

**ECONOMIC DEVELOPMENT AND FINANCE
STANDING COMMITTEE MINUTES
Monday, September 9, 2019**

The meeting of the Economic Development and Finance Standing Committee was held on Monday, September 9, 2019, at 5:25 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Burroughs, Chairman; Commissioners Walters, Murguia (via phone), Bynum on behalf of Townsend, McKiernan; and Jeff Bryant, BPU Board Member. Commissioner Townsend was absent. The following officials were also in attendance: Alan Howze, Emerick Cross, and Melissa Sieben, Assistant County Administrators; Patrick Waters, Senior Attorney; Kathleen VonAchen, Chief Financial Officer; Katherine Carttar, Director of Economic Development; and Jay Doleshal, Sergeant-At-Arms.

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

Approval of standing committee minutes from July 8, 2019. **On motion of Commissioner McKiernan, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Chairman Burroughs said we have an agenda item this evening regarding the Midtown Redevelopment District. This item consists of three parts. Each part requiring a separate action this evening.

Item No. 1 – 19934...MIDTOWN REDEVELOPMENT/FOODIE PARK

Synopsis: A proposal to redevelop the former Indian Springs shopping center at 47th and State Avenue into a 266k sq. ft. food service center, at least 3 retail pad sites along State Avenue and up to an additional 45k sq. ft. of commercial users, and a 60k sq. ft. office building which will serve as the headquarters of Scavuzzo's who is the developer of this project.

Project anticipates completion of the food service center in 2021 with the other projects being completed in subsequent years.

Action:

1. Ordinance approving development agreement and home rule economic development sales tax rebate
2. Ordinance approving:
 - a. Division of the Midtown Redevelopment District into four redevelopment project areas
 - b. Amend the redevelopment TIF district plan
 - c. Adopt TIF Project Area 1 Redevelopment Project Plan
3. Resolution of intent to issue sales tax construction IRBs in an amount not to exceed \$20M

Katherine Carttar, Director of Economic Development, said first, I just want to refresh everyone's memory. We originally heard this back in July. There are a few items that the Commission requested that we review. We have done so and are coming back for your approval hopefully. One of the things I would like to say, we have a presentation and there are three items that will need different actions. I would request that we kind of look at those not as one. They have to be voted on separately. I'll kind of go through the presentation and then take those one at a time, if that works for the committee. I will turn it over to Rich Scavuzzo for our presentation.

**Unified Government
Economic Development and Finance Committee**

KC Foodie Park

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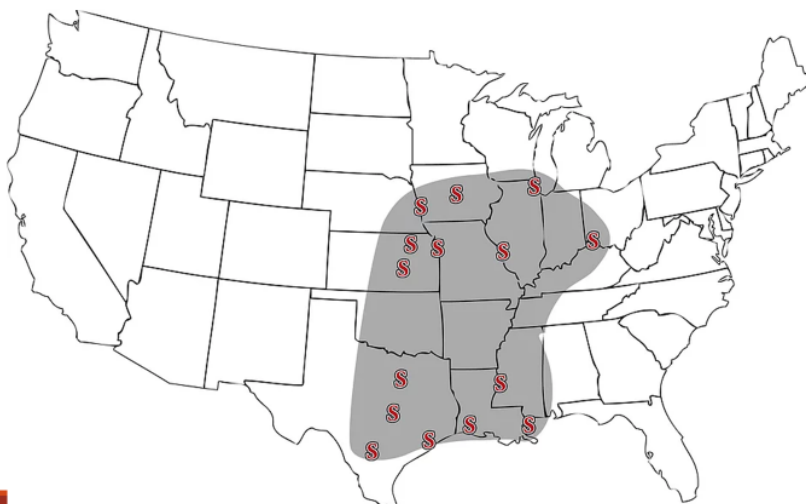
Richard Scavuzzo, CEO of Scavuzzo's Food Service, said I'm really excited to make this meeting. I apologize for not being at the last one. I serve on a board and I could not get out of that board meeting. With that being said, we're really excited to share our vision for KC Foodie Park, the old Indian Springs site. I think it's pretty important to point out where we started this

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process, which was a lot different than where we ended. I believe what we're presenting tonight is a far better collaborative picture of what this site should have on it than what we had originally thought of on our own. A lot of the recognition goes to this committee, the Economic Development team, which we started with Jon Stephens and Greg Kindle, and then finished with Katherine and Doug Bach has been instrumental in everything that you guys will see tonight.



