

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

**PLANNING & ZONING AND
REGULAR SESSION
FEBRUARY 27, 2020**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, February 27, 2020, with nine members present: Bynum, Commissioner At-Large First District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District, Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Philbrook, Commissioner Eighth District; and Burroughs, Commissioner At-Large Second District and Mayor Pro Tem, presiding. Walters, Commissioner Seventh District; and Mayor Alvey were absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell and Alan Howze, Assistant County Administrators; Ken Moore, Chief Legal Counsel; Bridgette Cobbins, UG Clerk; Misty Brown, Deputy Chief Counsel; Byron Toy, Lead Planner; Janet Parker, Administrative Assistant; Katherine Carttar, Director of Economic Development; Chris Slaughter, Land Bank Manager; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; Lynn Melton, Assistant to the Mayor; and Captain Ronald Schumaker, Sergeant-at-Arms.

MAYOR PRO TEM BURROUGHS called the meeting to order.

ROLL CALL: Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

INVOCATION was given by Reverend Cynthia Smart, Mason Memorial United Methodist Church.

Mayor Pro Tem Burroughs asked the Clerk if there are any revisions to tonight's agenda. **Bridgette Cobbins, UG Clerk**, said, yes, Mayor Pro Tem. We do have an agenda update. Under the Planning & Zoning Consent Agenda, Item No. 1, we have a new item. This item was omitted from the electronic agenda and the electronic agenda packet; however, the item itself was included in the inhouse agenda packets and is located behind the first tab. That item is the Change of Zone

Application #3214 for Brandon Becker with BCB Holdings, LLC, and that item is recommended for approval. We also have the modification under the Planning & Zoning Non-Consent Agenda item. That shows as Special Use Permit Application #SP-2019-102 for Browning-Ferris Industries. At the request of the petitioner, this item is being removed and it will be heard on March 26, 2020.

Mayor Pro Tem Burroughs said tonight we have two distinct parts to our meeting. The Planning & Zoning portion will be handled first followed by the regular commission meeting. I'll ask the Clerk at this time to read the statement required by state law governing the Planning & Zoning portion of our meeting followed by the items on the Planning & Zoning Consent Agenda.

PLANNING AND ZONING CONSENT AGENDA

Bridgette Cobbins, UG Clerk, read the statement, required by law, governing the Planning and Zoning portion of the meeting and the items on the Planning and Zoning Consent Agenda.

Ms. Cobbins asked if any members of the Commission wished to disclosure any contact with proponents or opponents on any items on the agenda. There were none.

Ms. Cobbins read the items on the Planning & Zoning Consent Agenda.

Mayor Pro Tem Burroughs asked, does any member of the Commission, the Administrator or anyone in attendance tonight wish to set-aside any item on the Planning & Zoning Consent Agenda? If an item is not set-aside, all items on the Planning & Zoning Consent Agenda will be voted on by one vote to follow the recommendation of the Planning Commission.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the Planning & Zoning Consent Agenda.** Roll call was taken on the motion and there were nine "Ayes," Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

CHANGE OF ZONE APPLICATION

ITEM NO. 1 – 2035...CHANGE OF ZONE APPLICATION #3214 – BRANDON BECKER WITH BCB HOLDINGS, LLC

Synopsis: Change of Zone (currently approved zoning R-1 Single Family District) to remove stipulation for a pedestrian trail connection to Leavenworth Road at 3316 North 131st Street, submitted by Robin Richardson, Director of Planning. The applicant is seeking to amend the stipulations of Change of Zone #3198, which required a pedestrian trail connection as a stipulation of approval for the proposed development of Piper Creek Estates. The change of zone is in conjunction with the Final Plat application for Piper Creek Estates. This application consists of Phase 1 of development for 43 single family lots and 2 private tracts on 24.77 acres at 3316 North 131st Street. The Planning Commission voted 7 to 0 to recommend approval of Change of Zone Application #3214, as submitted by the applicant (not requiring the connection to the south.)

