

**ADMINISTRATION AND HUMAN SERVICES
STANDING COMMITTEE MINUTES
Monday, August 27, 2018**

The meeting of the Administration and Human Services Standing Committee was held on Monday, August 27, 2018, at 6:30 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Markley, Chairman; Commissioners Philbrook, Johnson, Bynum, and Kane. The following officials were also in attendance: Gordon Criswell and Joe Connor, Assistant County Administrators; Patrick Waters and Henry Couchman, Senior Attorneys; Kathryn Devlin and Edward Bain, Attorneys; Kathleen VonAchen, Chief Financial Officer; Terry Brecheisen, Director of Public Health; Wilba Miller, Community Development Director; Zach Flanders, Planner; Logan Masenthin, Professional Assistant in General Services; and Jay Doleshal, Sergeant-at-Arms.

Chairman Markley called the meeting to order. Roll call was taken and all members were present as shown above.

Chairman Markley said there is one revision to tonight's agenda; not a new item, but an update to the existing Item #3. A blue sheet was distributed providing an updated charter ordinance regarding the transient guest tax.

Approval of standing committee minutes from May 21 and June 18, 2018. We have two sets of minutes due to the cancellation of the July 23rd meeting due to lack of items. **On motion of Commissioner Kane, seconded by Commissioner Philbrook, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 18345...GRANT: CDC REACH FOR HEALTHY SPACES, HEALTHY PLACES

Synopsis: The Public Health Department, along with the UG Planning Department, will be a sub-grantor to the Kansas University Center for Research (KUCR) grant from CDC REACH in

the amount of \$130,000 for the first year of a five-year, \$500,000 grant, submitted by Terry Brecheisen, Director of Public Health. The overall goal of the intervention strategies is to reduce or prevent chronic disease in three areas: physical activity, nutrition, and access to healthcare. There is no match requirement.

Terry Brecheisen, Director of Public Health, said I'm here with Zach Flanders from the Planning Department. KU is applying for this grant. We will be sub-grantees for it to do chronic disease intervention activities. It's a five-year grant. The interventions will be formulated during part of the grant. It's a nice deal for our community. There are three categories: physical activity, nutrition, and access to care. That's what the grant is about. We're excited if we get funded. It has been submitted, but we don't know if we've been funded yet.

Commissioner Bynum said chronic disease intervention; it sounds like it comes alongside our Community Health Improvement Plan very nicely touching on several of those items that are being laid out for us in that plan that's going to come forward. Is there a mechanism within the grant that's going to help us measure chronic disease intervention improvements? We're trying to move the needle on our health outcomes. Is this going to provide measurement tools that will help us show that we are moving the needle on those items? **Mr. Brecheisen** said yes. **Commissioner Bynum** said that's fine. I just hope that as we—these are not small dollars. It's people and their time and their energy and their hard work. We're trying to change health outcomes here. We're looking for measurements that show we are doing that.

Mr. Brecheisen said the KU University Center for Research is the one that has applied for the grant. They're all about that type of documentation and going from point A to point B and how long did it take, and charts and graphs, and that kind of stuff. The short answer is yes.

Commissioner Bynum said my last question is, within the grant document that we saw in the agenda, it shows dollar amounts with specific names for staff positions. I'm just curious. Are we basically, should we be successful, are we basically supplanting dollars for salaries? **Mr. Brecheisen** said we have some people who would be good at this. They are under other grants right now that are coming to an end. This would transition them into another kind of health education type of activity.

August 27, 2018

Commissioner Johnson said as it relates to moving this needle as we were talking about in terms of outcomes, I think we're beyond a point where we need to really start looking at specifics of how we're going to be able to address this. I know there are so many subfactors as they relate to health outcomes. Some don't have anything directly to do with one's health, per se, but they are things that ultimately will affect someone's health.

I think we need to start looking at ways or identify, to what Commissioner Bynum was talking about, how—getting down into the weeds, which I don't like to do, but I think we're beyond the point actually of getting down into the weeds of how is this going to affect our health outcomes.

You just happen to be bringing this particular request at a time that I've been thinking about this a lot. I'd ask for your help and anyone else that can help us to have dialogue and understand how our efforts are helping change the health outcomes of persons who are in our community. We're still in the fourth quartile of health outcomes. We are doing better from what I understand, but we've got a long, long, long way to go. The more we can do as commissioners and persons that can help direct our staff, the more knowledge that we have, the better we can address this issue and get that moving in the right direction. **Mr. Brecheisen** said absolutely.

Mr. Brecheisen said on Thursday evening, the Health Department will be making a presentation at the special session of the Commission. We'll be talking about the Community Health Improvement Plan. These three topics will be brought up as very specific interventions are being planned that can then be monitored and assessed over the five-year plan.

Commissioner Philbrook said when you do your presentation and you're going to be very specific about your plan, does that mean you're going to name out the exact chronic illnesses that you are going to be working with or problems. **Mr. Brecheisen** said for the Community Health Improvement Plan, there are four areas in that: safe and affordable housing, access to care, violence prevention—which are kind of unusual health topics—and education and jobs. **Commissioner Philbrook** said with this one, with this particular thing that you are applying for, have you decided what chronic problems you're going to be dealing with. **Mr. Brecheisen** said that's part of the five-year plan on this grant is to determine what we want to do first, second, and third. There's kind of a planning stage in this grant. **Commissioner Philbrook** said not

August 27, 2018

how you are going to do it, as much as also what you're going to work on first. **Mr. Brecheisen** said right, that's why it's a unique grant in that they've given us plenty time to plan for what the intervention strategies will be.

Chairman Markley said there is no match requirement for this grant.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Bynum, to approve.** Roll call was taken and there were five "Ayes," Philbrook, Johnson, Kane, Bynum, Markley.

Item No. 2 – 18357...GRANT: SHARP (SEXUAL HEALTH ADOLESCENT RELATIONSHIP PROGRAM)

Synopsis: Approval of grant application and funding, if awarded, from The Healthcare Foundation of Greater Kansas City for a two-year SHARP (Sexual Health Adolescent Relationship Program) grant in the amount of \$200,000, submitted by Terry Brecheisen, Director of Public Health. The general purpose of the grant is to decrease the STI/HIV and teen pregnancy rates in Wyandotte County. There is no match requirement.

Terry Brecheisen, Director of Public Health, said we already have a wonderful relationship with USD 500. We have been in that school district doing teen decision-making classes. Growing up, getting older, there are responsible choices that need to be made. We're already doing that. That grant is coming to an end. This grant helps us continue the good work that we've already done.

Action: **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to approve.**

Chairman Markley said there is no match requirement for this grant.

Roll call was taken and there were five "Ayes," Philbrook, Johnson, Kane, Bynum, Markley.

August 27, 2018

Item No. 3 – 18368...CHARTER ORDINANCE: PROPOSED REVISIONS TO TRANSIENT GUEST TAX

Synopsis: A charter ordinance amending and replacing Charter Ordinance No. CO-03-08, relating to the levy of a transient guest tax, to the maximum rate thereof, and to the purposes for which such transient guest tax monies may be spent, relating to the establishment of a convention and tourism committee, its composition, the appointment of members, the length of members' terms, and the authority to contract, exempting the Unified Government from K.S.A. 12-1697(a) and K.S.A. 12-16,101, submitted by Kathleen VonAchen, Chief Financial Officer.



Kathleen VonAchen, Chief Financial Officer, said we're presenting proposed revisions to the transient guest tax ordinance for your approval. In your packet, you'll have a redline version and a clean version. There were a few, minor legalistic kind of deletions in the blue sheeted version presented to you that were missed in the original version.