I wanted to start with Scavuzzo's where we have come from. Kind of a brief history of how long we've been in business, how many generations work for us, and our love for the city. I'm part of the fourth generation. My mom, who is actually here tonight as well, she is the owner; 100% owner of Scavuzzo's, which makes us a woman-owned business enterprise. I have all of my siblings in the picture as well. They are all active in the business. There's five of us and yes, my mom had her hands full. We've been in business—we have several different businesses, but we've been in business for a little over 100 years. Our fifth generation just started in the warehouse, which are my two boys, and we are very happy to have them be part of the company.



We specialize in food service distribution so into a lot of the independently-owned restaurants here in Kansas City. We've expanded to a 14-state regional distribution hub now. You can see some of the states that we supply to, kind of a single DC. We key on local businesses for the majority of our customer base. The regional distribution is more the multi-unit. 54th Street Bar & Grill takes us to a lot of those other locations. Then we have a large casino segment that we also supply to. That's what most of the stretch distribution is done for.



The majority of our business is done here in Kansas City and to local, independently-owned restaurants which plays a part in what we're trying to put this plan together to key on.

More than a year and a half ago, we approached, I believe, it was the Economic Development Committee with a job to help us find our new home, which at that time we were just

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looking for land. We came across several places that we looked at and then really fell in love with the Indian Springs site and thought it would be a perfect distribution site for us. We started talking about making the whole thing a distribution facility. I quickly learned that the EDC had better plans for the property. We started negotiating on what it would look like to have more than just Scavuzzo's distribution on there.

Part of that discussion was the city gave us a survey that the neighborhood did for what they wanted on the land and that included: retail, it included restaurants, some mixed-use so that surrounding neighbors would also have a benefit from the project. That was the start of the first negotiation that we had with the UG.

Site Plan



We really feel like this was—what we came up with is a very good compromise that hits on every single point that everybody made thus far. I'll go over the site plan now. We had it segregated into four different phases. First phase being the distribution and solar field. It's in the yellow there. The solar field is just south of that just off the screen. What we plan on putting here is a state-of-the-art distribution facility, an order fulfillment facility, utilizing the new technology that hasn't really been in our industry, the food service industry yet. I think that's important to realize because this will be the first in the nation to utilize this technology right here in Kansas City. It being an almost fully automated facility utilizing cranes and auto pick technology that's available to us now and something I think that we can be very, very proud of.

Phase II is the top three red dots. That is going to be our retail, restaurants and convenience store segment. What we really want to key on in this whole site is independently-owned, locally

owned partners. I think that's been our focus because that's who our customers are, that's who we interact with all the time. That's been our focus from day one is if we're going to do this more than just distribution, we want independently, locally-owned restaurants and other retailers to be part of this site. I think that's really what's going to bring the community together and make this successful

Phase III is what we'll call the second row. That's going to really focus on it's more of a flex row. It's more restaurants, small format, grocery, possibly a hotel, food service-related business. Examples would be like meal prep type partners that we currently sell to. We really want to get into that second row and expand and utilize not only the retail side of it, but also reaching out into Kansas City a little bit further than Wyandotte County. That's basically Phase III.

Phase IV would be the large red dot in the middle and that would be our future office headquarters. What we plan on doing in that office building there is moving our world headquarters for Scavuzzo's into that facility along with making the first level a state-of-the-art test kitchen and running culinary programs out of there so that we can engage with the youth of Wyandotte County and get them into our industry.



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We try to break it down into the benefits to the UG and the community. I think just a few bullet points on that.

Unified Government / Community Benefits

- Activating a highly visible gateway site
- Restaurants/Retail/Services to the neighborhood
- Igniting State Avenue redevelopment east/west
- Construction investment (\$33 million) and significant jobs
- Long-term jobs (68 jobs relocated initially & 70 new jobs created at Food Service Center)
 - Partnership with Wyandotte High School
 - New jobs created for the retail and commercial areas

Activating the rebirth of a highly visible gateway site is obviously everyone wants that to be accomplished. There's been some different opinions on what that looks like, but I believe that our plan is the closest to the best compromise that we can make with everyone that's involved and all the agendas that we have.