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Change of Zone Application #3214. Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

SPECIAL USE PERMIT APPLICATIONS

ITEM NO. 1 – 2033...SPECIAL USE PERMIT APPLICATION #SP-2020-12 – RACHEL A. MCMEACHIN

Synopsis: Renewal of a home occupation special use permit (#SP-2019-1 - expires 2/28/2020) for a live/workspace for aerial classes at 556 Lowell Avenue, submitted by Robin Richardson, Director of Planning. The applicant has requested a special use permit to operate a yoga and aerial acrobatics studio out of her home at 556 Lowell Avenue. This application is a renewal of #SP-2019-1 for the same use, which was approved for one year in February 2019. The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application #SP-2020-12, subject to:

Business License Comments:

Applicant has filed and renewed the occupation tax application for the business activity.

Urban Planning and Land Use Comments:

1. Have you received any complaints in the last year regarding operation of the business?
Applicants Response: No.
2. Have there been any complaints in the last year related to the availability of on-street parking of neighbors?
Applicants Response: No.
3. The previous special use permit was approved for classes to be held Monday through Thursday, 5:30 p.m. – 8:00 p.m. and Saturday from 10:00 a.m. to 2:30 p.m. The updated business plan lists changes that include the addition of classes on Sunday from 4:00-6:00 p.m. and Tuesday until 8:30 p.m. Have there been any other changes to operation?
Applicants Response: The updated classes listed is the current ongoing schedule. The Sunday times are actually our practice times and not a class, but I included it since it happens at the same time every week and we have it listed on our website as a practice time for anyone needing the studio for rehearsals for upcoming performances.
4. If approved, staff recommends for ten years, subject to:
 - a. No signs.
 - b. No employees other than members of the immediate family residing on the premises.
 - c. City Codes shall be followed noting that no striptease or similar activities involving nudity shall occur.
 - d. 9:00 p.m. shall be the cutoff for all ticketed events as this residence is in the middle of a single-family neighborhood.
 - e. If there are events (i.e. larger classes, gatherings, ticketed events, etc.) that will exceed the ten parking spaces that border the perimeter of the north side of Lowell Avenue and west side of South 6th Street, a pre-determined location for parking shall be listed on the advertisement/notice that gives instructions to attendees about shuttling to the property. This may lessen the impact on parking for neighborhood residents.
 - f. All doors and windows shall be closed when classes and/or events are occurring.

Public Works Comments: none.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2020-12 for ten years, subject to the stipulations. Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

ITEM NO. 2 – 2037...SPECIAL USE PERMIT APPLICATION #SP-2020-13 – BRIAN GLASSER

Synopsis: Special use permit for a short-term rental/Airbnb at 508 Ohio Avenue, submitted by Robin Richardson, Director of Planning. The applicant states that the entire property will be used as a short-term rental while the property owner is not using it as his second residence. The

Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application #SP-2020-13, subject to the applicant either providing a parking pad in the rear or vacating the right-of-way within six months and approval would be for one year.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2020-13, for one year, subject to the stipulations. Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

ITEM NO. 3 – 2038...SPECIAL USE PERMIT APPLICATION #SP-2020-14 – CRAIG N. SEETIN

Synopsis: Special use permit for automotive repair and sales at 1202 Kansas Avenue, submitted by Robin Richardson, Director of Planning. The applicant is requesting a special use permit that would allow him to obtain a dealers’ license. The applicant states that cars are left behind at his place of business that are not worth fixing or because customers don’t want to or can’t afford to fix them. This permit would allow him to sell these cars that he purchases from the customers. The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application #SP-2020-14, subject to:

Urban Planning and Land Use Comments:

1. Please provide a site plan of the area indicating where parking is located.
Staff: Applicant has provided a site plan and is attached below.
2. Approximately how many vehicles would be acquired and sold each day?
Applicant: Five to ten used cars per year would be sold.
3. Where will vehicles be stored while they are waiting to be sold?
Applicant: Cars will be stored inside the facility.
4. Please provide a detailed statement explaining how hazardous materials and other refuse is disposed of.
Applicant: Waste oil is burned. Batteries and cars are recycled.
5. Approval is for two years.

