UPDATE

Economic Development and Finance
Standing Committee Meeting Agenda

Monday, May 4, 2020
Immediately upon adjournment of earlier committee

Location: Remotely via Zoom

You are invited to a Zoom webinar.
When: May 4, 2020 05:00 PM Central Time (US and Canada)
Topic: Standing Committee N/CD & ED/F

Please click the link below to join the webinar:
https://zoom.us/j/98671994975?pwd=NHdmelBWemI5aFJBWmFxQUI0ZnFGQT09
Password: 682954

Or iPhone one-tap :
US: +16465588656,,98671994975# or +13126266799,,98671994975#
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Webinar ID: 986 7199 4975
International numbers available: https://zoom.us/u/abnrwuaUBy

Name	Absent
Commissioner Tom Burroughs, Chair	☐
Commissioner Brian McKiernan	☐
Commissioner Gayle E. Townsend	☐
Commissioner Harold Johnson	☐
Commissioner James Walters	☐
Jeff Bryant, BPU Member	☐

I. **Call to Order/Roll Call**

II. **Revisions to May 4, 2020 Agenda**
IV. Committee Agenda – New Item #5: Budget revisions due to COVID-19

III. **Approval of standing committee minutes from March 2, 2020.**

IV. **Committee Agenda**

Item No. 1 - ORDINANCE: MISSION CLIFFS TIF PROJECT AREA B REMOVAL
Synopsis: An ordinance removing Project Area B from the Mission Cliffs II Redevelopment

District and terminating tax increment financing for Project Area B, submitted by Katherine Carttar, Director of Economic Development. The removal of this area from the TIF will allow for future development.
Tracking #: 20100

Item No. 2 - REPORT: FIRST QUARTER 2020 CASH AND INVESTMENT
Synopsis: First Quarter 2020 Cash and Investment Report, submitted by Kathleen VonAchen, Chief Financial Officer; Rick Mikesic, County Treasurer; and Andrea Parra, Deputy Treasurer.

For information only.
Tracking #: 2098

Item No. 3 – REPORT: FOURTH QUARTER 2019 BUDGET TO ACTUALS
Synopsis: Fourth Quarter 2019 Budget to Actuals Report, submitted by Kathleen VonAchen, Chief Financial Officer; and Debbie Jonscher, Deputy Chief Financial Officer.

For information only.
Tracking #: 20119

Item No. 4 - REPORT: FOURTH QUARTER 2019 BUDGET REVISIONS
Synopsis: Fourth Quarter 2019 Budget Revisions Report, submitted by Kathleen VonAchen, Chief Financial Officer; and Reginald Lindsey, Budget Manager.

For information only.
Tracking #: 20120

V. **Public Agenda**

VI. **Adjourn**

AGENDA UPDATE
ECONOMIC DEVELOPMENT & FINANCE
STANDING COMMITTEE MEETING
MONDAY, MAY 4, 2020

IV. COMMITTEE AGENDA

NEW ITEM

ITEM NO. 5 – 20149…BUDGET REVISIONS DUE TO COVID-19

Synopsis: Proposed emergency budget revisions for costs associated with COVID-19, submitted by Reginald Lindsey, Budget Manager.

Staff Request for Commission Action

Tracking No. 20149

Full Commission Meeting Date: 5/14/20

Committee: Economic Development & Finance

Date of Standing Committee Action: 5/4/20 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
4/30/2020	Reginald Lindsey	x5292	rlindsey@wycokck.org	Budget

Item Description:

Request $952,700 in funding for Health Department and Emergency Management to fight COVID-19. FEMA will cover 85% of the costs. There is also another request for general operating expenses year-to-date to fight COVID-19 within the organization that totals $292,375.

Action Requested:

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Blue Sheet - Color, COVID Needs, COVID-19 Operating Cost YTD

COVID Needs

ACTIVITY/NEED	COST ESTIMATE
TESTING	$201,500
PERSONAL PROTECTIVE EQUIPMENT (PPE)	$260,000
CONTACT TRACING	$57,600
PROJECT MANAGEMENT	$80,000
COVID CALL LINE	$57,600
COMMUNICATIONS	$296,000
TOTAL	**$952,700**

COVID-19 Operating Expenses (Year to Date)

Department	Purpose	Amount
Fire Department	Personal Protective Gear	92,096
Community Programs	Defogger Machines/PPE	52,642
Health Department	COVID-19 Testing	50,000
Police Department	Employee Protective Measures	35,110
Sheriff	Testing/PPE	25,850
Emergency Management	Personal Protective Gear	14,200
District Attorney	Remote Office Setup	10,000
Municipal Courts	Remote Office Setup	3,600
General Services	Remote Office Setup	2,909
Community Corrections	Remote Office Setup	2,610
Public Works	Deep Clean for Work Areas	1,949
Human Resources	Remote Office Setup	1,409
Grand Total		**292,375**

ECONOMIC DEVELOPMENT AND FINANCE
STANDING COMMITTEE MINUTES
Monday, March 2, 2020

The meeting of the Economic Development and Finance Standing Committee was held on Monday, March 2, 2020, at 5:13 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Burroughs, Chairman; Commissioners McKiernan, Townsend (via telephone), Johnson, Bynum for Walters; and BPU Board Member Jeff Bryant. Commissioner Walters was absent. The following officials were also in attendance: Gordon Criswell, Melissa Sieben, Emerick Cross, and Alan Howze; Assistant County Administrators; Jeff Conway, Assistant Counsel; Katherine Carttar, Director of Economic Development; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; 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 January 21, 2020. **On motion of Commissioner McKiernan, seconded by Commissioner Johnson, the minutes were approved.** Motion carried unanimously.

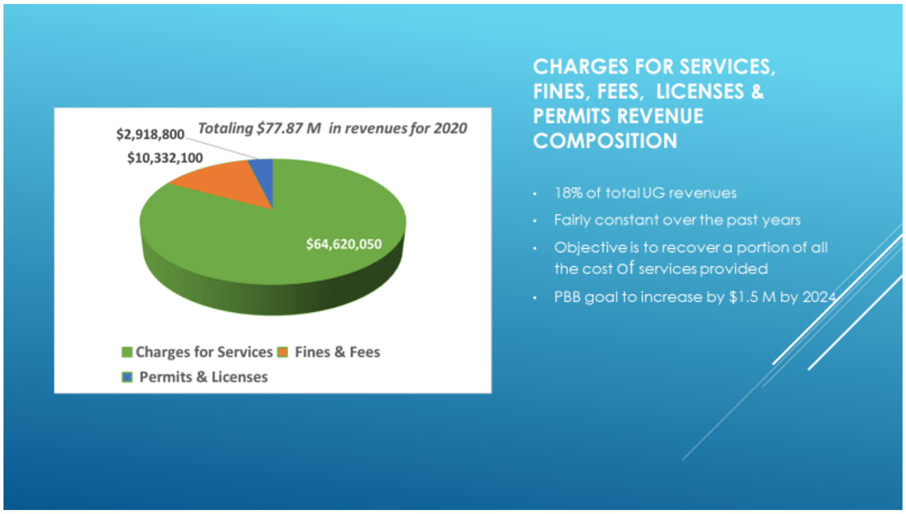
Committee Agenda:

Item No. 1 – 2026…REPORT: COMPREHENSIVE FEE SCHEDULE

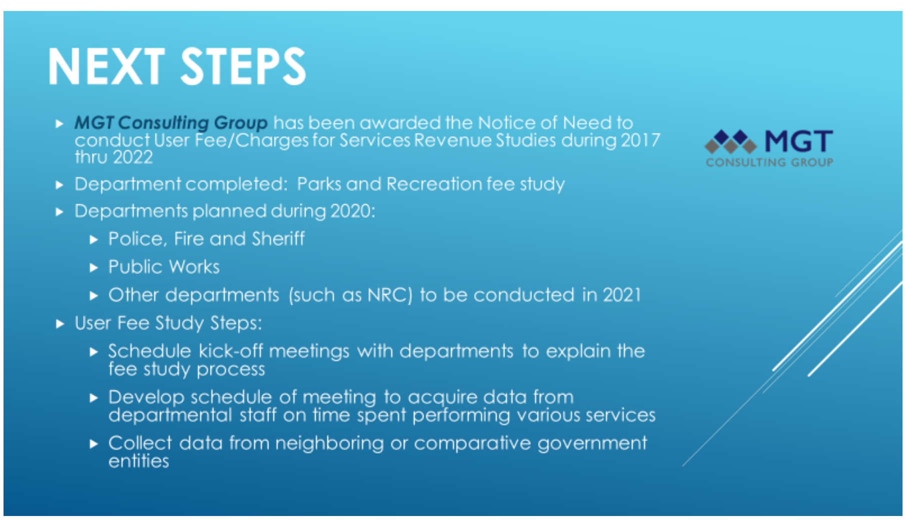
Synopsis: 2020 Comprehensive Fee Schedule of the Unified Government, submitted by Kathleen VonAchen, Chief Financial Officer.