More restaurants, retail and services for the neighborhood. We want to bring local, very visible restaurants, Kansas City-based restaurants that can pull from miles around instead of what most restaurants do and they just focus on the adjacent neighborhoods. For this site to be successful, we believe that we have to have some of the most well-known Kansas City-based restaurants so that we're pulling from Front St. and some from downtown and making an impact

on the type of restaurants that we're bringing in here, especially for that Phase II right along State Avenue.

This is another thing that I feel very strongly about. The UG made a commitment to the Legend's area and we've seen what that commitment has done for the surrounding area to the Legend's and it just keeps on spreading. I believe that's on the other side of State Avenue and now let's light the fuse on the east side. I think this is a project that has all the things that is needed to light that fuse and to start revitalizing from that end of State.

Jobs, this is a pretty big one. Just the construction of Phase I alone is bringing bids of \$40M to the local participants just in the construction. That's what we've earmarked toward those local businesses. Just the construction of Phase I should impact the local community to around \$40M.

Ongoing employment for Phase I. We anticipate hiring around 30 new jobs the first year and another 70 jobs over the first five years. The types of jobs we're creating is another thing. Because of the technology that we're installing, these aren't minimum wage jobs. I believe we looked at it today and the average pay was around \$30 for the jobs—\$30 an hour for the jobs that we're creating.

We started our program with Wyandotte High School approximately a year and a half ago and that's gone very, very well. We just graduated three of our first hires are five kids for our afterschool work program. Three of those five graduated last year. Two of them went on to college and one of them wanted to continue to work with us. We actually had to talk him into going to college. We told him we'd always be here for him to come back to, but he just really liked the distribution side of things. We're working with him for his college needs and hopefully he comes back educated, college educated, and ready to commit to Scavuzzo's. We've had really good success with that and we want to do more of that in the future.

Unified Government / Community Benefits

- \$1,000,000+ payment for land
- Long-term substantial tax revenues
 - \$6.7 million in sales tax from 2022 to 2042 (life of public assistance period)
 - \$1.3 million in property tax during the public assistance period
 - \$1.2 million ANNUALLY after the public assistance period
- Growing our local companies
- Utilizing our investment in transit hub
- Fostering KCK's nationally recognized focus on food production and distribution

This last round of negotiations, we agreed to pay a little more than \$1M for the land. The long-term substantial tax revenues you can see on the board there. I don't know if you need me to read those to you or not, but we're going to grow our local companies, utilize our investment in the trans hub. That's another important piece of this puzzle with that trans hub being on property. We feel that's a very good resource for us as well as the other businesses that will be on property.

There are four phases. Phase I and II we are ready to start on right away. With that being said, Phase I, we want to start construction in Q4 of this year, which is obviously right now.

Phase II, we will start marketing right away after, obviously, the Board approves the project.

Phase III, I believe, starts within the first two years of closing Phase I.

Phase IV, we built in a little more time as far as the agreement, but our intentions are to start on it a lot faster than what the maximum projections are. I do not remember what the maximum projections are, but I know it's pretty far out there. We just want to make sure that if there's any kind of delay, we built in a little bit of safety factor for us. Our intentions are, what we're thinking right now is about three years after the start of construction of Phase I.

With all of that being said, this has been a very interesting project to work on. I've never worked on anything that has had so much government involved and citizens involved. The process has been enlightening. We're just really proud of the project plan that we put together, and we're ready to move forward if you guys are.

Ms. Carttar said now it's my turn to go through some of the less exciting stuff. I first really just want to hit two more bullets right here. One of the things that we have talked about a lot is the Wyandotte County workforce. We have such a tremendous number of people who are looking for great, quality jobs. To have a business like this add a minimum of about 140 jobs right off the bat, right in the center of our community, right on a transit hub, right on State Avenue bus line, which is our heaviest used bus line, this kind of brings in a lot of things that we have been talking about and hits a lot of the community goals that they have been requesting.