August 27, 2018

TRANSIENT GUEST TAX (TGT) STATUTORY AUTHORITY & OTHER INFO

- KSA 12-1697(a) authorizes local governments to levy a transient guest tax (TGT) for the purposes of promoting tourism and conventions
- Also known as "hotel/motel tax"
- Statute allows for a levy of 2% of gross sales on hotel/motel or other transient accommodations (such as bed-and-breakfast accommodations)
- Home rule cities and counties are allowed to exempt themselves from certain provisions of KSA 12-1697, such as allowing to increase the (TGT) to greater than 2%
- KSA 12-1774 allows the pledging of TGT revenues for debt repayment of bonds issued in redevelopment district

To start from the beginning, the state statutes allow for local governments to levy a transient guest tax, sometimes it's called a hotel/motel tax, for the purposes of promoting tourism and conventions. The statute allows for that tax to be 2% of gross sales on the hotel/motel and other transient occupancy gross sales. Other transient accommodations could be also bed and breakfast accommodations.

Home rule cities are allowed, and counties, are allowed to exempt themselves from the provisions of these specific statutes in order to increase the percentage greater than 2%. In addition, another area the statute allows for pledging transient guest tax revenues for the repayment of debt that's issued on behalf of or to, to undertake redevelopment projects.

EXISTING UG TRANSIENT GUEST TAX ORDINANCE

- Prior charter ordinances exempted the UG from certain state statutes
- Established the TGT at 8% on hotels/motels in KCK
- *"to provide revenues to promote tourism and conventions for the purposes of purpose of paying a portion of the principal and interest on bonds issued under KSA 12-1774, and to finance the renovation of the Jack Reardon Civic Center and the construction and equipping of the adjacent hotel facility"*
- Revenues to be spent on tourism and conventions.
 - 74.375% for promotion of conventions and tourism within KCK
 - 24.625% for promotion of KCK downtown tourism development
- KSA 12-1774 allows the pledging of TGT revenues for debt repayment of bonds issued in redevelopment district

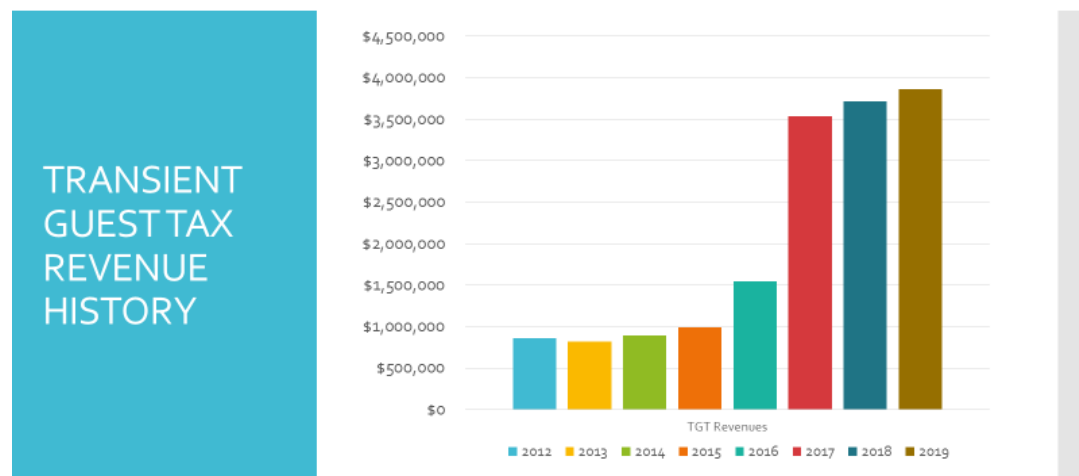
Our prior charter ordinances have exempted the UG from certain state statutes. The current transient guest tax is 8%, just so you know, of gross sales. Our proposed, which I'll talk about

August 27, 2018

later, our proposed revisions do not change this at all. Eight percent is what we'll continue with. Our ordinance specifically provides that the revenues are to promote tourism and conventions for the purposes of paying a portion of the principal and interest on bonds, and to finance renovations of the Jack Reardon Civic Center and construction and equipment of an adjacent hotel facility. Pretty specific. We're going to talk about that later.

In addition, the current ordinance breaks out the revenues to be spent with 74% of them be promoting conventions and tourism within Kansas City, KS, and 24% promoting our tourism development within the downtown area. Again, that statute related to the pledging TGT revenues for debt repayment on redevelopment districts is in place.

Commissioner Philbrook asked that is what we're doing now, the 74% and 24%, or are we proposing something different. **Ms. VonAchen** said we're proposing something different. In a couple of slides, you'll see what we're proposing. **Commissioner Philbrook** said I just want to make sure I was understanding this is what we're doing now. **Ms. VonAchen** said it's the existing one.

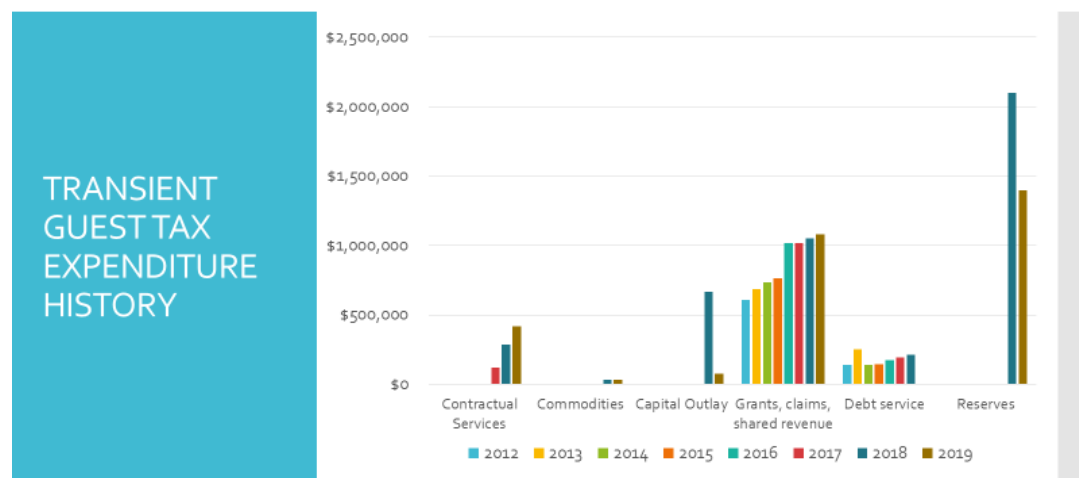


Just to give you an idea, there's been some changes so this graph illustrates it. The payoff of the STAR bonds resulted in an influx in transient guest tax revenue that was previously used to pay the debt service on our STAR bonds that paid for the Legends shopping area. We're basically collecting about \$2M more a year.

The current ordinance has us dividing that whole \$3.5M or almost \$4M a year by those percentages. Then, it also just restricts it to improvements with respect to the existing

August 27, 2018

convention center. If we were to develop and build a new convention center in other areas of the city, our ordinance wouldn't address those. We felt the Commission needed to broaden or provide all of you the flexibility to make rational decisions about how properly to allocate the transient guest tax money according to the goal or objective of promoting tourism and conventions.



Our proposal—and also just to give you a little history, this is the expenditure history here. We've got it broken up by the different categories of expenditures. We usually budget some contractual services, although it's not spent. It's sort of a reserve. You never know what might happen coming up. Also, there's a little bit of commodities here. I think those are related to assisting with—some of this contractual services and commodities are related to assisting with the promotion of the different events that are happening at Memorial Hall. This big jump here is over \$600,000 for renovation, replacement, and rehab of the windows at Memorial Hall.

This series of bars all relate to the amount of funding that the Unified Government is providing to the Kansas City, KS Convention and Visitors Bureau. As you know, a new contract was entered into. I have a copy of it here. Patrick knows it really well. There was additional funding provided within that contract. Actually, in 2016, the CVB received a substantial increase or they benefited from the payoff of the STAR bonds. Some of the reserves were designated as transient guest tax funds. They got some of that too. I think the contract actually went in effect 2017.