Business License Comments:

The applicant has filed and maintained a current business occupation tax application.

Public Works: none.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2020-14 for two years, subject to the stipulations. Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

ITEM NO. 4 – 2034...SPECIAL USE PERMIT APPLICATION #SP-2020-15 – SCOTT AND REBECCA JOHNSON

Synopsis: Renewal of a special use permit (#SP-2019-8 - expires 2/28/2020) for office, shop, vehicle recycling and storage of up to three cars and trailers on-site at 521, 523 and 525 South 11th Street, submitted by Robin Richardson, Director of Planning. The applicants of SCOJO’S Recycling, LLC, would like to use the area as requested, while cars are waiting to be recycled. The applicant is requesting renewal for five years. The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application #SP-2020-15, subject to:

Urban Planning and Land Use Comments:

Since the approval of the original Special Use Permit, SP-2019-8, have you been in compliance with all stipulations outlined within? This includes:

1. No salvaged vehicles sitting on the street unscreened.

Applicant: No salvaged vehicles have been left on the street unscreened.

2. The placement of an 8’ fence which is unable to be seen through.

Applicant: Yes

Staff: Applicant has provided photos which show that a fence has been installed. It appears to fulfill the requirements.

3. Gas tanks properly removed before taking the cars to be salvaged.

Applicant: No, we do not have to remove any fluids to recycle the vehicles anymore.

Public Works: none.

Business License Comments:

I am unable to find that this applicant nor the business has ever filed an occupation tax application for the business. That should be required before the SUP would be renewed.

Staff Comment: Applicant was made aware of this and filed an occupation tax application immediately after. Staff has confirmed with the business license department that the situation has been taken care of.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve to approve Special Use Permit Application #SP-2020-15 for ten

years, subject to the stipulations. Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

MISCELLANEOUS ORDINANCES (Final action on previously approved items)

ITEM NO. 1 – 2039...ORDINANCE: REZONING PROPERTY

Synopsis: An ordinance rezoning property at 300-302 Kansas Avenue (#3188) from M-2 General Industrial District to CP-3 Planned Commercial District, submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-6-20**, “An ordinance rezoning property hereinafter described located at approximately 300-302 Kansas Avenue in Kansas City, Kansas, by changing the same from its present zoning of M-2 General Industrial District to CP-3 Planned Commercial District.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

ITEM NO. 2 – 2040...ORDINANCE: REZONING PROPERTY

Synopsis: An ordinance rezoning property at 13838 and 13841 Marxen Road (#3205) from A-G Agriculture (WYCO) District to A-G Agriculture (City) District, submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-7-20**, “An ordinance rezoning property hereinafter described located at approximately 13838 and 13841 Marxen Road in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture (WYCO) District to A-G Agriculture (City) District.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

ITEM NO. 3 – 2041...ORDINANCE: REZONING PROPERTY

Synopsis: An ordinance rezoning property at 1815-1817 North 78th Street (#3207) from R-1 Single Family District to R-2 Two Family District, submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-8-20**, “An ordinance rezoning property hereinafter described located at approximately 1815-1817 North 78th Street (#3207) from R-1 Single Family District to R-2 Two Family District.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

ITEM NO. 4 – 2042...ORDINANCE: REZONING PROPERTY

Synopsis: An ordinance rezoning property at 12525 Leavenworth Road (#3208) from A-G Agriculture (WYCO) and R-1A Suburban Residential (WYCO) Districts to A-G Agriculture (City) District, submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-9-20**, “An ordinance rezoning property hereinafter described located at approximately 12525 Leavenworth Road in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture (WYCO) and R-1A Suburban Residential (WYCO) Districts to A-G Agriculture (City) District.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

