capable courtroom as well as a non-jury capable courtroom and then a room that will work both as a hearing room as a jury deliberation room in any cases. We have a couple small judicial spaces in the back and then the Clerk of the Court for the juvenile spaces.



EXTERIOR RENDERING JANUARY 2018

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We tried to achieve both an exterior that has a very good ease of maintenance, has a presence of a civic building yet is otherwise welcoming and a non-stigmatized type of detention space. This is the view from Ann. This is the main entrance facing south. I will turn it over to Lynn to discuss the costs. I will turn it over to Lynn to discuss the costs.

June 28, 2018

2017-2018 Approved Budget \$24.8M

Current Costs - \$27.5m total project costs with deduct alternates

Approved Budget					
Description	Quantity	Construction Hard Cost	Owner Contingency	Soft Cost	Total
New Parking Lot		660,000		180,000 \$	840,000
Building Site Work		1,312,500	37,629	174,336 \$	1,524,465
3 Story Detention Facility		19,353,494	511,372	2,570,669 \$	22,435,535
Total Project Cost		21,325,994	549,001	2,925,005	24,800,000

Design Development Estimate May 2018					
Description	Quantity	Construction Hard Cost	Owner Contingency	Soft Cost	Total
New Parking Lot		843,478	23,438	103,372 \$	970,289
Building Site Work		1,062,972	30,093	132,724 \$	1,245,789
3 Story Detention Facility	61,882 SF	23,264,413	646,468	2,851,168 \$	26,762,050
Total Project Cost	61,882 SF	25,190,863	700,000	3,087,264 \$	28,978,127

Lynn Newkirk, Newkirk and Novak, said the 2017-2018 Approved Budget that everybody started with that Dan kind of introduced earlier on the Concept Plan was \$24.8M. We're currently targeting a \$27.5M project. This top section is the breakdown of the approved budget for hard construction costs, some contingency monies for owner change orders, etc. that might come through, soft costs and then the total construction project number for the project.

Currently, our last cost opinion which was in May, based on the plans at that time were \$28.9 so \$29M. There was a correction desired at that point to get back to the \$27.5 number so we're doing that through cost alternates, deduct alternates that we're now incorporating into the plans and also made adjustments and corrections after that last set was issued.

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Wyandotte County Juvenile Justice Center

2017-2018 Approved Budget \$24.8M

Current Costs - \$27.5m total project costs with deduct alternates

Proposed Deduct Alternates

Captured Curtain wall in lieu of SSG systems @ all curtain wall locations except Public Lobby
 Change metal panel at entry to standard finish in lieu of zinc
 Provide 8x16 masonry in lieu of multiple sizes, keep multiple colors/ multiple textures
 Use one size/one color of masonry in courtyard interior up to 14'
 Brick in multiple colors in lieu of masonry
 Perforated panels
 Provide 20' wide door in lieu of 40' wide door
 Alternate finish package: Tile lieu of terrazzo, reduce amount of wall tile, reduce wood in courtrooms to behind judges benches, remove perforated metal ceiling in Lobby, plam countertops in staff areas
 Secure electronics reduction?
 Reduce amount of detention hollow metal?
 Roofing - remove fleece-backed
 Green wall system



This is a list of the proposed alternates that are being incorporated into the plans to do that cost correction. I won't go through those, but any of those that you want to ask about, feel free to. These have all been kind of reviewed with the team, the project team as we go forward.

TREANORHL

Wyandotte County Juvenile Justice Center

Cost Impacts

- Area Increase from Programming of 57,000 sf to 62,000 sf
- Escalation of 4-6%
- Soil Conditions required Piles in lieu of spread footings
- Security Systems are more involved than originally projected
- Steel Tariffs and Market Uncertainty



We tried to boil down to why are the costs kind of trending the way they are so in the original Concept Plan Dan mentioned it was a 57,000-sq. ft. facility. It has grown a little bit to 62,000. You know if you just kind of work on the matrix of the cost per square foot, that's about a \$2M adjustment. Escalation from the time the project was planned to be constructed versus today we're seeing about a 4-6% escalation in costs. That about a 1.3. There are a few other items that are smaller in nature, but the soil conditions on site—once we got the soil borings and the report from the GO Tech, that required an enhanced foundation system. There is a cost for that.

June 28, 2018

The security stems are more involved and a little more, I don't know what the right word would be, thorough. As we all know there is a little of market uncertainty and that's really be driven by some large projects in the metro area. We've got the airport which is getting ready to go and those jobs are being bought now. Johnson County has the large Courthouse going. There is a downtown hotel and all those things are kind of driving a market here from a labor and material cost exposure so we're really trying to predict what the market is going to do when we go out and price this job and drive competition into it. That's our opinion at the moment.