Additionally, the fact that Scavuzzo's has been in KCK for many years. They've been renting, which is great. We take all. The fact that they are wanting to own something, to build something and really sit down incredibly long-term roots. This is not something that you build just for a few years. This is a substantial investment and one that we are excited to see our local companies growing.

Phased Schedule & Investments

Phase	Investment	Square Footage	Construction Start	Completed
I. Food Service Center	\$110,000,000	266,000	12/31/2019	12/31/2021
II. Retail Improvements	\$5,000,000	12,000	07/15/2021	12/31/2022
III. Additional Commercial Buildings	\$7,000,000	30,000	07/15/2022	12/31/2025
IV. Office Building	\$18,000,000	60,000	07/15/2024	12/31/2026

With that, as Rich discussed, there are a number of different—each of these phases have different time periods. We were very specific in the development agreement with minimums of the square footage investment. Most of these are spelled out in the development agreement. A couple of them are what we anticipate. One of the things that is really important is the fact that to get the maximum amount of public assistance that we've been talking about, they have to hit every single one of these deadlines as well as build everything. If something were to happen and the numbers that we're talking about—again, if everything goes according to plan, which is what we expect and desire, then we get a pretty great mixed-use development that has everything from lots of great jobs to retail to office so we're pretty excited about that.

Incentive Financing Provided

- Tax Increment Financing (TIF)
 - Provides incremental real property taxes from the TIF District on a pay-as-you-go basis for TIF eligible expenses (i.e. site work and infrastructure)
 - Financing is capped on each phase and tied to delivery of minimum improvements
- Community Improvement District (CID)
 - Agreement contemplates the creation of a CID sales tax of 1% on retail sales with proceeds being used for pay-as-you-go financing (i.e. site work, infrastructure improvements, and other hard construction costs for retail improvements)

Just kind of going over what the public assistance would include. There is TIF, so that's incremental real estate property tax. This is a pay-as-you-go. These are not UG backed bonds or anything like that. It's all pay-as-you-go. Again, this is all capped for each phase. The largest amount of increment available is with that first phase, with that food service center. We will not allow Scavuzzo's to reach that cap until they do some of the other things that we kind of see as really the community needs such as the retail and the commercial. Everything is tied to delivery of a very specific minimum improvement.

There is also a community improvement district. This is, again, pretty similar to any that you've seen elsewhere. Again, pay-as-you-go and for site work, infrastructure, some are eligible expenses.

Incentive Financing Provided

- Sales Tax Exemption via Industrial Revenue Bonds (IRB)
 - Provides sales tax exemption on construction materials for the Food Service Center.
- Home Rule Sales Tax Rebates
 - Developer to recover eligible costs to be paid through the UG's portion of sales tax generated by the Project with a cap in place.

As well as sales tax exemptions via industrial revenue bonds. Again, it's something we see fairly frequently in these types of projects because it's just kind of a somewhat easy one for us because we are right in the middle of the country so a lot of construction materials are not actually purchased here. It ends up actually being we're kind of giving away other states taxes which makes that one a little easier for us because it's not really our money that we're giving away.

Finally, a home rule sales tax rebate. This is a portion of the UG's portion of sales tax generated would go to reimburse eligible expenses. There is also a cap in place with this.

Project Assumptions

	Investment	% of Total
Total Project Cost	\$140,210,023	75.3%
Maximum Public Assistance	\$34,700,000	24.7%

Maximum Public Assistance:

- Only future development tax dollars – No general fund contribution or UG-backed bonds
- Over a 20 year period
- Only achievable if all phases are built and within the time frame

Other Tax Revenue:

- \$6.7 million in sales tax during public assistance period
- \$1.3 million in property tax during public assistance period
- \$1.2 million ANNUALLY after the public assistance period

The project assumption; is the total project cost would be about \$140M. Again, if absolutely everything is hit in the right time, built to all the standards, then the maximum public assistance is about \$34M. We have, it's spelled out in the document in the development agreement that no more than 25% of the project can be used with public funds. As you can see, they would have to remain under that threshold.

I also want to mention that this is only future development tax dollars. This is not, no general fund contribution. No UG backed bonds on this number. It's a big number, but it's also over a 20-year period and again, only achievable if all phases are built and built within the timeframe.