This is a debt service related to the Section 108 Loan that help pay for the Hilton Hotel. We paid that off this year. Those payments will no longer be.

August 27, 2018

These are reserves to allow for appropriations for projects that will be coming before you very soon.

Commissioner Bynum said on the very last column, the reserves, the 2018 reserves are a little over \$2M. **Ms. VonAchen** said correct. **Commissioner Bynum** said 2019 is projected just short of \$1.5M. **Ms. VonAchen** said yes. Those match with the level of revenues that are coming in. The '18 is to pay for—is funding that has been authorized to assist in the payment of the grocery store, I think. **Commissioner Bynum** said my question is, am I to add those two numbers together or we have projects we're going to spend those...**Ms. VonAchen** said no. We don't have specific projects in mind. I apologize. I'm getting some of the projects confused. **Commissioner Bynum** said that's okay. We have a lot of projects which is a good thing. **Ms. VonAchen** said the grocery store is coming from the Special Asset Fund in those reserves.

Commissioner Bynum said my question is, I'm adding '18 to '19 for a total of \$3.5M. **Ms. VonAchen** said I don't have the budget book in front of me, but I'm almost positive, yes. We don't approve budgets that result in a negative fund balance. There are quite a bit of funds available for future projects. These are in reserve accounts, so they can't actually be spent out of a reserve account. They're just set-aside in case a big project comes up. When they do, they'll come before you and you'll approve it, and then we'll move funds to the respective expenditure account or capital project account.

Commissioner Philbrook asked would that have anything to do with the possible building that might be happening out around the new American Royal. Would some of that go? **Ms. VonAchen** said we did do a RFP and selected a developer to assist with evaluating our convention center kind of ideas for out in the Legends area or Village West. Those haven't been solidified yet. **Commissioner Philbrook** said they're not, okay. I'm just kind of asking about possibilities for this money. That is a possibility, if—thank you.

PROPOSED REVISIONS TO EXISTING TGT ORDINANCE

- Broader language to allow for support of other convention centers in addition to existing Jack Reardon Civic Center
- Provide Board of Commissioners with more budgetary flexibility of how the revenues are to be spent
 - Additional revenues now being collected as a result of the payoff in December 2016 of the STAR bonds that financed the Legends shopping area
 - Reflect provisions of the current contract with the CVB
- Add language to strengthen the administrative collection of the short-term rental TGT
- Allow to pledge TGT revenues for redevelopment districts via “pay-go” approach; only for economic development related to tourism promotion

Ms. VonAchen said the proposed revisions to the ordinance, as I mentioned, there are a couple of broad kind of reasons behind it. First off, we want to provide broader language to allow for support of other convention centers in addition to the existing Jack Reardon Civic Center. As I mentioned, we are evaluating the potential of a convention center out west.

Also, these provisions provide the Board of Commisisoners with more budgetary flexibility on how the revenues are to be spent. Because of the additional revenues that we’re collecting as a result from the STAR bond payoff, they’re substantially more than they have been in the past. Also, the revisions reflect the changes that were made to the Convention and Visitors Board current contract that we have..

In addition, we’ve added some language, a little bit of language, to strengthen our administrative collection efforts with regard to short-term rental or Airbnb for transient guest tax. We are evaluating in the future potentially administering this transient guest tax perhaps on our own, and maybe entering into a specific contract or agreement with Airbnb so we can better validate the collections of those short-term rentals. That’s a project that we can evaluate and potentially do in ‘19. It’s just an idea we have. That’s not really part of this ordinance, but we did introduce some language to allow for that.

Lastly, this would—one of the key points for me is right now, the only way in which we can provide transient guest tax revenue as part of a redevelopment project that is only specific to building a hotel or some other really tourist-related purpose. The only way we can do it right now is if we issue bonds. It’s really inefficient to issue \$1M in bonds. It’s better to just collect

August 27, 2018

the transient guest tax revenue and pass it on to the developer up to the cap based on the development agreement and not incur all those issuance costs. Right now, the provision is a little restrictive. The language would allow for us to go and do it on a pay-go approach.

**BOARD OF
COMMISSIONERS
ACTION ON
PROPOSED
ORDINANCE**

- Recommend approval by the Administration Committee, to be forwarded to the Board of Commissioners on September 13, 2018
- Two publications required, September 20 and 27
- Goes into effect 61 days after 2nd publication unless a protest petition is filed with the UG Clerk by 10% of the electorate who voted in the preceding general election demanding that the proposed charter ordinance be submitted to the electorate of KCK requiring a majority vote for final approval.

I recommend your approval. Of course, I would ask if Patrick has any comments, he can. Lastly, I do have Bridgette Jobe here from the Convention and Visitors Bureau who would be happy to answer any questions you may have.

I would like to mention that I worked with Bridgette on developing these revisions. We also provided these revisions to her board last month.

Commissioner Kane asked how is this going to affect your group. **Bridgette Jobe, Convention and Visitors Bureau Director**, said that is a great question, Mike, and I thank you for asking that. I first of all want to thank Kathleen for involving me in this process; involving the Convention and Visitors Bureau. That is some very significant stuff. Past revisions to transient guest tax ordinances have happened which we found out after they passed. So, thank you to everyone to make sure that partnership and that communication is happening.

The Board did review the ordinance. We understand the need and the intent. We have one of our Board members here. I think the only concern, and that's probably too big of a word, was the addition of the words "expand" and "economic development." All previous transient guest tax ordinances have limited their use to promotion. While we believe that this current Commission is very supportive of and understands the need for the promotion of tourism, we don't know what future Commissions will be. The reality is, the way this ordinance was written,

August 27, 2018

all the transient guest tax could go to promotion, all could go to economic development. My job is to assure that we have those dollars to adequately promote this destination that we have built. I say all the time, if you build it, they will come. It does not work in tourism. Everyone is competing for visitors to come to their destination.

We have had a very significant jump in our budget in the last couple of years. I've been here for 20 years. I was here for the many, many years when we were operating with the Legends opened with a very, very, very small budget.

I believe that we have shown that we are using the dollars that have been given to the Convention and Visitors Bureau in the best way we can to get the best results. I just wonder if there is some way that there could be some assurance written in here that not all the dollars would go for economic development because even though \$3M to \$4M is a huge amount of money, it can be spent just like that and all of a sudden we don't have a way to promote and market our destination.

We are supportive. We totally understand the need. I don't want to imply at all that we do not understand that. We support this. We're just a little concern about the future.

Chairman Markley asked Kathleen and Patrick, can you speak to that concern and what discussions you may have had during the negotiation process about that. **Ms. VonAchen** said the wording that she mentioned was the word "expand," which is in Section 3 and Section 4. My intent in adding the word "expansion," actually did really specifically relate to augmenting or expanding the existing convention center we have downtown. That's what I really intended, but it doesn't really need to be in there, honestly, because promoting is what I also more emphatically believe we should be promoting as a priority. It was sort of added as a description.

Commissioner Kane asked can we take that language out.

Ms. Jobe said the only other thing I would add, if you don't mind if I jump in, is the "economic development." That can be interpreted in so many different ways. I understand why it needs to be in there. **Ms. VonAchen** said the reason we add—it's economic development related to tourism. It's very specific related to tourism. Actually, the current statute allows for transient guest tax revenues to fund the building of hotels, but you have to do it through bonds. We just

want to change that so we can do pay-go. It's just changing how that's financed, the means for which its financed.

Commissioner Kane said I can see her concern here because not too long ago, they tried to combine three entities and the Commission never stays the same, or very seldom stays the same. I don't want to put them—they have to go out there and they have to do their job. They have to know they're going to have a substantial amount of money coming in, that the stack is going to be so big, and in order to grow, we're going to need money. The deal that was tried here a couple of years ago where they were combining the three and they were going to rob Peter to pay Paul, and you guys are Peter, we need to protect them.