Also, structural steel and any metal stud, anything really steel in this job we've seen since the Tariff idea has come about a spike in that whether it's really causing a shortage or not at this point. The producers and the local guys when they are bidding the steel it has gotten to the point where some of them will not even hold their price through the end of the week, so you've got to lock in with them. That's how uncertain they are with their suppliers so we're trying to predict what that is doing as well. Our building here is a combination of load bearing masonry and structural steel.

Commissioner Philbrook said go way back to the first one on Proposed Deduct Alternates. What in the heck is that? The captured curtain walls. Do you mind telling me what you're talking about? **Mr. Newkirk** said there are several different appearances you can get with curtain wall. Curtain wall is the glass system at the main entry and other areas where you saw some large expansion of glass. This area right here, that is the curtain wall and you can see that the separation between the glass panels is very thin, almost non-existent and so that is a structural glazed captured system rather than having aluminum moanes that would separate the glass. You see both. This is a little nicer system, more elegant and we've dialed that back a little bit in some other areas that are less visible. That was a design element that was—**Commissioner Philbrook** said so in other words, get a little less fancy, but still look good. **Mr. Newkirk** said yes, that was the idea. **Commissioner Philbrook** said I was just trying to understand because you guys understand your jargon and it's like what are we talking about. **Mr. Rowe** said I would say what we've done is to look—each of those are through a value engineering process that included the users as well as the architects and contractors to try to understand the building and where the costs were in order to say are there ways in which we can affect the cost to lower them without affecting the function of the building. Each of those have a different effect on the building, some of them visual, some of them functional,

some of them maintenance and so we're trying to get those and select those only that would have the least effect on the buildings performance. We're building these in as cost alternates so we will bid the building as you're seeing it and as designed and then we will have deductions for these such that on bid day if in fact we're fortunate enough to be able to afford the building, we can include them. If we're not, then we can remove some of those as needed in order to hit budget.

Commissioner Philbrook said so it's not so much reducing the quality as you are some of the aesthetics. **Mr. Rowe** said you have a contractor and an architect so there are some that definitely affect functional use and maintenance of the building. For example, if you go back to the list you will see for example Terrazzo flooring. Terrazzo flooring is a product I think you may have in the lobby of this building. It will wear for 100 years no matter the traffic, easy to maintain with the mop. You can go to buildings 20 or 30 years old, the Terrazzo works fine. That one, for example, is on the list because it is a premium cost. It will affect the function of the building but is it a premium upgrade that is worthy based on our budget. That's why we look at some that affect function, but most of them are quality level discussions that we believe if removed, wouldn't affect the building so adversely that you wouldn't be happy with it. **Commissioner Philbrook** said so in other words we're not going to have to replace the floors in 20 years. **Mr. Rowe** said correct. I think Lynn and I are on the same page that we don't want to have a building that isn't a high quality to be able to function within the buildings normal use. **Commissioner Philbrook** asked which would be what, how long normally. **Mr. Rowe** said we believe that courts and detention facilities are 50-year buildings. **Commissioner Philbrook** said okay, that's what I wanted to know.

Cost Benchmarking

- Wyandotte County Juvenile Center
 - \$397/sf
- Johnson County Courthouse
 - \$443/sf
- North Kansas City Patrol
 - \$400/sf
- Jasper County, MO Juvenile Center
 - \$393/sf



Mr. Rowe said one of the things I think we were asked to do is to review the construction managers numbers from an architectural standpoint and our understanding of what's going on elsewhere in similar building types. Your current facility has about a \$397 per square foot number and what we did was kind of check to see are there other facilities that we're working on that makes this make sense or is this number high or low as a checkpoint. What you will see, and I know this is a public meeting, and that number on the Johnson County Courthouse, as I just realized, might not be published currently. We are also the architects on the Johnson County Courthouse. Actually, I think it was just approved today so I think it is okay. The North Kansas City Patrol facility was about a \$400 and Jasper County Juvenile Center has a lot of similar functions, a little bit smaller so it doesn't have the economy of scale, but it was also bid about six months ago. As it relates they are of essence similar in cost to what we are coming up with, with the cost of this facility.

Plan of Finance | Wyandotte County Juvenile Justice Center

PBC 2018 Series A (issued March 2018)

- Total Uses - \$25.64 M
 - Bond Proceeds - \$24.8 M
 - Capitalized Interest - \$371K
 - Underwriter's Fee @ 1.35% of \$329.7K + Cost of Issuance - \$142.5K
- Annual Debt Service - \$1.757 M beginning 2019 till 2038 @ 3.38% (TIC)

PBC 2019 Series (proposed March 2019)

- Total Uses - \$2.766 M
 - Bond Proceeds - \$2.7 M
 - Underwriter's Fee @ 1.35% of \$36K + Cost of Issuance \$30K
- Annual Debt Service - \$204K beginning 2020 till 2039 @ 4.0% (TIC)

Debt Service Payments for Juvenile Justice Center – PBC Series 2018 + Proposed 2019 Series

- Beginning in 2019 - \$1.757 M till 2038
- Beginning in 2020 – \$1.961 M till 2038; with an extra \$204K in 2039
- Revenue Pledge – Operating Savings from the County General Fund

Debbie Jonscher, Deputy Chief Financial Officer, said I'm just going to recap where we are with the financing on the project currently. Last year this project was approved to bond at \$24.8M so in March we issued Public Building Commission Bonds for a total of \$25.6M. The annual debt service on that issue is about \$1.7M per year beginning in 2019 and it goes for 20 years.