Kathleen VonAchen, Chief Financial Officer, said we are talking about the Comprehensive Fee Schedule. We initially put this together for the first time back in 2017. It basically is just a complete list of all our fees, our charges for services, our licenses, permits, and fines. Basically, all the revenue that's collected through these mechanisms are collected in order to recover the cost of providing various services, or to provide the penalty for doing something against our code.

The intention of this report is to be more transparent about what fees and fines and permits we collect and what the charge is. This year we are updating it because it's been a couple of years. We want to keep things current. The one we did back in 2017 did not include the Neighborhood Resource Center fees and fines which include Public Works, various inspection fees and permitting. The reason it wasn't in that report because their list was comprehensive, we needed more time to compile it. This year has every fine. All of the charges, permits, fees across all of the UG's departments included. Now we're presenting this as information only because these fees have been approved as part of the budget process. There's no need for action, just for information only.



Just to give you a little context across the entire Unified Government, all of the charges for services, fines and fees total $77.8M. That includes, of course, sewer system and stormwater and everything. The charges for services category total $64M. The Fines and Fees amount to $10M. Permits and Licenses amount to $2.9M. That basically is 18% of all UG revenues. These amounts stayed fairly constant over the past years. Of course, the intention of collecting these, especially the charges for services, is to recover the cost of providing the service. With our priority-based budgeting our goal is to enhance our charges for service revenue collection by $1.5M in the coming year or two.



We hope to do that by doing the following items. A couple of years ago we did an RFP and selected MGT Consulting Group. MGT Group has been our indirect costs allocation consultant for many years, but they also do fee studies. What they do, they review the costs, they review all the services, determine what the costs are and then make a recommendation on what kind of charge we should be charging based on different perimeters for what the Commissions tolerance for is for recovering costs. We've done that with the Parks and Recreation Department. Now, we're going to do, we're going to look at the Police, Fire, and Sheriff and Public Works as well as some other departments like the Neighborhood Resource Center. The Neighborhood Resource Center charges for services are pretty complex. This all kind of dovetails with the implementation of the Accela Software System for our Building Inspection and Permitting Divisions over there. What we're planning to do is an RFP separate permit specializing in fee permit studies, and then proceed with doing that study during 2021.

Just so you know the steps in doing a fee study include: a kick-off meeting with all the departments involved. Then go straight into interviewing the department management, the individual staff members to ask people how much time they spend on each service and then there's a determination of the costs, and they also look at other cities to determine how much money those cities charge for the same service to do some comparisons.

That's all we have for you tonight. We just want to make you aware that it is going to be posted on our website, the Finance Department website, this fee study. We hope to update it every year. We have a process. Every year we ask departments to submit their fee requests and then we incorporate into this book, we evaluate it, the reviews, the fee adjustments and that becomes part of that budget process that I talked about.

Commissioner McKiernan said I appreciate the fact that the fees are all collected together in our agenda packet tonight. I just want to confirm how I find that. For example, if I wanted to investigate renting the ballroom at Memorial Hall, where would I go on our website to find that information? **Ms. VonAchen** said you go to the UG, and probably go to the departments, and then you select Finance, and then down below under, I think it's Financial Reports—there's a section for Financial Reports over on the left. **Commissioner McKiernan** said I see Comprehensive Fee Schedules are then linked down below where it says 2017, that will be updated to 2020 Comprehensive Fee Schedule. **Ms. VonAchen** said that's right.

Commissioner McKiernan said just a suggestion for the folks that put together the website. Intuitively, I as a novice, website don't think the Financial Reports is where I go to look for how much is it going to cost me to rent Memorial Hall. I think we need to think about how people will be accessing this, and I don't want to overstep my boundaries here, but I might have a little bit of sophistication and that was not intuitive to me on how to find that, just a suggestion. **Ms. VonAchen** said we'll put it where it's more intuitive. Absolutely.

Alan Houze, Assistant County Administrator, said, Commissioner, just a reminder too, later this spring the Parks and Recreation software for online rentals for shelters and those sorts of things will be rolled out and embedded within that will be the fee schedules for those sorts of facilities. It's something people wouldn't have to navigate through a fee schedule in order to understand or figure out the costs of certain facilities, but we are on path to make it much more intuitive and available for people across a range of different services. **Commissioner McKiernan** said I appreciate that very much, but I'm on the Parks and Recreation Department page now and I still in that left-hand menu bar column, I still don't see anything that says to me as a novice, reserve something. **Mr. Houze** said later this spring is will be there. **Commissioner McKiernan** said it will be there. **Mr. Houze** said we're still on the old software and as of April this spring, we should be on the new software with a new look and feel and more intuitive interface. **Commissioner McKiernan** said fantastic. **Ms. VonAchen** said we're really looking forward to that. **Commissioner McKiernan** said once again, the fewer clicks it takes me as a website user to get to the stuff I want, the better it is for all of us.

BPU Board Member Bryant said, Kathleen, you said the goal is to recover a part of the costs associated with it. Is there a threshold percentage that is set? Is there a minimum that we want to recoup? **Ms. VonAchen** said there isn't. Our webpage that has our financial policies, there's a revenue policy in there that talks about recovering costs through fees and charge for services. The reason we don't have a minimum threshold is because every service is unique in nature. Some of the services are provided to residents who, in effect, can afford to pay the full costs of services, whereas other services are typically directed at constituents that are lower income or don't have those means. We try to be sensitive to that. Every service is uniquely calibrated. Over the course of many years, many of these fees have not been adjusted upward and so our goal is to actually do fee studies comprehensively through all of our services to determine what the costs are and then have a conscious discussion about what the appropriate subsidy level should be. That's the goal of the administration with working closely with the elected officials to do that in the coming years. That is definitely part of priority-based budgeting. I can give you an example if that would help. **BPU Board Member Bryant** said no, it tells me that it's not just a static number that we are going after. It's fluid. **Ms. VonAchen** said yeah, it is.

Commissioner Johnson asked are we intending to go through all of the departments that are outlined in this report to be updated. If so, how long do you think that is going to take. I see other departments such as NRC to be conducted in 2021. Are we going to go beyond 2021 and how long do you think it's going to take to update all of our fees that's reflected in this report? **Ms. VonAchen** said I imagine it will take beyond 2021 because, for example, it took us a couple of years to get to the point where we are with Parks and Recreation. That was a challenging one. I think there's more momentum with adjusting the other fees in the other departments, especially priority-based budgeting. As you recall, we have a goal to collect more in the priority-based budgeting process. I'm thinking, I'm shooting for 2023 to get through all the fees. That's my goal. I know it's going to take a while. **Commissioner Johnson** said I assumed that it would. **Ms. VonAchen** said the thing is, the Finance Department is engaged in issuing bonds and budget and CAFR for the first nine months of every year. The only time we really have to do special stuff is September through December. **Commissioner Johnson** said you could argue that by the time we get to 2023 and entering into 2024, it's almost time to start all over again. **Ms. VonAchen** said all over again, absolutely. Co**mmissioner Johnson** said it has to make sure that we are keeping up with trends as they are across our nation. **Ms. VonAchen** said one thing I would like to point out is going forward we are going to be incorporating CPI adjustments to our fees in the coming years that would take place annually. By doing that, we're at least keeping up with inflation which actually hasn't been done. **Commissioner Johnson** said that's good to know.

Chairman Burroughs asked, will the full Commission choose to vote on those fee increases collectively. Will they be presented individually or does the City Administrator have the authority to approve the fee increase without the action of the Commission. **Ms. VonAchen** said so the Charter, the Unified Charter authorizes the County Administrator to adjust fees periodically, so that's where that rests.

Chairman Burroughs said anybody from the public wish to address this item. No one stepped forward.

Action: Information only.

Item No. 2 – 2027…RESOLUTION: AMEND MASTER EQUIPMENT LEASE PURCHASE AGREEMENT WITH BANK OF AMERCIA

Synopsis: A resolution authorizing the Unified Government of Wyandotte County/Kansas City, Kansas, to amend its Master Equipment Lease Purchase Agreement dated October 17, 2013, with Bank of America Public Capital Corp., submitted by Kathleen VonAchen, Chief Financial Officer, and Debbie Jonscher, Deputy Chief Financial Officer.

Debbie Jonscher, Deputy Chief Financial Officer, said this resolution is to amend our Master Equipment Lease Purchase Agreement. This is the tool—I do not have a presentation for this item. This is the tool that we use to finance all of our equipment that is identified in the budget as lease finance. The amendment that we are asking for approval tonight extends the agreement to the end of this year, December 31, 2020. The previous amendment expired on December 31, 2019. It does include the amendment, as well as, a list of all potential equipment that could be financed this year. All of the equipment that is included has been previously approved by the Commission.