ITEM NO. 5 – 2043...ORDINANCE: VACATING PROPERTY

Synopsis: An ordinance vacating utility easements for Whispering Ridge Subdivision at 3640 North 110th Terrace, 3638 North 110th Terrace, 3636 North 110th Terrace, 3630 North 110th Terrace, 3624 North 110th Terrace and 3628 North 110th Terrace, submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-10-20**, “An ordinance vacating the utility easements (#U/E-2019-7, #U/E-2019-8, #U/E-2019-9, #U/E-2019-10, #U/E-2019-11, #U/E-2019-12) described for the following: Whispering Ridge Subdivision: 3640 North 110th Terrace, 3638 North 110th Terrace, 3636 North 110th Terrace, 3630 North 110th Terrace, 3624 North 110th Terrace and 3618 North 110th Terrace, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

ITEM NO. 6 – 2044...ORDINANCE: VACATING PROPERTY

Synopsis: An ordinance vacating utility easements (#U/E-2020-1) at 10 East Cambridge Circle Drive, submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-11-20**, “An ordinance vacating a part of the public utility easement granted to the Unified Government of Wyandotte County, Kansas City, Kansas, by Ordinance No. 54919, recorded in Book 2507, Page 51, in the office of the Register of Deeds, Wyandotte County, Kansas, located at approximately 10 East Cambridge Circle Drive, Kansas, City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

ITEM NO. 7 – 2045...ORDINANCE: VACATING PROPERTY

Synopsis: An ordinance vacating utility easements at 1155 Adams Street (#U/E-2020-2), submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-12-20**, “An ordinance vacating a part of the public utility easement granted to the Unified Government of Wyandotte County, Kansas City, Kansas, by Ordinance No. 54918, recorded in Book 2507, Page 49, in the office of the Register of Deeds, Wyandotte County, Kansas, located at approximately 1155

Adams Street, Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

PLANNING AND ZONING NON-CONSENT AGENDA

SPECIAL USE PERMIT APPLICATION

ITEM NO. 1 – 2036...SPECIAL USE PERMIT APPLICATION #SP-2019-102 – BROWNING-FERRIS INDUSTRIES

Synopsis: Special use permit for a solid waste hauling facility with solid waste transfer station addition at 3150 North 7th Street Trafficway, submitted by Robin Richardson, Director of Planning. The Planning Commission voted 6 to 1 to recommend approval of Special Use Permit Application #SP-2019-102 for two years.

Action: At the request of the petitioner, this item was removed and will be heard on March 26, 2020.

REGULAR CONSENT AGENDA

Mayor Pro Tem Burroughs asked, does any member of the Commission or County Administrator wish to set-aside any item on the Regular Consent Agenda? If an item is not set-aside, all items on the Regular Consent Agenda will be voted on in one item.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the Regular Consent Agenda.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

ITEM NO. 1 – MINUTES

Synopsis: Minutes from special session of January 30, 2020; and regular session of January 30, 2020.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

ITEM NO. 2 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated February 13 and 20, 2020.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to receive and file.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

PUBLIC HEARING AGENDA

ITEM NO. 1 – 2010...PUBLIC HEARING/TWO RESOLUTIONS: VILLAGE WEST APARTMENTS PHASE III

Synopsis: Conduct a public hearing to consider the following resolutions regarding Village West Apartments Phase III, located south of Parallel Parkway and North 114th Street, submitted by Katherine Carttar, Director of Economic Development.

- Intent to issue approximately \$45.7M of industrial revenue bonds
- Approve development agreement

Doug Bach, County Administrator, said this item went through standing committee earlier this month. Tonight, we are ready to look at Phase III of the Village West Apartments. We have a public hearing regarding the topic. I will turn this over to our Director of Economic Development, Katherine Carttar, to present on this item.

Village West Apartments III Northpoint

Industrial Revenue Bonds

Full Commission
February 27, 2020

Katherine Carttar, Director of Economic Development, said I'm going to go through just an abbreviated presentation that we gave previously, just a couple of weeks ago at Economic Development and Finance Commission. I am also accompanied here with some representatives from NorthPoint, Brad Hammond and Evan Fitts, if after this presentation there are questions from either the Commission or the public.