If we were to issue this additional amount of \$2.7M, the additional debt service on that would be about \$204K annually. We estimated that at about 4%. The previous issue was done this year at 3.38% so the debt service currently starting in 2019 on the first PBC Series is \$1.7M. If we were to issue the next series in March of 2019, the additional amount beginning in 2020 the debt service would jump to about \$1.9M for an additional 20 years.

Just as a reminder, the revenue pledge was Operational Savings from the County General Fund. The Public Building Commission operates as a lease so it's a lease from the Unified Government to the Public Building Commission.

Questions and Discussion

Exterior Rendering



Mr. Bach said I think that puts us at the point where we ask if there are any questions on where the project is. I was not pleased to see it come in over budget to the degree it was, though, I think we still have maintained a very good project for what we're trying to build. I still think it's something in the direction we want to move forward to, \$200K based on our current projections within the amount of debt service we see in that fund and the County, it should cover. I also know that we have a lot of other projects out there on the County side that we want to work on. It is my recommendation that we would move forward with the project and then how we will be planning for this in the budget in 2020.

Commissioner Philbrook asked do you need anything from us on that. **Mr. Bach** said we don't take motions in here. You know, when we come before this type of setting, it's to inform you as to the direction we're going. If this is a direction you don't want us to go, I will be proceeding this is how we will build it into the budget. I will increase this as what comes to you in the budget in July. They are going to move forward with the project, with this in mind, and then next March Debbie and her team will come back with this as a new issuance for the Public Building Commission. There will be action for you to take and it will be part of the budget process, but if I'm going in the wrong direction, that's what I would like to know.

Commissioner McKiernan said I'm likewise very disappointed that we've come in so far over our initial projections because from the time that we originally got together our whole thought was that our cost savings from stopping the farming out program would cover not only the revisions to

the jail to bring those prisoners back, but would also cover the costs of building a new facility to get the juveniles out of the adult jail. We've been operating on that premise from day one and so it's very disturbing, disconcerting, troubling for me to see that we're 4. something million dollars over that initial estimate because that initial estimate was based on our cost savings, what money we would have available to pay that bond back over the next 20 years.

I understand that we don't have to do anything today, but my recommendation would be find a way to make it fit our budget or show me how we can pay for it.

Mr. Bach said I guess I will say the revenue pledge of the operational savings, Debbie, as you went through and looked where we're at on the County Debt Fund piece and the amount of money coming from that, currently we have the projected revenue we think will cover this, right? **Ms. Jonscher** said in the short-term, probably so. Kathleen and I are working on updating the long-range financial plan which I think the plan is to bring that back during one of the budget workshops and we're going to be looking at this fund so we're going to have some additional information for the out years.

Commissioner Philbrook said this doesn't have to do with the money, this has to do with—I just came back from Baltimore and happened to by chance talk to some officers that were working on their bicycles around the Inner Harbor area. They said oh, you're from Kansas City, Kansas and I said yes. They said that of course their hearts go out to us and one of the gentlemen dug in his backpack and pulled out a badge from the Baltimore Police that he wanted me to bring back to Kansas City to give to our folks here to let them know that they actually are thinking of them and their hearts are with us. I brought this tonight so I could give it to Sheriff Ash. It was just an opportunity to let you know there are people all over that are with us and are praying for us.

Donald Ash, Sheriff, said thank you Commissioner. I have received many such expressions probably from all 50 states in the Union. I don't think I've run across Hawaii yet, but I have had Alaska. There is a great big pile of that stuff over there. It's just amazing the way people have been supporting. In fact, there were people on the ground here from Boston, New York, Chicago, Dallas, Ft. Worth, Oklahoma, I mean they came from the region certainly, but they came from the coasts even. Thank you.

Commissioner Johnson said I hate to even come behind that. Can you give us some detail on the revenue pledge when you—is that what the intent is, is to give us the detail of how that plays against the debt service coverage in the mix after you and Kathleen get together? **Mr. Bach** said we will bring that back as a workshop during the budget process. I was hoping—and that is one reason we did this now is to come back and spend a little bit more time on it, direct it, so you would have an update on the project. Then, we will only be focusing on the finance piece when we are working through the budget process. We will be continuing to move down the process that we're moving in this direction, but we will be showing that to you over the next 30 days and working through it from there.

MAYOR ALVEY ADJOURNED
THE MEETING AT 6:28 p.m.

dt

Bridgette D. Cobbins
Unified Government Clerk

June 28, 2018