Action: **Commissioner McKiernan made a motion, seconded by BPU Board Member Bryant, to approve.** Roll call was taken and there were six "Ayes," Bryant, Bynum, Johnson, Townsend, McKiernan, Burroughs.

Item No. 3 – 209…TWO RESOLUTIONS: WESTFIELD COMMUNITY IMPROVEMENT DISTRICT

Synopsis: Request adoption of the following resolutions regarding a petition filed January 29, 2020, for the Westfield Community Improvement District (CID), submitted by Katherine Carttar, Director of Economic Development. The CID will impose an additional 1.0% sales tax on the sales of goods and services within the 9 acres Westfield Shopping Center site at 8051 State Avenue.

- Set a public hearing date of April 16, 2020, to consider advisability of the CID
- Approve development agreement

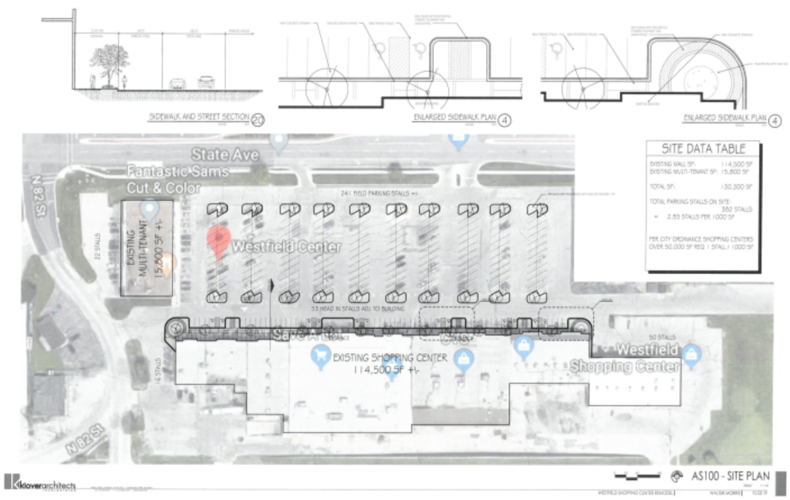
Westfield Shopping Center – 82nd & State Ave.

Westfield Shopping Center -- TODAY

Katherine Carttar, Director of Economic Development, said we are bringing you a project, the Westfield Shopping Center at 82nd & State Avenue. Inside this development currently you have CVS, Save-A-Lot, it's I believe if not fully, close to fully full at this moment. You can also see it could use a little sprucing-up. It's looking a little dated. In particular the facade, as well as the parking lot could definitely use some help.

What we are bringing today is a proposal for a Community Improvement District which would be an additional 1.0% sales tax addition that would go towards any goods and services that are sold on this property. This would provide enough revenues really to allow a new owner to come in. First of all, they're going to purchase the property as well as the anticipated improvements is nearly $9M. What we're looking at with the CID would be a reimbursable cap at about $2.4M. This would be about $700,000 in land acquisition reimbursement as well as $1.7M with the capital improvements. That includes new roof, facade, parking lot improvements, landscape, etc.

Kevin Lee, Polsinelli Law Firm, appearing on behalf of WBB, LLC, said I also have with me Jeff Berg, who is a principal for the developer entity and also a partner with Elevate Property Advisors. Jeff is running point on this project from the development side. Katherine did a nice job kind of teeing up the specific request that we have before you this evening. I think what we've got here, as was mentioned, is an older center that was originally constructed 30, 40 plus years ago and really just has not seen any significant new investment in quite some time. The current ownership group has done enough to sort of maintain the property and keep it up and running and at least functioning properly, but that's about it, hence the need for a new roof that we'll get to here in a second. Short of Jeff and a sophisticated and active productive developer like him and his team coming in and taking over, I think what we can expect to see here, that at best, this property stays flat. At worse, and much more likely we'd expect to see it start to really decline fairly rapidly. We are trying to reverse that course. Jeff and his team would come in and acquire the property and give it some much needed love and care to the tune of approximately $1.7M in improvements. What that gets us is a new roof, some really nice exterior facade improvements and also some landscaping and parking lot improvements like Catherine mentioned. It's really going to do a lot for the area, certainly the center in terms of esthetics. We're excited about it and would ask for your guys approval to advance tonight and with that stand for any questions.



Ms. Carttar said here is a rendering of the future exterior and the facades. Additionally, this property currently brings in about $164,000 in property taxes that will not change, and if anything, that will just increase, as well as the sales tax revenue. We don't have a great estimate for what that would be, but it's safe to say with some of these improvements, it will make a more alluring shopping center for folks and, hopefully, it will be additional sales.

For Consideration:

- Set a public hearing date of April 16, 2020, to consider advisability of the CID
- Resolution to approve the development agreement

Ms. Carttar said tonight we have two different resolutions. One is to set the public hearing date for April 16 for this to be heard as well as another to approve the development agreement.

Commissioner Bynum said just tell me again, parking will be improved, the parking lot? **Mr. Lee** said parking will be improved. Jeff can speak a little bit more to it, but we'll crack and seal and do all of that, so you'll have a much better center there. **Commissioner Bynum** said it seems like this center 100% occupied, 90% occupied? **Jeff Berg, Elevate Property,** said it is about 96% occupied. **Commissioner Bynum** said this may or may not be appropriate. I actually don't know. Do you anticipate rent increases for your tenants as a result of your improvements? **Mr. Berg** said eventually. Most of the tenants are locked in with their current leases so there's nothing we can do. That's one of the reasons for getting a CID, when you improve the exterior, that doesn't translate into increased rent for a number of years until your tenants turn over. **Commissioner Bynum** said I only ask because you have several local small businesses which is great in the center. We certainly wouldn't want to do things that actually was a disincentive for them to stay. **Mr. Berg** said agreed. Looking at the rent roll it's almost surprising to see how long some of those tenants have been there. You don't see that that often in shopping centers.

BPU Board Member Bryant said a couple of questions. Number one: What do you expect the timeframe to do the renovations. And, I guess, the second part of that is how much business disturbance will it cause? **Mr. Lee** said I think under the development agreement, the direct answer, there's a two-year period in there that we've got to get the improvements. We plan to complete it much quicker than that. As soon as we can get going with permits and stuff, I think

Jeff would say—**Mr. Berg** said it probably takes a while to get permits and things like that. I imagine six months or so. **Mr. Lee** said we anticipated getting started, hopefully, in July of this year and finishing up by July of next year, so I would say 12 months to be safe and to build in weather conditions and those types of things. **Mr. Berg** said the phasing is critical. We've done several rehabs like this on shopping centers and the key to it is communicate with those tenants and let them know when it's going to happen, when their entrance is going to be compromised or in the middle of the construction. Provide alternate routes and sign it for customers. It can be disruptive. Unfortunately, there's just no way around it, but the better communication you have and the better signage, we try to minimize that. It's never perfect.

BPU Board Member Bryant said so, for the parking lot portion, would it be broken into sections that it would be renovated? **Mr. Berg** said almost certainly. The renovations we're doing to it are not as disruptive as a full mill and overlay, kind of crack seal and resealing in stripes. That could be phased fairly easily. I don't see any traffic problems. **BPU Board Member Bryant** said I go to that center quite often.

Commissioner Johnson said I go there a lot myself, so, though it's a little further out for me. In situations like this, the interaction with the actual tenants, it doesn't require any kind of approval from them. I'm assuming there's already communication going on. You're letting them know what's coming down the pipe. There's no real approval from them as such, is that correct? **Mr. Berg** said that is correct on certain aspects. I think that with closing—there's a request to close off one of the turn right-in, right-outs, that does require approval from one tenant. **Mr. Lee** said it would vary by, it would be lease specific depending on what the provision of the lease document says. We will certainly, and already have started that process of reviewing all those and being in contact and constant communication with any tenants that we would have any potential issue with that we have to address.

BPU Board Member Bryant said the one thing is the Hardee's that sits in the corner, is that not part of this renovation? **Mr. Berg** said it is not. Neither the Hardee's or the Go-Chicken-Go are part of it. They're separately owned.

Chairman Burroughs asked the multi-tenant building is that going to be part of the renovation. **Mr. Lee** said you're talking about up in the northwest corner. **Chairman Burroughs** said yes. **Mr. Lee** it's a newer building from the rest of the center. One of the comments that we got back from Planning was they'd like to see that painted to match what we're doing with the improvements to the overall center, so there will be some improvements on there as well. **Chairman Burroughs** said in reference to the parking lot you said you wouldn't be milling it. I know the parking lot has some challenges to it. Will you be resurfacing in any way shape or form like all one color and not have it look like it's a high school project? **Mr. Berg** said it's part of the seal, so to make it more uniform, and get it restriped. **Chairman Burroughs** said very good. You said it will take about two years? **Mr. Berg** said, hopefully, it does go quicker than that.