While that is one side of it, the other side are all the community benefits that Rich went over earlier when we're talking specifically about tax revenue. I just want to hit these again. During that 20-years that we're talking about, that 20-year period, this is, I think, a pretty conservative number in terms of sales tax, but about \$6.7M in sales tax will come to the UG. This

is the UG portion, not total. \$6.7M in sales tax. \$1.3M in annual property tax. At the end of the 20-years, that's where the big money comes in. That's about \$1.2M annually in property tax. We look at this as hitting a lot of the goals that we've been wanting to hit for this development in this property. This is bringing us consistent tax dollars throughout the life as well as being a pretty diverse project, mixed-use that has a lot of the community goals that have been stated. These are some of the project highlights and then, of course, the three action items that we request you review tonight.

Chairman Burroughs asked are there any questions from the committee?

Commissioner McKiernan said thank you all for being here tonight. I have heard in some private conversations with you of your passion for this business, for this industry as well as your business. I appreciate that and you bringing that forward. I just want to go through a couple of the things to make sure that I am understanding. You're going to transfer the jobs you currently have at your other facility. They'll move here when construction in Phase I is complete. Then you're anticipating adding about an equal number of new jobs once the construction is complete. Is that correct? **Mr. Scavuzzo** said the first year we'll add about 30 new jobs and then another 70 over the next five years.

Commissioner McKiernan said you also mentioned that we will also have folks who are going to be employed for the construction of all four phases. Although you don't control that, you can't quantify that, this project will drive those jobs through construction. **Mr. Scavuzzo** said correct. That's just the jobs for Phase I. It's not including Phases II, III, and IV. **Commissioner McKiernan** said if we move ahead to Phases II through IV, there will be additional construction jobs that will be generated when those individual projects go through completion. **Mr. Scavuzzo** said correct. **Commissioner McKiernan** said again, although you don't necessarily control it, you would anticipate that in Project Area II there would be additional jobs generated by those retail establishments. **Mr. Scavuzzo** said absolutely. I just want to make sure that everyone knows that the jobs that we figured, are just the jobs that we control. Obviously, they're going to need people to work at those other establishments.

Commissioner McKiernan said one of the other things that I wanted to go over was just to confirm, we've broken this into four project areas. We retain ownership of all of that property

until such time as an individual segment, Project I, Project II, Project III, Project IV is ready to go. We don't transfer ownership of all this property at once. It just goes in the chunks as each project is ready to go. Is that correct? **Ms. Carttar** said that's correct.

Commissioner McKiernan just, again, to confirm in terms of sales tax, of course, this property generates no sales tax today, so all of the base sales tax would come to us. You've added a 1% CID which would go toward the project itself, but all the base sales tax would come to us as per normal. **Ms. Carttar** said correct. There is a small portion that would go back to some of the improvements through Scavuzzo's. It's about 2/3 of it would go to the UG and about 1/3 of that

2.6. **Commissioner McKiernan** said as soon as ownership of each of the four project areas is transferred, you'd start paying property taxes on the base. Although, the increment would go toward the project, you'd start—we would begin collecting—we're collecting zero today. We would begin collecting property tax on the base starting with the day of transfer of each individual project area. **Ms. Carttar** said yes. That's 6.7% and that \$1.3M that you see right there, that is money that we are not collecting right now. That would all be new money that we would be getting during the 20 years of the public assistance period. **Commissioner McKiernan** said thank you very much.

Commissioner Bynum said I have a question. Mr. Scavuzzo, I thought you said your mother is here. **Mr. Scavuzzo** said she is. **Commissioner Bynum** said I'd really like to meet her. I'm pretty excited to have a KCK company that wants to stay and more than double in size and bring a \$140M development back to the community where you've been, I think, for almost 100 years if I'm not mistaken. **Mr. Scavuzzo** said we've been in Kansas City for almost that amount of time. We were on the Missouri side for quite a while. **Commissioner Bynum** said double the number of jobs that you currently have and while I'm really happy about your new production and distribution facility, as well as your potential new world headquarters, those are fabulous. I'm equally excited about the retail and service that you might bring obviously up to the State Avenue area.