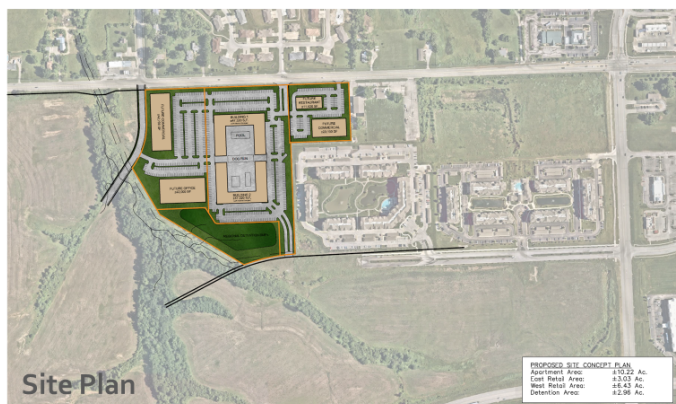
As you all are surely aware, NorthPoint has done quite a number of projects in our community. Additionally, when it comes to, especially residential, they've got about 4,000 units in the surrounding metro and manage about 2,200 specifically in Kansas City.

February 27, 2020

Previous Multi-Family Projects in Village West, KCK



These are two of the projects that they have in Village West. They've got the Village West Apartments as well as the Prairie View Apartments. These are on Delaware Parkway, right off of 110th Street.



They are proposing a third phase of the apartments. This would be just to the west of those previous two that I had shown pictures of. As you can see here, it would basically take up the space between Parallel Parkway and Delaware Parkway. Additionally, they will be extending Delaware Parkway to the ravine there.

Project Overview

- 113th & Delaware Parkway, Village West
- Approximately 330 total units in a Class A luxury apartment building
- \$49,000,000 Capital Investment
- Site Amenities:
 - Clubhouse
 - Swimming pool
 - Health & fitness facilities
 - Theatre room
 - Outdoor grills & patio space
 - In-unit washer/dryer
 - Common green space with walking trails
 - Bicycle sharing station

Specifically, this will be about 330 units, Class A luxury apartments. They're looking at just under a \$50M investment. All the site amenities will be very similar to their previous phases: clubhouse, swimming pool, fitness facilities, etc.



This is a rendering of actually a project they're working on currently in Lee's Summit. They are planning a very similar aesthetic for their third phase so that each of those phases that they would have built in the West Village will have kind of their own feel.



This is kind of another view.

Proposed Interiors



In terms of the proposed interiors, these would be very modern, very clean lines and all that.

PILOT (Payment-In-Lieu-Of-Taxes) Schedule

Year	With L/M/W		Without L/M/W	
	Per Unit	Annual PILOT Payment	Per Unit	Annual PILOT Payment
1	\$1,050.00	\$346,500.00	\$1,050.00	\$346,500.00
2	\$1,060.50	\$349,965.00	\$1,071.00	\$353,430.00
3	\$1,092.32	\$360,463.95	\$1,119.20	\$369,334.35
4	\$1,125.08	\$371,277.87	\$1,169.56	\$385,954.40
5	\$1,158.84	\$382,416.20	\$1,222.19	\$403,322.34
6	\$1,193.60	\$393,888.69	\$1,277.19	\$421,471.85
7	\$1,229.41	\$405,705.35	\$1,334.66	\$440,438.08
8	\$1,266.29	\$417,876.51	\$1,394.72	\$460,257.80
9	\$1,304.28	\$430,412.81	\$1,457.48	\$480,969.40
10	\$1,343.41	\$443,325.19	\$1,523.07	\$502,613.02
Total:		\$3,901,831.58	\$4,164,291.23	

Approximately 50% abatement for 10 years

Includes the reimbursement of the infrastructure expansion of Delaware Pkwy

When it comes down to the financing, what we are proposing is an industrial revenue bond. The way we've kind of set this up is there would be PILOT payments. This way, over the course of 10 years, it would be approximately a 50% abatement is kind of how the numbers work out with starting in the first year, about a \$350,000 annual payment. That has the potential to go all the way up to \$500,000 by year 10. That also includes the payment that we would be reimbursing for some of the extension, kind of adding two additional lanes to the Parallel Parkway for some additional infrastructure capacity.