Commissioner Townsend said I'm interested to know the proposed additional tax, it says here will endure for a period of 22 years. That's certainly going to impact those who shop at that center. Is that 22 year timeframe average for this type of proposal and will that be as long as the life of some of these anticipated improvements like the parking lot, the roof, that kind of thing? **Ms. Carttar** said I can answer the first part of that Commissioner. The 22 years is the statutory length of the community improvement district. However, since we have capped the reimbursable cost, I think it is likely that they will reach those caps prior to the end of these 22 years. In terms of the asset, I will turn that over to Kevin. **Mr. Lee** said thank you for the question. I don't know that we can finance this to the useful life of the improvements that we're doing, whether that's commissary with the 22 years. As Catherine said, it comes down—the statutory maximum. I say that is average for what you see in these deals on most urban redevelopment centers. That's another reason to the 1% tax that pretty much all of our competition for both users and shoppers are subject to a CID currently. I'd say that is average and, as Catherine noted, there's a maximum under the development agreement. We feel that we've been somewhat conservative in the projections and so to the extent that the center over performs, then we would certainly reach that cap in advance of the 22 years. I think the way the agreement reads is that the CID and sales tax would be terminated at that point.

Commissioner Townsend said refresh my recollection. What is the cap amount here? **Ms. Carttar** said it's $2,444,000. **Commissioner Townsend** said you think it's likely that we would reach that cap before 22 years. **Ms. Carttar** said I think that is likely. **Commissioner Townsend** said alright. Thank you.

Chairman Burroughs said I do have a question of our counsel. Exhibit C, it has the estimated project costs on the sheet, that's the estimated project costs on the sheet. **Jeff Conway, Assistant Counsel,** said I have two different copies and I don't have Exhibit C on either one. I'm still trying to find it. Maybe Exhibit G, is that what you're referring to. **Chairman Burroughs** said it's Exhibit C. **Commissioner McKiernan** said it's Exhibit C and it was included with the electronic document that was published on Civic Clerk. **Chairman Burroughs** said it's on the backside of the map, the Westfield CID picture. I just have a question in reference—there's an asterisk by the estimated project cost and there's a paragraph underneath that. I just want to ensure—because it mentions that herein shall be construed as a cap, nothing herein shall be construed as a cap. I just want to ensure that that's the proper language, because I'm hearing that there is a cap and then I'm reading that there is not a cap. **Mr. Lee** said I'm happy to respond while he's looking for that, if that works for you. I think the Exhibit C that you're looking at is in the petition itself. I mean, that's what we submitted initially. The exhibit to the development agreement, I believe, references that subject to the cap as well as the maximum on land reimbursement. It's Exhibit G to the development agreement itself. It says subject to the reimbursement cap and the $710,000 cap on reimbursement for land acquisition cost nothing herein shall be constructed in the cap. **Chairman Burroughs** said so we do have a cap identified. **Mr. Lee** said, yes sir. **Chairman Burroughs** said $2.447M. That's a hard cap. **Mr. Lee** said, correct. **Chairman Burroughs** said thank you for the clarification.

Commissioner McKiernan said I'd like to thank Commissioner Burroughs for pointing out that there are two different total project cost sheets in this submission. I had not dug far enough down into the packet to see the one you just referenced. Thank you.

Ms. Carttar said one is the petition, so that was the first thing that was submitted to us and we did some negotiating and we got to Exhibit G, so you'll notice those differences. **Chairman Burroughs** said that's why we have these meetings to have these discussions. Any other comments from commissioners. Anybody from the public care to comment on this particular item.

No one appeared.

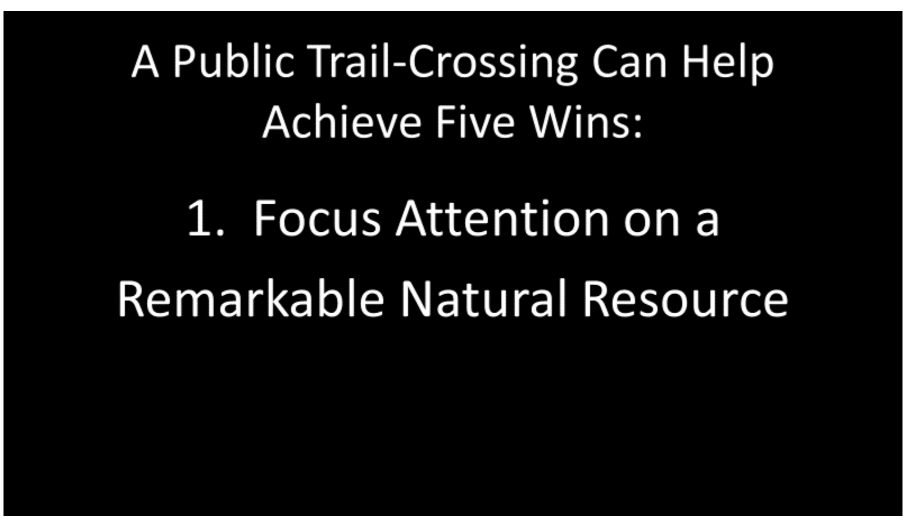
Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the resolution setting a public hearing for April 16, 2020.** Roll call was taken and there were six "Ayes," Bryant, Bynum, Johnson, Townsend, McKiernan, Burroughs.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the resolution regarding Westfield Community Improvement District Development Agreement.** Roll call was taken and there were six "Ayes," Bryant, Bynum, Johnson, Townsend, McKiernan, Burroughs.

Item No. 4 – 2032…UPDATE/RESOLUTION: ROCK ISLAND BRIDGE FEASIBILITY
Synopsis: Update on the Rock Island Bridge development project and request consideration of a resolution authorizing gap funding for the economic feasibility study in an amount up to $15,000 from transient guest tax (TGT), submitted by Katherine Carttar, Director of Economic Development.

Katherine Carttar, Director of Economic Development, said as Commissioner Burroughs mentioned, I think many of you are familiar with this project. We won't go into overwhelming detail, so don't worry this will be short and sweet. As short as possible. Just a bit of an update. I'm here with Michael Zeller, President of Flying Truss, LLC. He'll do a quick update and then I'll get into our request for tonight.

Michael Zeller, Flying Truss, LLC, said Katherine and Mr. Bach asked me to provide a brief step through the origins of the project, the proposed partnership and the potential impacts it could bring. I think, by now, you're all very familiar with the Rock Island Railroad Bridge built in 1904. My partners and I leased that bridge for 50 years. It's entirely in Wyandotte County and Kansas City, Kansas. We leased it with the intention of building a restaurant in the center of it. Not long after we rented it, staff from the Unified Government working under a Healthy Wyandotte initiative approached us about putting a public trail across it for a variety of reasons and that kind of caused us to scratch our heads for a little bit and we started talking with the staff about different scenarios and how a public crossing and private enterprises and gardens and other kinds of activities co-exist on a bridge. We came up with the project that your familiar with now.

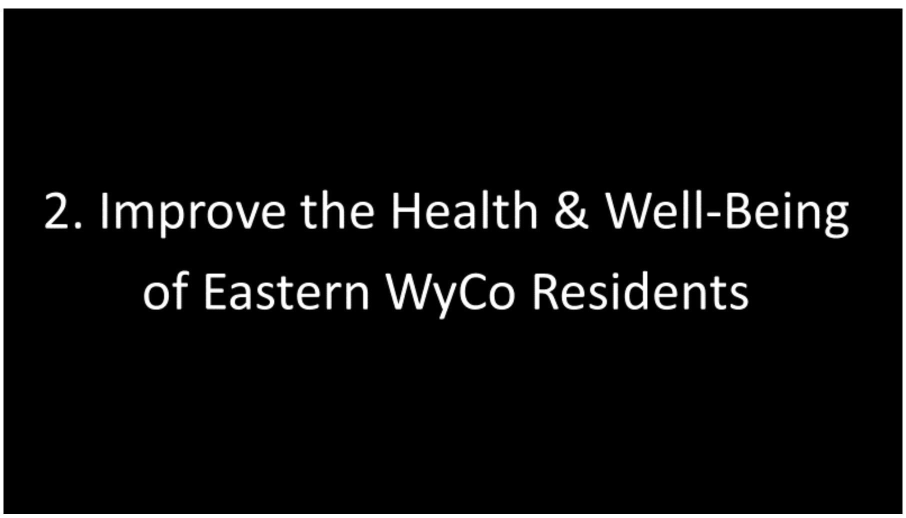


The public crossing is kind of the trigger in this partnership and it will deliver five things.

The first is it just puts a focus on a remarkable asset that many people think has been overlooked because of the origins of the city and that's the Kaw River right there. You see Strawberry Hill there in the background. It's really quite lovely.

There's the bridge in the background, seeing the Kansas City Boat Club. There out there the warm months of the year rowing most weekends and evenings.

There is an open house that had last fall just to provide people an opportunity to get out on the levies, out on the river, and experience this. My friends who were down on the dock helping people get off the boats said that to a person, everybody who stepped off the boat had a huge grin on their face because they realized they had this recreational waterway right here at their doorstep.