Ms. VonAchen said right now, the contract with the CVB is through 2021. Beginning in '19, it's \$1,050,000 plus any CPI above the prior year. As you can see here, the amount of funding the CVB has been getting has increased from roughly 650 in '15 to over \$1M in '19. That funding is in there and it will continue to 2021. Once this contract is re-examined and renewed, it would continue again for another five years.

Commissioner Kane said I guess the question is, why are we talking about it now then. After what happened to them, and it was bad—so if the contract tells them, then they need to understand that at that certain time, they're going to come there and say you've got a lot of money and we're going to take some of it back from you.

They were doing barebones for a long time. The community has grown drastically because of them. I just don't—if it was my project and they were coming after me like this, I might have been as upset I was about 20 minutes ago.

Chairman Markley said I think the impetus for this discussion had nothing to do with the CVB contract; it had to do with our ability or inability to support a convention center outside of downtown. The existing language only allows us to support a convention center called Jack Reardon downtown. That's why we're talking about this ordinance tonight, not to be confused with any future negotiations with the CVB contracts. They're just looped into this because we fund them that way. In the future, this language could impact those negotiations.

Commissioner Kane said one thing's for sure, I'm all about a convention center.

August 27, 2018

Commissioner Bynum said thank you for clarifying the sort of origination of it. I appreciate that, and I understand that.

I'm glad you're here because one of my questions as we were reading through our packet is, what's the position of the CVB, obviously, on this issue. My goal mirrors Commissioner Kane. I want language that protects the CVB. We've done a good job lately of giving you the stair-step increases you need to continue to market and promote Wyandotte County as a tourism destination, and I'm glad we did. You needed it and you will continue to need it, frankly more and more and more because we continue to grow tourism opportunities here.

I would like some kind of language that protects exactly what you just said and exactly what Commissioner Kane said and that is, we won't always be the ones sitting here. There may be a future Commission that decides we are doing just fine promoting tourism and what we need is to spend our millions of dollars building stuff. I can't support language that doesn't include protecting the CVB. I guess that's ultimately what I'm asking.

Finally, my specific question is, is there language in the ordinance change that changes the makeup of the CVB Board or is that entirely a separate thing? **Ms. Jobe** shook her head no. **Commissioner Bynum** said okay, so no language changes the Board makeup. I want language that protects the CVB.

Commissioner Philbrook said when I read it over, of course I don't have that part with me tonight, but I did have a very similar question. I always get a little nervous when we create something, excuse the expression: "loosey goosey" and we don't have exactly what we have in mind as far as guidelines. It's very easy for money to slip from one side to the other. We handle a lot of money. Not me personally, but as the Unified Government in doing our business. I would also like to see a little bit more definite language in there. I don't want to rely on renegotiated contracts for this. I personally don't want to go through the same thing that we went through the last time. It was very contentious. I don't want to have to go through that again. We already know that the CVB has shown us a lot of good work and they're paying attention to what's going on out there. I don't want to make them an afterthought in this conversation because they're very much a part of this. I'm very much on the same line as Commissioner Kane and Commissioner Bynum as far as wanting a little bit more definite language.

August 27, 2018

Chairman Markley said let me sort of poke a little bit and try to give staff some additional direction. From my CVB Board seat, I'd love to have this tied to a percentage. From my UG Commissioner seat, that might not be such a good idea. Are we asking staff to tie the CVB to a percentage? We can't even really do that this year because they're under contract right now and it doesn't involve a percentage. We are in an awkward situation if we are attempting to change the current contract that goes through 2021 by tying an exact amount to this ordinance, which if we did it by percentage, we would be. Or, are we looking for something more like we will never give less than "X" percent to the CVB so we can make sure there's always funding in place for them?

Commissioner Kane said yes. **Commissioner Bynum** said I would agree with that. I would agree with that, and I think at no time shall we unfund.

Chairman Markley said then we need you guys to quibble about what that minimum percentage is. That will be for you to figure out and bring back to us what that sort of reasonable percentage is.

Commissioner Kane said I like the idea and the reason is, if you've been here for 13 years, we've had a lot of times robbed Peter to pay Paul and poor Peter is standing there with nothing. Paul is so fat and happy he can't stand it. We have to be fair to everybody; fair to the city, fair to the CVB, to all the entities. You'd be surprised what I hear when people say, will I saw that because I'm always asking how'd you get here. Oh well, we saw the stuff that you guys have put out and that's huge. We're growing every day. As soon as we get a convention center, we'll grow some more.

Commissioner Bynum said just a quick comment. I want to be clear; I want to support. It's nice to see that reserve fund. I appreciate your position on a different funding mechanism than bonding a \$1M hotel. I appreciate that. I like the notion that the revenues coming and that we can use it for tourism-related economic development. That's great. I'm just asking for the protection.

Ms. VonAchen said I'll give you an example. The mental health mill rate, that doesn't have a specific dollar amount that's tied to the mental health contract we have. There is a precedence in the rest of our budget that assumes that those sorts of funding mechanisms are in place and will

continue. **Chairman Markley** said we also have examples where that's not the case where there is a specific percentage or amount that was supposed to go to a certain entity.

Chairman Markley said two other things I just want to make sure that we're giving you good direction. My sense is we're taking out the word "expand," but we're comfortable leaving the reference to "economic development" related to tourism if we have this additional language that you guys want to negotiate to tie to the CVB ongoing budget.

Commissioner Philbrook said I guess my question would be, how does the word "expand" preclude the other. Does it? Does it preclude a percentage, a lower, however we want to do a minimum percentage, nothing falling below? **Ms. VonAchen** said no, that doesn't have anything to do with it. **Chairman Markley** said I think Bridgette's concern was just that "expanding" can be interpreted a lot more broadly than "promoting." **Ms. VonAchen** said I was specifically talking about the physical structure of downtown at 5th & Minnesota.

Chairman Markley said we have taken your ordinance and sort of picked it apart. I think you're going to have to come back and visit us again. How long do you think it will be before we can see you again? **Ms. VonAchen** said just next month would be okay with me.

Chairman Markley asked is there anything else you need me to ask these guys for direction on or do you think you have something to work with. **Ms. VonAchen** said no.

Action: **No motion taken. Charter ordinance to be revised and brought back next month.**

Item No. 4 – 18367...RECOMMENDATION: EXPANSION OF SERVICE AREA FOR CHIP DOWN PAYMENT ASSISTANCE PROGRAM

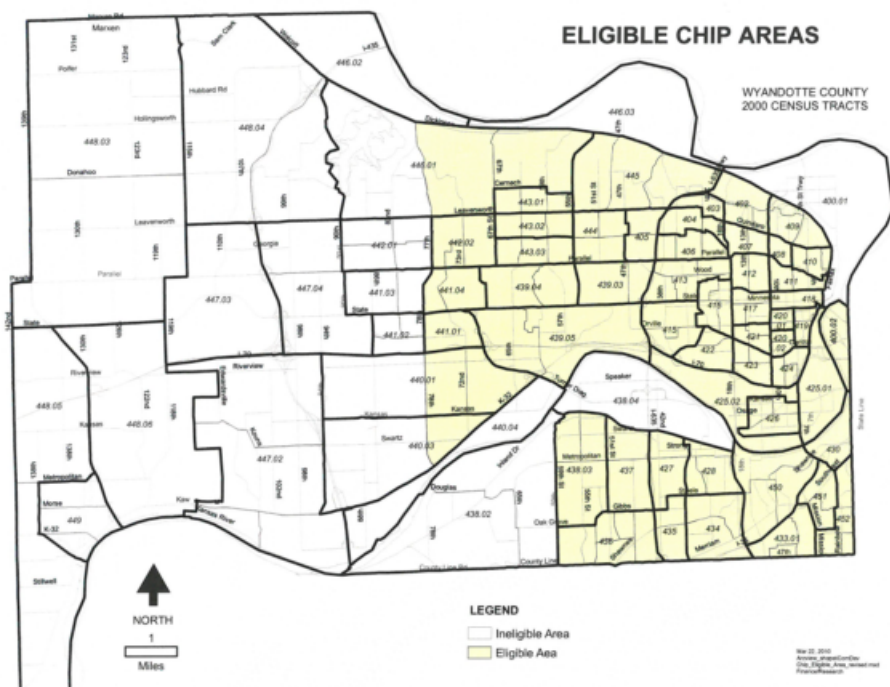
Synopsis: Request to expand service area for the CHIP down Payment Assistance Program funded with HOME Funds received from U.S. Department of Housing and Development, submitted by Wilba Miller, Director of Community Development.