Tax Impact of Expansion Project

Overview	Tax Impact
Current Taxes Collected Annually	<\$2,000
Projected Annual Taxes during Abatement (Years 1-10)	\$350,000- 500,000
Projected Annual Tax after Abatement (Year 11)	>\$800,000

Taxing jurisdictions receive an average 19% return on investment.

Currently, that property is zoned agriculture, so they literally pay less than \$2,000 in annual property tax. As I just mentioned, during the course of this 10-year abatement period, it would be between \$350,000 – \$500,000. Then, by year 11, we would be looking at more than \$800,000 per year.

I'd also like to mention that there are very few children expected to be added to the Piper School District. This is really direct funding that would go to the school district without increasing their burden.

For Consideration:

- Public Hearing
- Resolution of Intent to issue IRB's in the amount not to exceed \$45,700,000 for the benefit of Village West Apartments III, L.L.C.

Tonight, we are looking—there are two resolutions. One is the resolution of intent to issue the industrial revenue bonds, and the other is a resolution to approve the development agreement. I'm available for any questions.

Commissioner Kane asked, how much would the Piper School District get? **Ms. Carttar** said I don't know off the top of my head. **Mr. Bach** said they're probably approximately about—let's see, if you break it down, we're about 45% of the amount that's coming in. They'd get about 70% of the other half. Would you say the number is about half a million, so they're probably in the

\$200,000 range. **Ms. Carttar** said that would be during the abatement period, then it would be closer to \$300 after that. **Commissioner Kane** said okay.

Mr. Bach said I would add to the fact, too, Commissioner, so that you know that while this is an abatement here, this department will be paying more than the other two are. **Commissioner Kane** said and that's my next question. Cool. **Ms. Carttar** said it's almost double what the previous two are paying in terms of a PILOT. **Commissioner Kane** said and the people in TV land don't know how much that is, so what's the approximate price for x amount of bedrooms? **Ms. Carttar** said the way the previous two worked out, it's approximately \$700 per unit per year, whereas, this one is more like \$1,200, so it's just under half.

Commissioner Bynum said just a point of order about conducting the public hearing and then I can have my comment.

Mayor Pro Tem Burroughs opened the public hearing and asked if there is anyone present who would like to speak in favor of this item. If so, please step to the podium, give us your name and city of residency for the record. You will be given up to three minutes to state your comments.

Bridgette Cobbins, UG Clerk, said the Clerk's Office did receive a letter from Greg Kindle, the president of the Wyandotte Economic Development Council, in support of this item.

Mayor Pro Tem Burroughs asked, Commissioners, any comments? There were none.

Mayor Pro Tem Burroughs asked, is there anyone present that would like to speak in opposition to the project this evening? There were none.

Mayor Pro Tem Burroughs closed the public hearing.

Mayor Pro Tem Burroughs asked if any member of the Commission had any questions or comments.

Commissioner Bynum said I just wanted to say that I really like the project. The two phases that are there now are high quality. Also, I think offer living options beyond maybe the demographic that we think might be there. I just think that's really interesting to take note of. For example, I have visited Phase II on several occasions and found myself meeting retired, older adult women who is not the demographic I thought I would find there, but who were thoroughly enjoying living in an environment like this. They had to sell their home of 40, 50 years and wanted to stay in Wyandotte and found an amenity that really suited what they needed. I was pleasantly surprised to find that.

PILOT (Payment-In-Lieu-Of-Taxes) Schedule

Year	With L/M/W		Without L/M/W	
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Approximately 50% abatement for 10 years

Includes the reimbursement of the infrastructure expansion of Delaware Pkwy

The only other comment that I have, Katherine, is, a couple of slides prior, I just want to make note of the differences. You'll just note that the differences are slightly—that are without the goals. I made this comment at the Economic Development & Finance Committee meeting that I support having those goals in place. I'm willing to live with the slightly lower total per unit, if you will, as you get down into your ten in order to keep the goals. I just wanted to be on record with that comment again tonight.