The second benefit that a public crossing can do is drive the health and well-being of eastern Wyandotte County residents.

This is why the UG approached us in the first place. It's a trails connector. It's really quite lovely to be up on the trail. You get a nice vista. So far, it's about 2.5 miles along and the plan is for Phase 1 anyway is to cross the bridge and then carry on the trial to the north.

You can see here is Phase I, this is Phase 2 that has been completed. The initial thinking was to carry on, on this side, but there are walls on this side. The bridges are lower which require difficult and perhaps more expensive engineering, and there's a railroad yard. Those are surmountable, and perhaps later I understand it's still part of the plan to have trials on both sides, but for now the intention is to cross the bridge and then there's a clear run on top of the levee top all the way up here to this major east-west connector trail. It's connecting the Armourdale trail to the broader metropolitan network.

Ms. Carttar said I'm going to jump in really quick. One of the things that we are doing as a part of the levee raise, so that's the massive $450M project, is a plan to have some betterments that would include a levee trial. The plan, of course, will not all happen on day one, but over the course of some time, not very much time really, would be to have 17 miles of trail on the levees, so having some spots. I think this is a vital one, but then we're looking at some other areas too that there would have to be some enhancements to allow people to cross the river and provide access and trial heads and things of that nature. We are really trying, as we look at this bridge, as well as the larger project really thinking about accessibility and how do our residents get to the trails, use the trails, get from the trails to the restaurants, to their homes, to other activities. This is just all part of a much larger view.

Mr. Zeller said the crossing itself would be a public space. It will be like a public park that's up above water. People like moving water and they like bridges. This is going to give us a chance to provide that open access. The Kansas City Boat Club tells us they can bring major regadas back to Kansas City that were here back in the 80's and we've lost those to other cities that develop their riverfronts. All kinds of activities out there.

Here is a view of the bridge from above. I think of it as a little bit like First Friday's for the Kansas River. We're going to put attention on that river. Our marketing folks are estimating about 200,000 visitor's year one.

The bridge, is frankly, the very definition of blight. It's 700 ft. long of steel. We're going to convert that negative into something positive. I learned a new word a couple of weeks ago from Edgar Galicia, a Detonator.

I suppose what he means by that, when you want to get an area rolling, you've got to come in with something that is explosive enough to get enough people and enough attention to detonate activity. The thinking, if I could speak for my partners at the UG, is there's a big open piece of land right here, that's the initial place to roll right now. I think there are plans pretty far down the road for that.

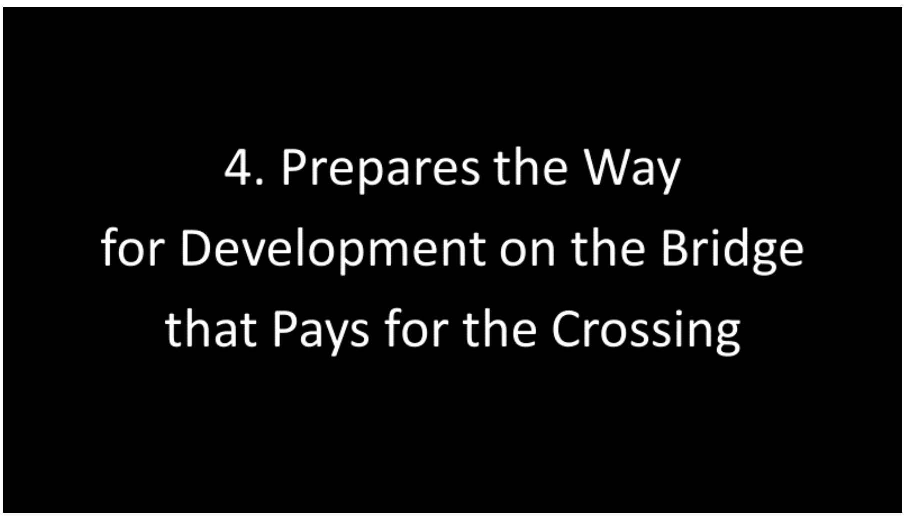
Ms. Carttar said one of the things that we are looking at and you all will be hearing from me again in probably another month or two on this, is really looking at how this bridge ties in with the levees, with future development that is possible, and one of those areas that is still low-hanging fruit, really is a greenfield sitting there, which was the stockyards and has never been developed. There are no railroads so that is certainly a location that is ready. The market is also there and there are additional areas. I think there are a number of areas in this area that might be some higher and better use for those properties. As we look at, again, how we bring people to the river, how they access the river, as well, if you can—trying to get people connected from Central Avenue and kind of down into areas where they can access and have positive time.

One thing, this is an early rendering so don't get too attached to this. This is the type of design that were looking at for our first phase of development. Right about here is where the bridge that we're discussing.

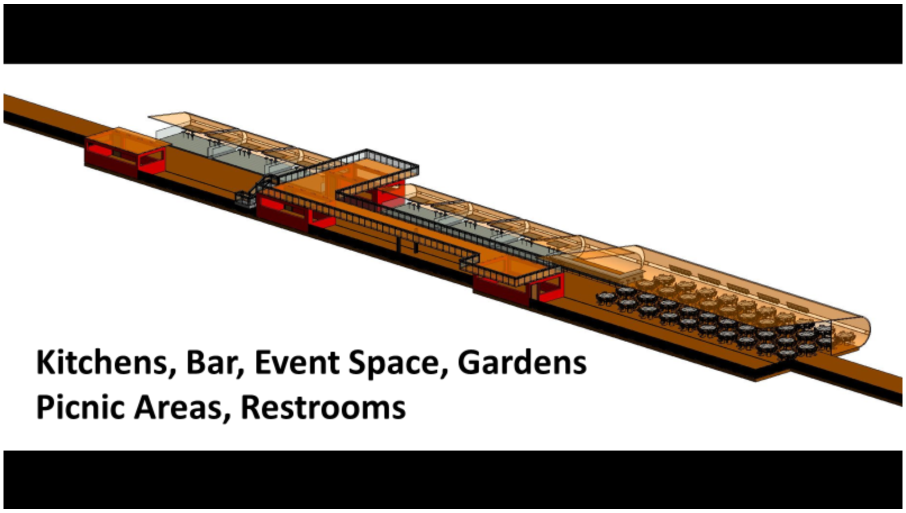
Here, of course, is HyVee Arena and this is State Line right here. We're looking at the first phase would be apartments as well as potentially a park that would be public or some combination.

BPU Board Member Jeff Bryant asked, does the UG own any of that property? **Ms. Carttar** said here and there, not significantly. Here we have the Halls, the Hall family owns that, the Livestock Exchange, the Willhite family who has Premier Investments owns all of this. However, both of those groups are very interested in development and open to have the highest use for their property. There's a couple of Land Bank parcels and things in this area, but it's a much larger number of property owners at that point.

Mr. Zeller said from a broader Economic Development perspective, there's quite a lot of investment that's occurring here. There's a $62 or $68M investments, 400 or 500 units, out-of-town developers have bought five warehouses. There's 220 units that have gone up right here. This economic gorilla that's been building up in downtown KCMO is rolling down the hill in the West Bottoms and, frankly, it's headed toward the river in Kansas City, Kansas. If were successful over the next to 10, 15 to 20 years, this gets converted from what it is right now, which is really kind of a barrier into a connector between the two Kansas City's.



Public crossing can also prepare the way for development on the bridge itself. Like thoroughfares, more thoroughfare roads, prepare the way for development. We're going to put enterprises on the bridge.



This is a preliminary rendering, but you see where we're going with this. The scale of this also is very important. This is 100 yards long. What you're not seeing is the 55 ft. tall trusses of this. These red boxes are industrial kitchens 25 ft. long by 12 ft. to 15 ft. wide. We have a full bar, event space, restrooms on the ground over here. open public picnic area. You can bring a picnic out here. It's kind of like Union Station. It's a public space. It's animated and paid for by private enterprise.