August 27, 2018

CHIP Service Expansion

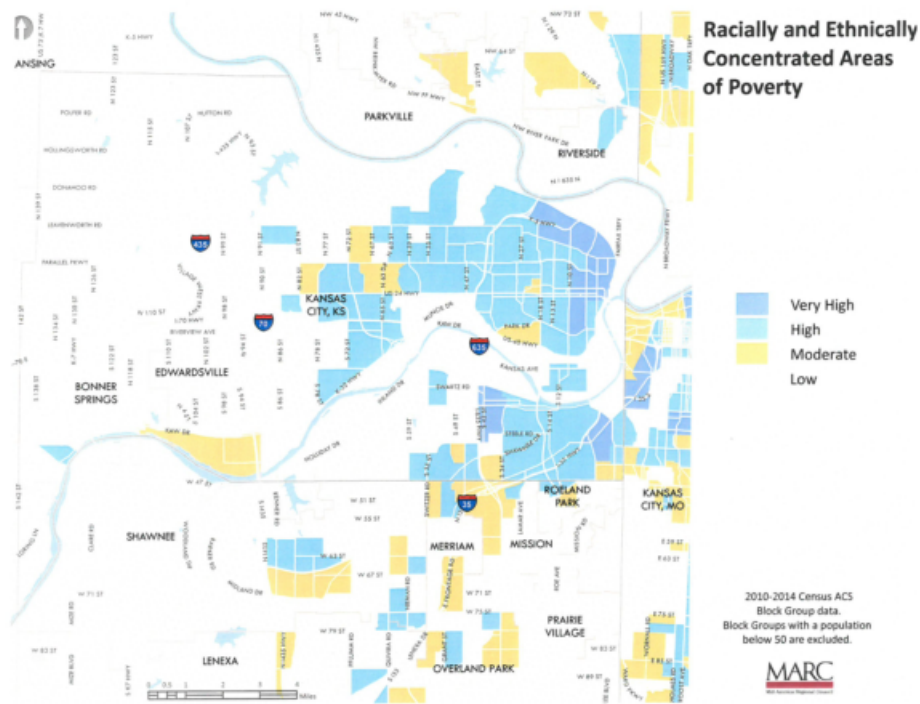
Administration and Human Services Standing Committee
August 27, 2018

Wilba Miller, Community Development Director, said I'm coming tonight before you to ask for the CHIP service expansion area.



August 27, 2018

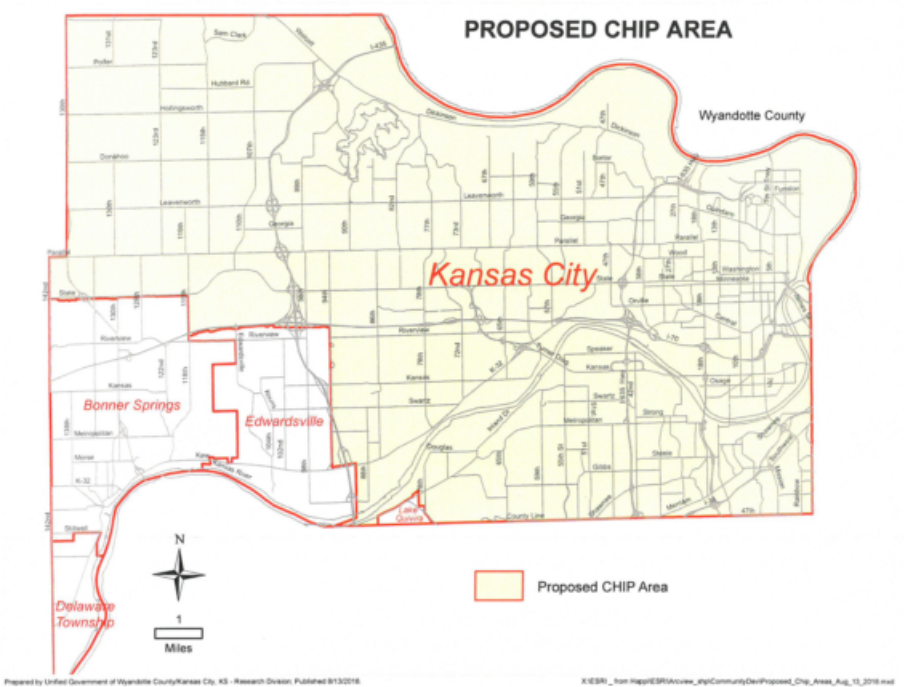
You're looking at the current CHIP eligibility areas. You can see that north of the river, the east side of 77th Street is the boundary, and south of the river, 59th Street is the boundary. This map has been like this practically since the program got started. It basically follows the low and moderate-income census tracts. I wanted to come before you and talk about changing it for several reasons. One of the biggest reasons, as you know, we did a Regional Fair Housing Plan last year or two years ago.



One of the things that the Mid-America Regional Council did was provide us with a map of recap areas. This is racially and ethnically concentrated areas of poverty. If you look at it, I know it's not concentrated on Kansas City, KS, but you can see that it sort of follows that low-mod census tract map. One of the things that our Fair Housing Plan expects us to do is to allow everybody the opportunity to get into areas of opportunity. For instance, Turner or Piper.

What I'm asking the Commission to do is because there are other things too, the HUD income guidelines for 2018 increased income for a family of four was \$59,850, now it's \$64,000. Purchase prices for existing houses increased from \$147,000 to \$152,000. Newly constructed houses from \$224,000 to \$232,000. HUD has acknowledged that the price of housing is going up; that income levels need to be adjusted. The adopted budget for CHIP would allow for 20 homes in '18 and 15 homes in '19.

August 27, 2018



I would like to do the expansion to the city limits of Kansas City, KS. Bonner Springs and Edwardsville are not eligible.

Chairman Markley said I will say just in general, this CHIP Program is a great way to encourage people to move into our community. It's a great tool. If you have realtors in your community who aren't taking advantage, or you have people who are looking to move here, they should be looking into this program. **Ms. Miller** said, Commissioner, I did look—since 1993, we've done about a thousand, approximately \$9M-\$9.5M.

Commissioner Johnson asked, Wilba, can you, just for the persons that may be watching on TV, kind of just talk about the CHIP Program, how it works, the mechanics of it. **Ms. Miller** said yes, sir. The current program offers down payment assistance to persons that meet 80% of the median area income. It offers right now, \$14,999. The persons that qualify must stay in their house for five years, must take care of their house and not get code violations, and must keep their taxes paid. At the end of that five-year affordability period, that \$14,999 second mortgage will be released. Technically, they are getting approximately \$15,000 off the cost of their mortgage, which also reduces their payments by that \$15,000.

August 27, 2018

Commissioner Bynum said just to clarify, the dollars that we spend on this program come to us through HUD. **Ms. Miller** said yes, ma'am. **Commissioner Bynum** said it's used as part of our Community Development. **Ms. Miller** said right. These specific program dollars are HOME funds. They're the second arm of our Community Development HOME and ESG funds. Primarily, all of those funds are used for housing in one way or another.