Commissioner McKiernan said as I said in the standing committee meeting, I'm very appreciative of NorthPoint continuing to invest in Wyandotte County, high quality investment, needed investment.

The other point that I made at the committee meeting that I'll repeat here is that even though there is a tax abatement in place, it is not 100%. NorthPoint will be materially contributing to supporting the infrastructure that supports the development they are making. I'm very appreciative of companies who come in and are willing to start immediately supporting their own developments

and the surrounding city, county and school district. To the folks from NorthPoint, thank you very much for contributing in many ways to our county.

Mr. Bach said I might add, Commissioner, just for clarification too on your point that part of the abatement that we have in place provides for the fact that while we require new developers to come in and build the road to their site, that's a two-lane road running out to it. They're actually building the four-lane road to go all the way out. We gave them credit back on the abatement for overbuilding, which is what we want along Delaware Parkway for future developments. It's more than what you're seeing just on paper there because it is immediately addressing the infrastructure. **Commissioner McKiernan** said thank you.

Mayor Pro Tem Burroughs asked, any other comments? There were none.

Mayor Pro Tem Burroughs said I'd just like to echo what Commissioner McKiernan stated. Thank you for investing in Wyandotte County and partnering with us to provide quality housing. I believe this project will complement the two other projects just to the east of this. We're very excited to have the third project presented this evening.

Mayor Pro Tem Burroughs asked, any other comments or concerns? There were none.

Action: **RESOLUTION NO. R-8-20**, "A resolution determining the intent of the Unified Government of Wyandotte County/Kansas City, Kansas, to issue its industrial revenue bonds in the amount of approximately \$45,700,000 to finance the costs of acquiring, constructing, improving and equipping commercial facilities for the benefit of Village West Apartments III, LLC, and its successors and assigns (Village West Apartments Phase III)." **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to adopt the resolution.** Roll call was taken on the motion and there were nine "Ayes," Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

RESOLUTION NO. R-9-20, “A resolution adopting the development agreement for Village West Apartments III.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to adopt the resolution.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

STANDING COMMITTEES’ AGENDA

No items

ADMINISTRATOR’S AGENDA

ITEM NO. 1 – 2050...THREE RESOLUTIONS: BASE LEASE AND LEASE WITH THE PBC FOR JUVENILE FACILITY, COURTHOUSE, AND HEALTH DEPARTMENT

Synopsis: Request approval of three resolutions authorizing the Unified Government to enter into a base lease/lease structure with the Public Building Commission, submitted by Kathleen VonAchen, Chief Financial Officer.

- constructing a new juvenile justice facility and related parking facilities (supplemental)
- constructing certain capital improvements to the existing courthouse (supplemental)
- constructing certain capital improvements to the existing public health building

Doug Bach, County Administrator, said the Finance Department did an excellent job today in doing bond sales under the PBC. Our interest rate was just under 2% on the three projects listed which total about \$11M. I’ll just note that on the Juvenile Justice facility, it’s 1.989%. On the courthouse and improvements, it was 1.983%. On the Health Department building, \$3.1M with that project, it was 1.985%. Very good interest rates presented to you this evening. I would recommend approval; however, if you’d like additional information, we can call Kathleen up and see what she can come up with.

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

Mayor Pro Tem Burroughs asked, do any of the members of the Commission have any questions or comments? There’s been a motion and a second. We are asked to do all three resolutions. **Ken**

Moore, Chief Counsel, said assuming the commissioners vote the same on all three, you can do it with one vote.

Mayor Pro Tem Burroughs asked, any discussion about breaking the three resolutions? No. Any questions/concerns? Seeing none, there's been a motion to accept all three simultaneously. Roll call, please.