I'm also really excited about the solar piece and the technology that you were speaking of. I don't want to misunderstand it, but I made a note about that being the first of its kind in the nation. I wonder if you're talking about the solar technology piece or the automation piece within

your food service building, or maybe it's both. **Mr. Scavuzzo** said it's a little bit of both. Our goal was to be a zero-consumption facility, so we'd be producing as much electricity as we're using. We're also, right now we're slated for a gold LEED standard. We're trying to get to platinum. We're only a few points away. Hopefully we can get there. Really, the technology inside the distribution center is state-of-the-art.

Commissioner Bynum said so with regard to the training program that you're doing through Wyandotte, you're helping us help our young people be job ready. They may go somewhere else. They may go to our KCKCC Tech Center and have a certification program that they're in, or they may stay with you, but none-the-less, you're helping them gain a skill that could be taken to a whole variety of places anywhere else they may want to go in that kind of work world. **Mr. Scavuzzo** said absolutely. They become very valuable with what we're teaching them. **Commissioner Bynum** said I really don't have a lot more questions, but I did want your mom to stand up again and at least come to the microphone and just tell us a couple of little things about why you are so excited about this project. Please and thank you so much.

Pam Scavuzzo said I was born in Kansas City, Kansas, at 417 N. 14th right across from St. Peter's Cathedral. My family's roots are in Kansas City, Kansas. My husbands were in Kansas City, Missouri. I got him over the line. I'm really excited about this project. My kids are driving it. We did our part to begin with. It's so exciting to see them achieve their dreams and our dreams and just—it's fun. I don't know if you have kids or not, but when they grow up and you see them doing good stuff, it just makes your heart pitter-pat. **Commissioner Bynum** said I appreciate that you've come forward. I just wanted to meet you. I wanted to thank you for raising five children and being a women-owned business and running a company of this size in KCK. Thank you very much. **Ms. Scavuzzo** said you're welcome.

BPU Board Member Bryant said I'll echo the excitement for the project. It's nice to see something going in that pad. It's very significant for Wyandotte County because of it's location and the idea that—I had a conversation earlier today with Mr. Bach. The restaurants that would be there and the fact that there would be travelers that go up and down I-635 would be a potential to pull them off the highway to stop, especially the idea that there may eventually be a lodging option there as well.

I just want to make sure that everyone completely understands the investment that will be coming from the UG side on this too. Katherine, you may have to help clarify this for me. I'm looking at the maximum public assistance, \$34,700. In 20 years, there would be an \$8M return estimated on that, so that leaves the balance of it at \$1.2M annually. That'll be 22 more years to return that \$34M back. Is that \$1.2M after the 20-year period? Does that include the expected sales tax or is that just... **Ms. Carttar** said that would be just the property tax. Sales tax would continue. Again, we looked at pretty conservative numbers, I think, for the sales tax. There is a lot of potential for that number during the 20-years and certainly after to be significantly higher.

BPU Board Member Bryant said I appreciate you going back to the drawing board on this and redoing the agreement where it's much more of a partnership, a win-win for both. I know it's a long-term investment by Scavuzzo's, but it's also a long-term investment for the residents of our city who are footing this portion of the public assistance. Thank you very much for staying with our city and thank you for bringing a much more pleasing agreement to us.

Commissioner Murguia said I have no comment at this time.

Chairman Burroughs said, Mr. Scavuzzo, I think last time you were here we missed your opportunity to present the history of your company and the challenge you have. I'm stuck on the word enlightening. You said the process was quite enlightening. That's refreshing for us to hear that out of that came something positive with all the working that we've done.

I just want to talk about the property that you will be putting the solar panels on. I want to thank you for taking a piece of property that is an expense to us to maintain, as we know and is known is undermined and you will be putting an infrastructure piece on the top of it to meet an energy efficient need in the industry and partnering with our BPU for alternative power in case there's not enough energy generated by the solar system that you're putting in. Those are acres that are costing us presently. For you to take those over and have them be part of your project, I commend you for doing that. I would hope that's a shining example of what can be utilized on property around our community that is a burden to us at times when we can't find much of a use for it.