Commissioner Bynum said my second question is just really out of curiosity. Will you be taking this also to the Neighborhood and Community Development Standing Committee? **Ms. Miller** said no. **Commissioner Bynum** said but it will come to full Commission. **Ms. Miller** said I thought maybe I could get a yes vote here tonight. **Chairman Markley** said you will get a yes vote, but then it will go on the full Commission Consent Agenda.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Bynum, to approve.** Roll call was taken and there were five "Ayes," Philbrook, Johnson, Kane, Bynum, Markley.

Item No. 5 – 18369...UPDATE: PARK DRIVE NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN (SOAR)

Synopsis: Update on progress of the Park Drive Neighborhood Revitalization Strategy Area (NRSA) Plan, submitted by Wilba Miller, Director of Community Development.

Wilba Miller, Community Development Director, said we did come before the standing committee and had sent a NRSA project to HUD and got it approved in January of this year. We wanted to come before you tonight to tell you what we've been doing since that approval and where we're going. I'm going to turn it over to Logan Masenthin. She has been working on this and I know two of the commissioners have seen this in the last week, so I will let her go ahead and go forward.



COMMUNITY ENGAGEMENT IN PARK DRIVE

Logan Masenthin, Professional Assistant in General Services, said first we wanted to talk about our Community Engagement efforts last month. We did quite a lot in the month of July.

WALKING EVENT

Mission – Educate and speak with residents, invite them to a picnic, and gather data

- Walked with over 80 volunteers
- Knocked on nearly 1,000 doors
 - 1,323 total living units according to July 2017 tax records
- Spoke with over 303 residents

First, we held a walking event over two days. The mission was to educate and speak with residents as well as invite them to a picnic the following weekend and we also gathered data while we walked. We had over 80 volunteers of UG residents as well as community partners. We knocked on nearly 1,000 doors and we spoke with over 303 residents, so about 33% actually spoke with us.

August 27, 2018

WALKING EVENT UG PARTICIPANTS

- Community Development
- County Administrator's Office
- Human Services
- Register of Deeds
- Mayor's Office
- K-State Research and Extension, Wyandotte County
- Neighborhood Resource Center (Rental Licensing, Building Inspection, Code Enforcement)
- Parks and Recreation
- Appraiser's Office
- Geospatial Services

- General Services
- Economic Development
- Legal
- Community Policing
- Transit
- Human Resources



These are all of the participants from the Unified Government. We just wanted to list them out for you.

WALKING EVENT COMMUNITY PARTNER PARTICIPANTS

- Mission Adelante
- Central Avenue Betterment Association (CABA)
- Habitat for Humanity of Kansas City
- Alcott Arts Center
- Community Housing of Wyandotte County (CHWC)
- KCK Public Schools



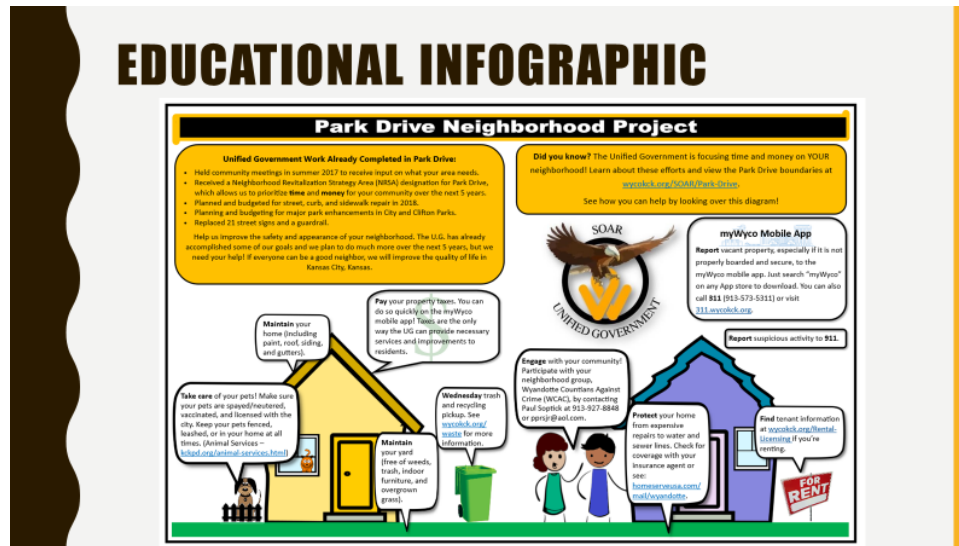




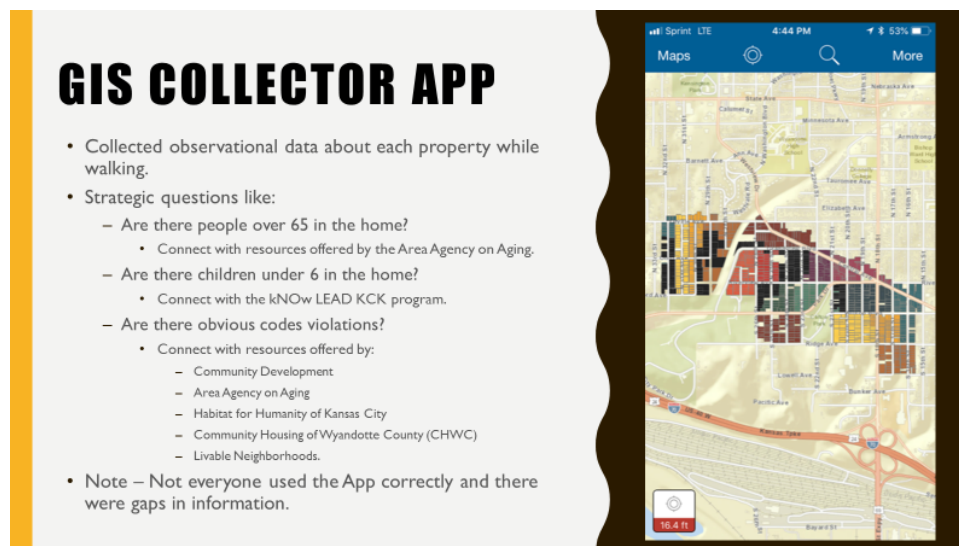


As well as all of our outside partners that participated who have been a great help in this project.

August 27, 2018



I will also mention, we did have Spanish translators in each small group that walk door-to-door and we did use them as well which I will touch on again in a minute. This is what we passed out when we were walking door-to-door. It is an infographic with information about the project, how you can learn more as well as how you can help by being a good neighbor and it's a 11x17 big colorful—we printed them on nicer paper so that hopefully people might hang on to them. The idea is a nice concise piece that people can keep around with all that information.



We also used an app while we were walking, and we collected data. This is a GIS Collector App through Esri. We worked with the GIS Department to create it and the picture you see here is color coordinated chunks of the Park Drive area so that we could walk in small groups in each of those colors. Some of them are marked black because this was taken halfway through the walk

August 27, 2018

and the black ones we marked as we finished them. It was a really efficient way to see where we were going and how much we were accomplishing.

At each parcel—at each home we had an address, we had some information and then we could answer questions. There were a variety of questions including things like are there people over 65, and these were just observational, so we didn't ask anyone. We were just noticing what we saw. We asked strategic questions that we could use. The people over 65 we want to be able to connect them with the resources for Area Agency on Aging.

Children under six, we want to connect them with Wilba and the Health Department's kNOw LEAD KCK program, the lead abatement.

If there are code violations, we're still discussing how we want to strategize that, but we can either connect them with resources or we can go out and talk to them about their violations and how we can address that.

We did want to note that this was a learning experience and that it was not used correctly necessarily by everyone. There were some hiccups, but we still got a lot of really good data out of it.