Action: **RESOLUTION NO. R-10-20**, "A resolution authorizing the Unified Government of Wyandotte County/Kansas City, Kansas, to enter into a first supplemental base lease with the Public Building Commission of the Unified Government of Wyandotte County/Kansas City, Kansas, whereby the Unified Government will continue to lease certain property to the Public Building Commission and enter into a first supplemental lease whereby the Unified Government will continue to lease from the Public Building Commission certain public facilities and buildings for use by the Unified Government; approving the form of said first supplemental base lease and first supplemental lease; and authorizing the execution thereof and certain related documents, all for the purposes of constructing a new Juvenile Justice Facility and related parking facilities." **Commissioner Kane made a motion, seconded by Commissioner Johnson, to adopt the resolution.** Roll call was taken on the motion and there were nine "Ayes," Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

RESOLUTION NO. R-11-20, "A resolution authorizing the Unified Government of Wyandotte County/Kansas City, Kansas, to enter into a first supplemental base lease with the Public Building Commission of the Unified Government of Wyandotte County/Kansas City, Kansas, whereby the Unified Government will continue to lease certain property to the Public Building Commission and enter into a first supplemental lease whereby the Unified Government will continue to lease from the Public Building Commission certain public facilities and buildings for use by the Unified Government; approving the form of said first supplemental base lease and first supplemental lease; and authorizing the execution thereof and certain related documents, all for the purposes of constructing certain capital improvements to the

existing courthouse.” **Commissioner Kane made a motion, seconded by Commissioner Johnson, to adopt the resolution.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

RESOLUTION NO. R-12-20, “A resolution authorizing the Unified Government of Wyandotte County/Kansas City, Kansas, to enter into a base lease with the Public Building Commission of the Unified Government of Wyandotte County/Kansas City, Kansas, whereby the Unified Government will lease certain property to the Public Building Commission and enter into a lease whereby the Unified Government will lease from the Public Building Commission certain public facilities and buildings for use by the Unified Government; approving the form of said base lease and lease; and authorizing the execution thereof and certain related documents, all for the purposes of constructing certain capital improvements to the existing public health building.” **Commissioner Kane made a motion, seconded by Commissioner Johnson, to adopt the resolution.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

COMMISSIONERS' AGENDA

No items

Mayor Pro Tem Burroughs said that concludes the portion of our regular meeting and I adjourn us to that capacity. I’ll call us back to order as the Land Bank Board of Trustees.

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Mayor Pro Tem Burroughs asked, does any member of the Commission or County Administrator wish to set aside any item on the Land Bank Consent Agenda? If an item is not set-aside, all items on the Consent Agenda will be voted on in one vote. There were no set-asides.

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

Mayor Pro Tem Burroughs said there's been a motion and second. Any discussion? Seeing none, roll call, please.

ITEM NO. 1 – 201113...LAND BANK BUSINESS – TRANSFERS FROM LAND BANK

Synopsis: Request consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager. On February 10, 2020, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

Transfers from Land Bank

4533 Orville Ave. - Unified Government

4533 R Orville Ave. - Unified Government

(These properties are being transferred in relation to the Scavuzzo's Foodie Park project.)

1305 Sandusky Ave. – CHWC

648 Ohio Ave. – CHWC

1300 Armstrong Ave. – CHWC

1107 Grandview Ave. – CHWC (Construct two single-family houses)

Action: Commissioner Kane made a motion, seconded by Commissioner Johnson, to approve. Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

ITEM NO. 2 – 201114...LAND BANK BUSINESS – DONATION TO LAND BANK

Synopsis: Request consideration of the following Land Bank application, submitted by Chris Slaughter, Land Bank Manager. On February 10, 2020, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

Donation to Land Bank

2532 N. 51st St. from Roger Wallace

(Property is landlocked and owner does not want to pay the taxes)

Action: **Commissioner Kane made a motion, seconded by Commissioner Johnson, to approve.** Roll call was taken on the motion and there were nine “Ayes,” Johnson, Kane, Markley, Philbrook, Bynum, Townsend, McKiernan, Ramirez, Burroughs.

PUBLIC ANNOUNCEMENTS

No items

MAYOR PRO TEM BURROUGHS
ADJOURNED THE MEETING AT 7:27 P.M.
February 27, 2020

Bridgette D. Cobbins
Unified Government Clerk

tpl

February 27, 2020