I also want to thank you. I want to echo Mr. Bryant's comments about going back and revisiting the issue and coming forward with a plan that I believe the commissioners find a lot

more acceptable and hearing your words personally will go a long way within the community and your commitment. I know you said 30 new employees. I think you just let one go. I think you sent him off to college. I commend you for that, encouraging the young man to get his education so that he can come back and contribute to not only the community, but to your company.

I do have to say, if your mother is the president of the company, she sure doesn't look 100.

I just want to say that I really commend that fact that you're committed to our community. We want that partnership. The investment that you're making in our community, along with the investment our community is making on you, those are kinds of partnerships that go a long way. We do hope that we have an opportunity to see this all the way through fruition. Seven-year build out seems like a long time, but it will be here before we know it. I know if we pass this out to full committee and it gets to the full Commission for consideration, you should be breaking ground within the next 60 days. I anticipate that next year we'll see some major improvements on that property. Chairman Burroughs asked if anybody from the committee, anybody from the public care to respond or comment in reference to the item that we're discussing at this time.

The following appeared:

Greg Kindle, President, Wyandotte Economic Development Council, 727 Minnesota, said most everything has been stated, but I typically rarely ever speak at these standing committee meetings, but I thought it important to do that tonight in part because this has been a project that has been in the works for a very long period of time. This is probably one of the largest expansion projects frankly that we have worked on and one that is in a very challenging location. We are very appreciative of Scavuzzo's, Rich and the family, for choosing to stay in Wyandotte County. It's a highly competitive market. Where they're looking to go, changes the chapter of this location in the community and it also changes the chapter for the company.

He's right. This sits in the centroid of where we have about 36 food-based companies in Wyandotte County. This will kind of set the course for how others look at Wyandotte County as we go out to try and attract additional foods-related companies in the community. This will make a big impact.

We're excited about the workforce component. As you know we spend a lot of time talking about connecting Wyandotte countians to the good paying jobs. These are just jobs, but they're very well-paying jobs. That's been important to us from day one. Rich has been very open to

talking with us about these challenges, about using the transit piece of it, and we look forward to working with Rich and the team. Not only with the pieces of creating those jobs specifically for them, but how we better connect that to the Wyandotte Countians. How we use transit to do that. We'd love to have some conversations about childcare, about how we bring in some additional retailers to affect and use that transit really well. The work that you all have done with the BPU as well. Thank you, committee, for working with us on this project and for the team itself.

Chairman Burroughs said I do want to recognize our colleague, Commissioner Philbrook, who's district is where the development is proposed. Commissioner Philbrook, do you have any comments you'd like to make before the Commission before we take action?

Commissioner Philbrook said at the risk of becoming a little corny and sappy which doesn't usually stop me, I would say that the Scavuzzo family came along at the right time and we're blessed to have them stick with us to make this work for our community. I expect wonderful, great things. I know your Mom has already said that she knows you're going to do great things. I just would like to stay involved with the workforce part of it and some of these other things that we can do to help you. Thank you so much.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to approve the Foodie Park Development Agreement ordinance.** Roll call was taken and there were six "Ayes," Bryant, Walters, Murguia, Bynum, McKiernan, Burroughs.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to approve the ordinance for the Midtown TIF Redevelopment District.**

BPU Board Member Bryant asked is there a number on that ordinance number? **Chairman Burroughs** said I don't have that number in front of me. Let me look in my book. I do not have that number in my book.

Patrick Waters, Senior Counsel, said the number is usually assigned after approval by the full Commission.

Roll call was taken on the motion and there were six “Ayes,” Bryant, Walters, Murguia, Bynum, McKiernan, Burroughs.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to approve the resolution with intent to issue IRBs for the Foodie campus.** Roll call was taken and there were six “Ayes,” Bryant, Walters, Murguia, Bynum, McKiernan, Burroughs.

Chairman Burroughs said I would like to echo the committee report. Mr. Scavuzzo, thank you to you and your family for coming forward and partnering with Wyandotte County. Staff, thank you for your due diligence on this. Katherine, I know it’s been quite an enlightening endeavor, I’m sure. Thank you all who attended this evening.

Adjourn

Chairman Burroughs adjourned the meeting at 6:16 p.m.

tk