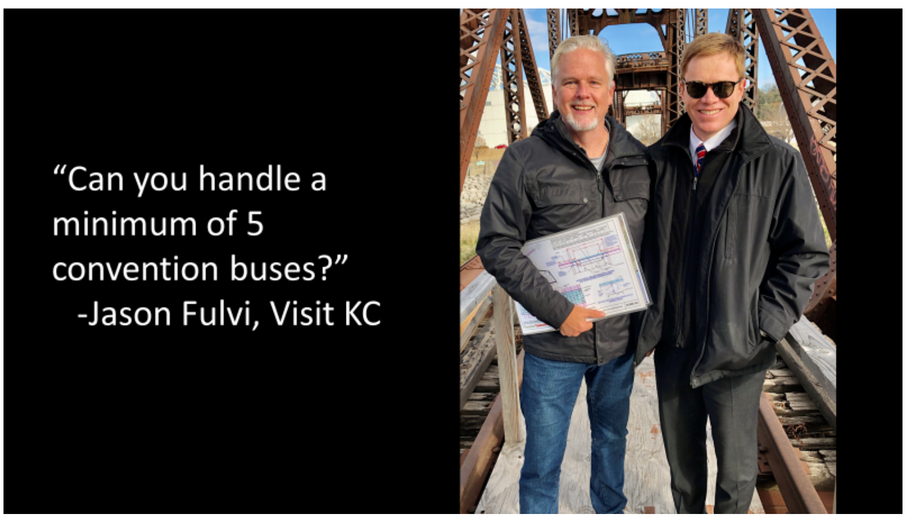
We have some perspective tenants. These are actually that have signed agreements, Slap's BBQ and Papa Kenos, Michael Smith, Bar Beverage Control has the license to sell alcohol. That's a very successful bar and venue on Massachusetts's Avenue in Lawrence. The Replay Lounge

Quixotic, we have an agreement to do six events a year up in the rafters and the Strawberry Swing Mega Fair up on the bridge. All signed agreements.

Of course, Steve Foutch, we actually are meeting with a gentleman who's flying into Kansas City later this week with a national Zip Line company. He's building rip cords on his roof that will culminate with zip line it would go at the far end of the bridge here across from Hy-Vee across the river, across State Line.

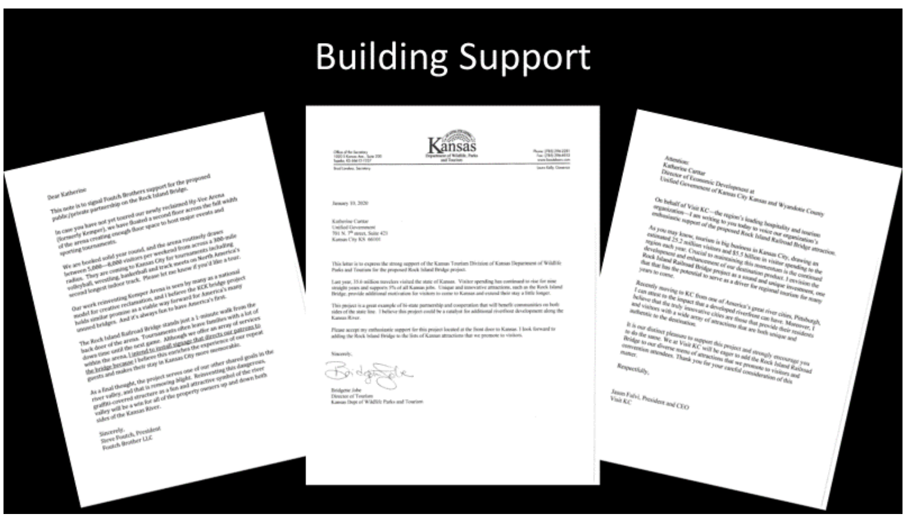
A regional distinctive destination like this drives a lot of tourism.

I kind of like this concept that Bridgette Jobe put forth that this bridge could become a front door for the state of Kansas.



That is Secretary of Commerce Toland who is providing the other piece of funding for this study, very much interested in supporting this project. Also, we've taken Jason Fulvi, the President of Visit KC down to the bridge. He's delighted by it. He came here from Pittsburgh. They know a lot about rivers in Pittsburgh and what you can do with them and how to drive economic development. His question was can you handle a minimum of five buses. It kind of puzzled me at first, but he meant tourist buses coming from downtown Kansas City, Missouri, Kansas City, Kansas, and from Overland Park. He said if the weather is nice and it stays warm, it's a seasonal venue, and you've got music and bar-b-que, and other kinds of entertainment and drinks out on a bridge over the river, he said a lot of tourist and conventioneers, they're going to want to check that box.

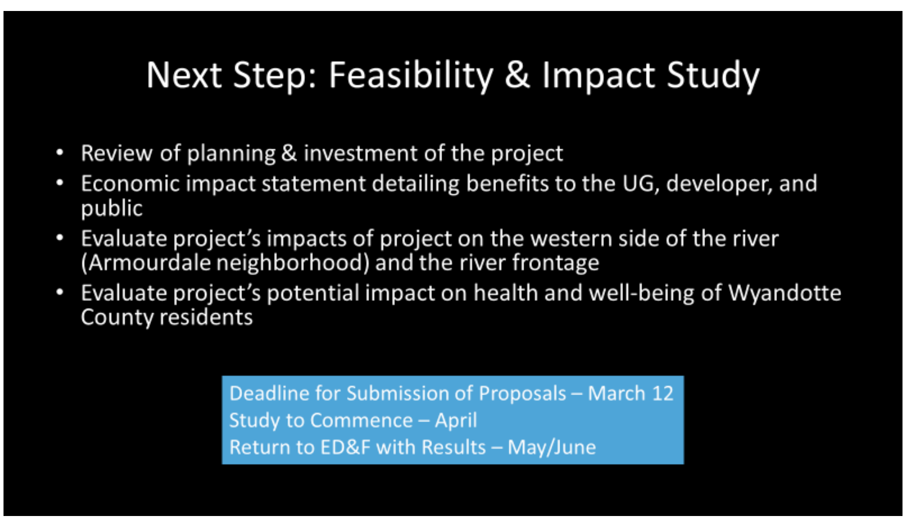
And of course, just the fun of having an American First.



Ms. Carttar said just a couple of additional items. One of the things that we are doing is building support. We've received a few letters of support. One from Bridgette Jobe, who is now with her new role at the state, as well as Jason Fulvi, President/CEO with Visit KC, and Steve Foutch, President of Foutch Brothers, who own and runs the Hy-Vee Arena.

One thing we are very excited to say, for the first time publicly, that we we're just awarded a $150,000 grant from the Ann and Gary Dickinson Family Charitable Foundation. This is an additive funding source so not something we can use for these early items, but once construction is underway this is kind of a match of sorts. It's yet another way to kind of have some validation and some broader support from the larger funding community that we're going in the right direction with this project.

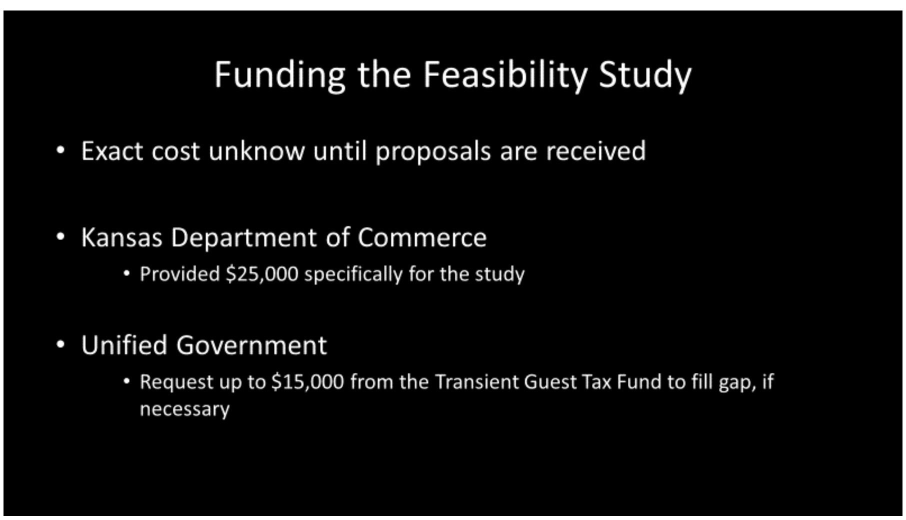
Mr. Zeller that fund, its origins are with the sale of Bank Midwest. That's an old banker family and this will be their first gift outside of downtown Kansas City, Missouri.



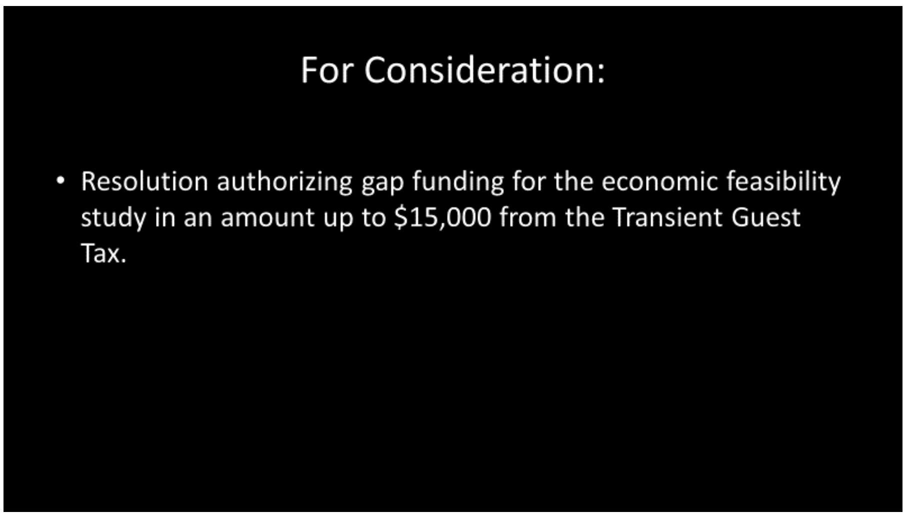
Ms. Carttar said the next steps, the biggest one that I think we are very clear that needs to be done before we really get into too many details about how could funding work, how could this private/public partnership work really is a feasibility and impact study. It's quite an ask that we are asking of the folks that we have submitted this RFP too. I pulled out four, I think, of the most important bullet points of what we're asking them to come back with. This is an RFP that was put out on the streets about two weeks ago. Our deadline for submission is March 12. We're anticipating a number of responses. Really, the point of this RFP is to review the planning and investment of the project, make sure the way that it's set up makes sense. We want to make sure that the benefits to the UG, to the developers, to the public, are very clearly spelled out when we are talking about having funds kind of fronted by the UG potentially and have a payback mechanism. We want to make sure before we do that, that there is a payback mechanism and that is something that we count on, as well as evaluating kind of the broader nature of this type of project. What are the impacts on the western edge of the river, the Armourdale neighborhood, as well as other riverfront areas.