OBSERVATIONAL DATA COLLECTED

(Might Not Be Completely Accurate Due To Observational Nature)

- Total Residential Homes Stopped at – 927
(more including parcels with multiple units as data was collected per parcel)
- Residents who spoke with us – 303 (33% of total homes stopped at)
- Vacant Homes – 67
- Commercial Properties – 60
- Residents who speak Spanish – 91
- Residents who speak another language (other than Spanish) – 12

- Households with Children (under 18) - 166
 - Households with children under 6 – 128
- Homes with Code Violations - 179
 - Structural only – 50
 - Environmental only – 54
 - Both on one property – 75



These are some of the totals. We have all the details with the addresses and everything, but these are just some totals to show you. Again, we stopped at 927 homes, maybe more, because those are by parcel, not by living unit. We spoke to 33% of residents of 303 homes.

We did notice 67 vacant homes, we marked 60 commercial properties, and we spoke Spanish with 91 residents. There were also 12 homes that spoke a language other than Spanish,

August 27, 2018

166 homes with children and 128 of those probably under 6 and then the 179 code violations. We separated those out by structural, environmental, and both.

NEIGHBORHOOD PICNIC

Mission – Engage the community, educate residents on resources and services, and have fun!

- 21 UG departments and 9 community partners participated
- Picnic included:
 - Free food
 - Music
 - Entertainment
 - Informational booths & materials
 - Games
 - And more!




As I mentioned earlier, we followed up the walking event with a picnic that Sunday and, again, we had a ton of participation. I don't know if you can tell from the photos, but it was really hot and so was the walking event. The idea here was to engage the community and have a bunch of resources and information available for everyone as well as have fun events.

We had 21 UG departments and 9 community partners. We had tons of food and music and entertainment. We had face painting, games, informational booths, and lots of fun stuff. It was very hot, but we felt it was a pretty good first try.

PICNIC UG PARTICIPANTS

• Community Development	• General Services	• Transit
• Buildings & Logistics	• Economic Development	• Public Works - Stormwater
• County Administrator's Office	• Legal	• Animal Services
• Human Services	• Police Department	• Area Agency on Aging
• Register of Deeds	• Sheriff's Office	• 311
• Mayor's Office	• Fire Department	• Appraiser's Office
• K-State Research and Extension, Wyandotte County		
• Neighborhood Resource Center (Rental Licensing, Building Inspection, Code Enforcement, Livable Neighborhoods)		
• Parks and Recreation		



August 27, 2018

PICNIC COMMUNITY PARTNER PARTICIPANTS

- Mission Adelante
- Central Avenue Betterment Association (CABA)
- Habitat for Humanity of Kansas City
- Alcott Arts Center
- Community Housing of Wyandotte County (CHWC)
- KCK Public Schools
- Hispanic Economic Development Corporation (HEDC)
- Wyandotte Countians Against Crime (WCAC)
- Giving Grove



Again, a list of departments and community participants.

ENGAGEMENT GAMES

Good Neighbor Game

Part of being a good neighbor is maintaining your property, which is crucial to keeping our community safe and beautiful! It is important to understand what you should and should not do to maintain property so we can all be good neighbors to one another.

Can you find what is wrong with this property? There are seven common issues. Circle and label them if you can. See back for answers.



I also just wanted to briefly go over—we created this game through the SOAR initiative that we did have at that picnic. It's kind of a spot the code violation or find the issue.

August 27, 2018



I really like the back because it explains why each of them matters and I was using it—I told kids they could have a piece of candy if they played the games.

COMMUNITY ENGAGEMENT SUCCESS

- Hispanic Economic Development Corporation (HEDC) had an informational booth at the Neighborhood Picnic
 - Residents signed up for some of their programs while at the event!
 - 12 for computer literacy training
 - 12 is HEDC's magic number because it allows them to bring their mobile lab and instructors out into the community!
 - 6 for QuickBooks training
 - 2 for business startup assistance

HEDC
HISPANIC ECONOMIC
development corporation

We did have one actual numeric success from the picnic other than all the participation. HEDC, the Hispanic Economic Development Corporation, actually had people sign up for some of their training. They had 12 people sign up for computer literacy training which meant they could bring out a mobile lab. We did actually find out last week that's not what they did. They ended up having them come to their KCMO location, but they had 40 some participates and 20 some, I still don't have the exact number, but 20 some of those people were from this area. That was really great. Six for QuickBooks training and two for business startup.

August 27, 2018

**VOLUNTEER
FEEDBACK –
THINGS DONE
WELL**

*"It was fun. Great volunteer and resource turnout.
The park and pavilion worked well."*

*"Having such a large force of volunteers was a great idea. That made
the walking fast and easy. The door hanger bags were awesome as well."*

- Walking Event
 - Number of volunteers
 - Door hanger bags
 - GIS Collector App
 - Manageable sections of blocks
 - Chance to connect to people
- Picnic
 - Location
 - Diverse participants
 - Volunteer, resource, and vendor turnout
 - Representation of UG departments and community organizations
 - Planning of picnic

Ms. Miller said Logan got all the good stuff and here comes the bad stuff other than I do want to acknowledge Karlean Kramer is sitting back here. She walks for the USD Public Schools and has been a very good partner for us and she is also a resident of the area and we're getting a lot of good feedback from her.

These are things we feel like we did well. The walking event, we had a lot of volunteers and a lot of UG volunteers, a lot of partners. We had door hanger bags. The brand new app, never been used before that we tried. We did do good manageable selections of blocks and we had the chance to talk to people.

The picnic; we felt City Park was a good location. We had a lot of different people attend. We had volunteers, resources, vendors, and a lot of UG departments helped with the planning of the picnic.

August 27, 2018

VOLUNTEER FEEDBACK – LESSONS LEARNED

- Walking Event
 - Time of year – Too hot in July
 - Time of day – Too early, many people were at work
 - Communication with team before event
 - Amount of information in the door hanger bag – Could be more
 - No follow up – could drive around 48-72 hours afterward to pick up bags left untouched
 - Only one person per group using the GIS Collector App
 - User-friendliness of the GIS Collector App
- Picnic
 - Time of year – Too hot
 - Time of day – Some people are at church
 - Location – Too far removed from the street, lack of visibility
 - Lack of signage
 - Lack of comment cards or ability to sign up for services at booths
 - Poetry readings – not welcoming and hard to hear
 - Amount of activities for kids – Could be more
 - Sound system – Could be finetuned
 - Lack of engaging activities to get people to mix and talk
 - Amount of lead time – Could be more
 - Lack of resident turnout – Need more advertisement or different location

Lessons learned; it was hot. That was the big one. It was too hot in July. Of course, it could happen in September. Look at the temperature today. It would have been hot today too. The time of the day for the walking event, we went from 4 to 7. We went two days on Monday and Tuesday. Some people felt that 4:00 was too early, that people were still at work, but other people thought that we still had plenty of people that did answer the door.

The communication with the team before the event; again, the app was new. The user-friendliness—I think we’re going to be able to use it for other applications, but it was kind of handy. We did put information in door hanging bags. We did not go into their property if they had a fence. One of the things that people talked about was we could have gone around to see if there were any bags just hanging on doors, but I kind of like the fact that they were hanging on doors. It’s either they are out or maybe it’s a vacant property, you don’t know.

The picnic, again, the time of year was too hot. The time of day was around the time people were at church. I think we did from 1 to 4. We did it at the big shelter so it was too far away from the street. A lot of people didn’t realize we were up there. We had lack of signage, lack of comment cards.

We did have some entertainment that some people were not exactly fond of. We had some poetry readings that was hard to hear. We could have had more activities for kids. We had a good sound system. It could have just been finetuned.

You can see that there were a lot of things that we could have done, but I think all in all we had really good participation with UG departments. That’s really important so that people know that we’re coming out to the neighborhoods and trying to help.