Finally, the impacts on health and well-being. Putting in this money potentially for connecting this trail is kind of a larger question about the levee trails and how we best connect that and create real energies and accessibility for the residents.

We are anticipating the study to commence in April, and we'll be coming back to this body probably in May, by June, realistically, with those results.



What we are asking today as the proposal is out, so we don't know exactly how much this will cost. We have some estimates, but that is a bit of an unknown at the moment. The Kansas Department of Commerce really stepped up and really wrote us a check specifically for this study for $25,000. We have every reason to believe that will cover the majority of the study to be done but are anticipating it might be a bit more expensive. That's something that also when we get the proposals back, there are some things that we can discuss and maybe go into more detail or less detail, depending on what those budgets look like. We want to make sure that we keep this process moving so thought it best to come to you all in advance of receiving those proposals with the ask of up to $15,000 of Transient Guest Tax Funds to fill whatever gap it is to get this feasibility study done. That being said, there may not be a gap, it may be $2,000, $4,000, it's unknown at this point, but, also, by using the Transient Guest Tax Funds this is most certainly a tourist destination and so feel this is very much in line with that.



The resolution for your consideration is the funding up to $15,000 for this project.

Chairman Burroughs asked members of the Commission, questions or comments.

Commissioner McKiernan said I don't have any questions; I just have a couple of comments. Mr. Zeller, I appreciate your passion for this project. I appreciate your vision and the work that you've done to help build a coalition of potential partners around this project. From my perspective, something like this is exactly what Transient Guest Tax dollars are designated for because I think the potential of return on that investment, in terms of tourist visitation, is really high.

Chairman Burroughs said all we are going to be doing is approving the resolution for the $15,000 and I just want you to be mindful that we'll have plenty of time to ask questions about the development of the project as it goes forward. I know there will be a number of questions coming forward. I am pleased to see that there is consideration given to the west side of the development and I do know there is a tremendous amount of development on the eastern side. The trail connections, I believe this feasibility study will allow us to look at things in a manner that takes some of the overzealousness out of it and gives us a chance to look at the accurate funding for this project to see if it's viable.

Chairman Burroughs asked any comment from any of the public this evening. There were none.

Action: **BPU Board Member Bryant made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken and there were six "Ayes," Bryant, Bynum, Johnson, Townsend, McKiernan, Burroughs.

Item No. 5 – 2046…RESOLUTION: SECOND AMENDMENT TO KC FOODIE PARK DEVELOPMENT AGREEMENT

Synopsis: A resolution approving an amendment to the KC Foodie Park Development Agreement that extends the required construction commencement date to 150 days after closing on the Phase I property, submitted by Katherine Carttar, Director of Economic Development.

Katherine Carttar, Director of Economic Development, said this is, we are all, hopefully, very familiar with the Scavuzzo's project, KC Foodie Park, at the former Indian Springs site. This is a man—I'm going to let them explain in more detail, but just kind of a high level what we are requesting is a slight extension in terms of the actual days to commence construction after they close on the first phase of the property. This is something we feel like they're in the process of working through opportunities on funding which is a bit of a bear and trying to get through that and some other things. We want to make sure that this is done correctly and not necessarily rushed through.

Curt Petersen, Polsinelli, said usually I appear sitting with Rich Scavuzzo. Tonight, we have a more smarter, talented version, Mollie Scavuzzo Nichols is Vice-President at Scavuzzo's Inc. and is very, very involved in this project. Rich is actually, we won't give any details, did you notice when you got to work or whatever this weekend like how a third of the people are sick. Rich just called me today and said Mollie's coming. He's not feeling well. He's not doing well. He sends his apology for not being here. As Katherine said, the request before you tonight is fairly discrete, but we thought we'd take—you can keep us here as long as you want, but we would affirm that we would present to you for maybe two minutes here on an update as we are before you, and there's a lot going on.

We'd like to start where we felt like the UG Commissioner's while the whole site is important, the UG Commissioners definitely told us that State Avenue is really important in activating that, so we'd give you an update there. We have talked to, well Mollie really heads this up, the brokerage side for retail. I'm giving the brief version. Up along State Avenue we've talked to a number of restaurants, especially those the Scavuzzo's have a very close business connection with given the industry that they're in, a lot of local and regional businesses. There are three restaurants that are very serious. In fact, one and you all know, we have non-disclosures for everybody, but there's a way that the UG, through Katherine and her team are going to be helping us very specifically with one of those restaurants. We really feel like, especially if we land this first restaurant, it's that domino effect. It's very hard, no matter what you're doing, especially with a project like this to get the first one. I'm telling you we are very, very excited and you would like to eat at and be proud of having. Each of these three restaurants, we don't have anybody signed up on the dotted line, but as Katherine can attest, we're rolling in the right direction. We're very excited about State Avenue.

Next, we could go to, we have a serious contender for a hotel. We weren't really sure that there would be a market demand for that, but we have something, again, not signed up, but very serious. We're investing time and money in pursuing that.

We've been moving kind of to the south on this site to the middle where we still are planning, of course, to do our headquarters. We had, again, kind out of the blue, we had a serious large high-paying employer office that was interested in looking into the site which would co-exist with us, possibly two buildings, possibly a bigger building. We have put a lot of time and resources, including myself into that with Scavuzzo's. I will tell you that's still one, in going for the fences, that is far from being done. It's very competitive when you have these employer's that have a lot of employees that are high paying, but it's real enough that we pursued it. Again, a lot going on.

I think we will transition now to the part of the site that we call Phase I, the food service center, which is always intended to be the starting point. You may remember this is over $100M Phase I. It hasn't changed, in fact, those prices always go up.

The specific request here tonight is nothing to do with meeting our first deadline which is the end of this month, which is to acquire that piece of property from the UG for the Food Service Center. We are doing that for sure. As Katherine said, the specific request is that instead of having 60 days after we acquire that dirt to commence construction, we are asking for 150 days. As Katherine eluded too, I'll give a few more words to your, our pretty good description. We are, again, spending enormous resources to put together what is very tricky because it's a blessing to have an opportunity zone, but some of you know a lot, believe it or not, it makes it a lot more complex. A lot of rules, new regulations that just came out in the last few weeks.

We also have a project that, and this is actually one of the great perks about the project, has a huge amount of technology. In the industry you'd say, (inaudible), specific to the equipment part. When your financing it, which is close to being done, it's just different. You have a building that is filled with equipment that is worth as much as the building. It creates just different sorts of challenges. Then you have the incentive piece, again, a blessing right. That's a good thing, but you factor that in and then it's on our overall site. This is where we kind of get involved and how are we figuring that out so part of that goes to that investor that's coming in with us, and a part of it stays for the rest of the site. I could go on probably with a few more examples, It's just hard. We have a really big meeting on this Thursday afternoon where the finance team from Scavuzzo's and the project side, the legal team, of the two zones are all getting together. We feel very confident, but what we didn't want to do is fail to come here and not be ready to start construction in 60 days. We hope it's then or not much after that. In fact, we have our, ready to go with our grading permit. We have our general contractor's contract ready to go. It's really this last piece of putting together the capital stack. We appreciate the opportunity to extend the deadline again in closing from 60 days to 150 days after we close on the property at the end of the month.

Chairman Burroughs asked if there were any questions.

Commissioner Bynum said the agreement, the original agreement had some commitments for each phase, completion commitments for each phase. What does it do to your completion commitments to push the commencement dates into the future? Does it impact the completion dates part of the agreement? **Mr. Peterson** said we talked about, in terms of, this is kind of a puzzle and you specifically raised it to thinking ahead, just like you are Commissioner Bynum. We right now, are not ready to ask to push back any other deadlines. The next one that hits is actually Phase 2, which is State Avenue, which you heard the updates on that. We really would not like to ask for anymore extensions right now. **Commissioner Bynum** said your goal would be to keep all of those end dates on target. **Mr. Peterson** said anything can happen. Scavuzzo's are very sincere and open books, but right now we want to keep our head down. **Commissioner Bynum** said thank you.