August 27, 2018

NEXT STEPS

- Subcommittees meeting August 21-23, guided by data collected during Walking Event
 - Housing
 - Economic Opportunities
 - Education and Public Service
- Opportunity Zone
 - Census Tract 422 submitted as an Opportunity Zone by the state
 - Working with Economic Development and Economic Opportunity subcommittee to strategize how to utilize this tool



Next steps; we've had already subcommittee meetings and each one of those subcommittee's we've had people that volunteered to work on different things other than UG people which I think is important.

Also, the Opportunity Zone, this census tract was submitted as one of those. I don't know where we're going with that Opportunity Zone yet. I don't know if that has been approved by the President, but it was approved by the State of Kansas.

NEXT STEPS - STREET WORK

- Possible project site locations (based on financial considerations and benefit to the neighborhood)
 - North 27th Street from Park Drive to Riverview
 - Partial curbs, sidewalks, and street resurfacing
 - Includes Regan Field parking lot and driveway
 - Ridge Avenue from 18th St to 26th St
 - Partial curbs, sidewalks, and street resurfacing



The next steps is street work. Public Works is going to do their first priority which is North 27th Street from Park Drive to Riverview this fall. It includes partial curbs, sidewalks, and street resurfacing. It includes Regan Field parking lot and driveway. These were a part of the adopted CMIP budget.

August 27, 2018

Commissioner Johnson said I guess I should go first or last, I don't know. First of all, does HUD provide I guess goals? Maybe they've already done it and I just missed it in some of the information that's been dispersed. Do they provide overall goals of how this should go along during this five-year process in terms of things that need to be done strategically over the course of the five-year period of time? **Ms. Miller** said what HUD provides us with are categories that you should be doing so much in public service, so much in public facilities, and so much in housing and infrastructure. We came up with our own goals over that five-year period of time and our submission included those goals. We had some that were set aside just specifically for 2017. I think these were there, but we do continue going on to the second year and the third year and we will meet with our subcommittees and our stakeholders and our residents to see what goals we want to hit next as we move forward. **Commissioner Johnson** said then that is to say that there is in fact a way to measure our success during that period of time. That's what I'm really concerned with.

Ms. Miller said yes. We do have some goals that we're concerned about as far as trying to drive the appraisals of the property up, trying to decrease delinquency for taxes. Those are going to be a little harder to measure, but I'm sure we can get that done. Maybe we can't reach the goal that we set, but we can at least make a dent in it. **Commissioner Johnson** said we put forth a yeomen's effort and hat's off to you and to everyone that's involved with that. I think that the amount of energy that was put into it was great. You reached a lot of houses and so kudos to both of you for the work that you've done and continue to do.

I would pushback on those that talked about the poetry readings and only because we want to get our young people to be heard. **Ms. Miller** said I agree. **Commissioner Johnson** said they want to be heard and maybe some people didn't like what they said, but that's one of the things that I think was part of our overall goal is to try to somehow make sure that we engage our young people. So, whoever is listening to this, that's what it sounds like when we engage our young people. Back in my mom's day, they used to talk about rock and roll. **Ms. Miller** said I know. How terrible was that. No, I know, and it was just one of those things that we wanted—we did get a few complaints but you know we've got four more years to go. We're ending the first year around now, around the end of September and I think we will be surprised at what we see going forward.

August 27, 2018

Commissioner Bynum said first of all before I go any further I forgot earlier, I know how old Commissioner Johnson is and today is his birthday. **Someone** was speaking, but was inaudible. **Commissioner Bynum** said that's why I did it. **Commissioner Kane** said especially because it's that special birthday. **Commissioner Bynum** said a very special birthday. **Commissioner Kane** asked how special is it. **Commissioner Bynum** said pretty special. **Chairman Markley** said he's 21. **Commissioner Kane** said that's his grey hair. **Commissioner Bynum** said that part is on Commissioner Kane. I was just wishing you a happy birthday. I just wanted to say your reference to our parents didn't like rock and roll and I went oh. **Commissioner Philbrook** said I'm feeling really old right now.

Commissioner Bynum said I do want to focus back in on this although I do mean that sincerely. I appreciate the desire to bring the youth in. I appreciate Karlean Kramer being here because it's nice to have the school district onboard. I think the more we can do in that vain, in whatever way, I think the better off we're going to be in general. The game, I like the game and it might seem really silly, but I like the game because to me that stuff falls in the category of stuff we never learned in school. It's that category of we should know from a very young age to be a good neighbor and so I'm appreciative of that.

I'm just going to say one more quick thing, when my kids were teeny, teeny-tiny they were given a video about fire safety, be cool about fire safety and I can still sing the song. That's how much they watched that video so I like the game and I like the engaging of the young people in whatever mechanism works.

You can comment to that in a minute, but I have a second question that's kind of more specific and that is, in us naming this area as NRSA and dedicating our CDBG funding to it, those percentages you spoke of earlier still apply within this project. Does that make sense? That's a question; the public service, the infrastructure. **Ms. Miller** said right. They're still a part of the Community Development Block Grant grant. **Commissioner Bynum** asked do they apply within NRSA. **Ms. Miller** said we setaside specific funds for NRSA during the budget process this year. We do not hit the administration cap if that's—**Commissioner Bynum** said no, that so much. I just kind of wanted to go back—when we approved it we didn't—we're still funding some of the other things we did. **Ms. Miller** said sure, yes. **Commissioner Bynum** said that's what I'm trying to spit out. Then, within what we approved for NRSA, do we have to put so much in—**Ms. Miller** said no. The plan went in with this is what we would like to do. There

August 27, 2018

were no dollars tied to it. We didn't get additional dollars and we did not say we will put out X dollars for this project.

Commissioner Bynum said I think part of what I'm trying to speak to is the notion that we have diverted every single CDBG dollar—**Ms. Miller** said we have not—**Commissioner Bynum** said into this and I just want to make sure that we clarify, that's not actually correct. **Ms. Miller** said correct. **Commissioner Bynum** said I thank you for letting me carry on so long, but I appreciate all the hard work.

Ms. Miller said one of the things I did want to mention, Karlean is a community—what is your title, School Engagement Officer. **Karlean Kramer** said my official title is Community Engagement Educator and the easiest way to actually tell you what I do is I used to teach Science to sixth graders and now I teach how our school district works and what it does in the community. **Ms. Miller** said she asked for volunteers for our walking event and for our picnic and she was there at all of these events and if children that went to high school came and helped us, she signed a receipt so they could get their laptop or their tablet the first day of school and we had several kids participate in that. That was awesome.

Commissioner Philbrook said it sounds to me like we're going to have this happen again, this activity. Is this going to be a yearly happening thing? **Ms. Miller** said I don't know that the picnic is going to be a yearly thing. **Commissioner Philbrook** said but part of it. **Ms. Miller** said we will be doing yearly events. **Commissioner Philbrook** asked is visiting the communities in it too because you were talking about using your GIS unit to record and so you're planning on using that to go from door-to-door again to talk with people. **Ms. Miller** said I believe that we think the app could be used for like the vacancy registry and for other UG activities other than the NRSA and if we do additional NRSA areas.

Chairman Markley said that's kind of the end where I was going to go with it. I think part of the idea of doing this neighborhood was to see what the best way is to deal with these tipping point neighborhoods so we can continue to make an impact in other neighborhoods. Maybe this picnic was not perfect, but the first one never is and it was a good way for us to learn what works and what doesn't work both with our app and with our volunteers and with that picnic concept so

August 27, 2018

that we can do a better job in this neighborhood. If we move to another neighborhood, we don't have to have that first stumbling block. We already know what is going to work well and what might not work as well in the neighborhood as we're trying to make an impact.

Action: **For information only.**

Adjourn

Chairman Markley adjourned the meeting at 7:35 p.m.

cg

August 27, 2018