Chairman Burroughs said we're all excited to see this project move forward. You're asking us to nearly triple the time that you put in 60 days to 150 days. That's a pretty lengthy extension. Why was the 150 targeted versus—where did that number come from? Evidently, you had some hard figures or some hard deadlines that you plan on presenting within that 150 days. Hopefully, within 90 if possible. I'm really bullish about the project. I'd like to see it get started. Many of us have dealt with this for a number of years, so the150 days was kind of a push. **Mr. Peterson** said the psychology was not that anyone thought that the 149^{th} day would be when we expect to close. It was honestly, and maybe we talk about it right now—maybe you see it differently, but we thought it better to pick something that we can as far as you know anything can fit within and not honestly take up your resources, every other meeting this summer and just ask for an outside date. That's really all that went into it. **Chairman Burroughs** said I appreciate that honesty. That's a good answer. We don't want to see our time wasted; our resources wasted. We believe in the project. We're excited about seeing the development get started, so anything that we can do to help. At this time do we have any questions or comments.

Commissioner Johnson said just to be clear, the close date that's in the agreement is March 31. Is that correct? We think that commencement will get started by August 31, 2020 just to be clear. Is that correct? **Mr. Peterson** said September 1—five months; April, May, June, July, August. I think the first part of September, I think would be the deadline.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the resolution amending the KC Foodie Park Development Agreement, to extend the required construction commencement for 150 days after closing on Phase I.**

Chairman Burroughs asked is there anyone in the audience that cares to speak to this issue. There were none.

Roll call was taken and there were six "Ayes," Bryant, Bynum, Johnson, Townsend, McKiernan, Burroughs.

Chairman Burroughs said thank you committee. Thank you. I really appreciate the opportunity to hear about the success of Scavuzzo's is moving forward.

Chairman Burroughs adjourned the meeting at 6:45 p.m.
tk

Staff Request for Commission Action

Tracking No. 20100

Full Commission Meeting Date: 5/14/20
Committee: Economic Development & Finance

Date of Standing Committee Action: 5/4/20 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
4/21/2020	Katherine Carttar	x5176	kcarttar@wycokck.org	Economic Development

Item Description:
AN ORDINANCE REMOVING PROJECT AREA B FROM THE MISSION CLIFFS II REDEVELOPMENT DISTRICT AND TERMINATING TAX INCREMENT FINANCING FOR PROJECT AREA B.

THE REMOVAL OF THIS AREA FROM THE TIF WILL ALLOW FOR FUTURE DEVELOPMENT. THE ORIGINAL DEVELOPMENT DID NOT OCCUR WHEN THE TIF PROJECT PLAN WAS PUT IN PLACE IN 2008. TODAY, THE TIF PROJECT PLAN SEVERLY LIMITS DEVELOPMENT DUE TO THE RESTRICTIONS OF THE TIF ELIGIBILITY AND TIME FRAME.

Action Requested:
Approve and advance to Full Commission on 5/14/20.

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

Attachments List:
Ordinance Removing Mission Cliffs Project Area B (UG), Mission Cliffs Feasibility, Project Area B Map

(*Published in Wyandotte Echo on May ___, 2020*)

ORDINANCE NO. _____

AN ORDINANCE OF THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS REMOVING PROJECT AREA B FROM THE MISSION CLIFFS II REDEVELOPMENT DISTRICT AND TERMINATING TAX INCREMENT FINANCING FOR PROJECT AREA B.

WHEREAS, K.S.A. 12-1770 *et seq.*, (the "Act"), provides for the creation of redevelopment districts and the approval of redevelopment plans; and

WHEREAS, on March 10, 2005, the Unified Government adopted Ordinance No. O-24-05 establishing the Mission Cliffs II Redevelopment District, with boundaries as shown in the legal description and map attached thereto; and

WHEREAS, on August 28, 2008, the Unified Government adopted Ordinance No. O-59-08 adopting a project plan for Project Area B within the Mission Cliffs II Redevelopment District, said plan attached as an exhibit to Resolution No. R-71-08 of the Unified Government; and

WHEREAS, the legal description of Project Area B is set forth on **Exhibit A** attached hereto; and

WHEREAS, the Unified Government desires to remove Project Area B from the Mission Cliffs II Redevelopment District and to terminate tax increment financing for Project Area B; and

WHEREAS, the Unified Government has prepared a feasibility study showing that the incremental tax revenues from the Mission Cliffs II Redevelopment District after removing Project Area B will not adversely impact the repayment of redevelopment costs remaining to be paid in the Mission Cliffs II Redevelopment District.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Governing Body hereby terminates tax increment financing for Project Area B and removes Project Area B from the Mission Cliffs II Redevelopment District.

Section 2. This Ordinance shall take effect and be in force from and after its passage by a 2/3 vote of the governing body, and its publication once in the official Unified Government newspaper.

PASSED by the Governing Body on May ____, 2020.

SIGNED by the Mayor/CEO on May _____, 2020.

____
Mayor/CEO

(SEAL)

____
Unified Government Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROJECT AREA B

MISSION CLIFFS

PROJECT AREA "B"

DESCRIPTION:

LEGAL DESCRIPTION

All that part of Lots 30 thru 34, and 39 thru 57, RAINBOW PARK and all that part of Lots 2 thru 4, Block 1, THE ROSEDALE LAND CO'S SECOND ADDITION, both being subdivisions in Kansas City, Wyandotte County, Kansas, more particularly described as follows: Commencing at the North quarter corner of Section 34, Township 11, Range 25 in Kansas City, Wyandotte County, Kansas, said point being on the Northeast corner of Tract 1, MISSION CLIFFS 2ND ADDITION, a subdivision in Kansas City, Wyandotte County, Kansas; thence South 87 degrees 47 minutes 06 seconds West along the North line of said Tract 1 a distance of 200.00 feet to the Northwest corner of said Tract 1; thence South 01 degrees 24 minutes 26 seconds East along the West line of said Tract 1 a distance of 258.39 feet to the Southwest corner of said Tract 1, said point also being the Point of Beginning; thence continuing South 01 degrees 24 minutes 26 seconds East a distance of 141.61 feet; thence South 54 degrees 14 minutes 32 seconds West a distance of 243.72 feet; thence South 23 degrees 56 minutes 34 seconds East a distance of 334.23 feet to the Southerly line of Lot 4, Block 1, THE ROSEDALE LAND CO'S SECOND ADDITION; thence South 55 degrees 07 minutes 34 seconds East along said South line a distance of 170.59 feet; thence North 88 degrees 35 minutes 33 seconds East along said South line a distance of 135.59 feet to the Southeast corner of said Lot 4; thence North 01 degrees 24 minutes 26 seconds West along the East line of said Lot 4 and Lot 3, Block 1, THE ROSEDALE LAND CO'S SECOND ADDITION a distance of 300.24 feet to the Southwest corner Lot 57, RAINBOW PARK; thence North 87 degrees 52 minutes 43 seconds East along the South line of Lots 57, 56, 55, 54, 53, 52 and part of 51, , RAINBOW PARK, a distance of 353.25 feet to the Southwest corner of MISSION CLIFFS 1ST ADDITION, a subdivision in Kansas City, Wyandotte County, Kansas; thence North 02 degrees 07 minutes 17 seconds West along said West line a distance of 10.00 feet; thence North 87 degrees 52 minutes 43 seconds East along said West line a distance of 5.00 feet; thence North 02 degrees 07 minutes 17 seconds West along said West line a distance of 215.00 feet to a point of the intersection of the South line of MISSION CLIFFS 2ND ADDITION and the West right-of-way of Thompson Street; thence South 87 degrees 52 minutes 43 seconds West along the South line of said MISSION CLIFFS 2ND ADDITION a distance of 112.00 feet; thence North 02 degrees 07 minutes 17 seconds West along West line of said MISSION CLIFFS 2ND ADDITION a distance of 166.00 feet to the Southeast corner of Lot 16, MISSION CLIFFS 2ND ADDITION; thence South 87 degrees 52 minutes 43 seconds West along the South line of Lots 16 and 15 and Tract 1, MISSION CLIFFS 2ND ADDITION a distance of 441.37 feet to the Point of Beginning. Containing 7.23 acres.

ALSO,

Commencing at the Northeast corner of the North half of the Southwest quarter of the Southwest quarter of the Northeast quarter of section 34, township 11, range 25, Kansas City, Wyandotte County, Kansas; thence south along the east line of the North half of the Southwest quarter of the Northwest quarter of the Northeast quarter of said Section 34 a distance of 23.5 feet to the Point of Beginning; thence continuing South along said East line a distance of 306.50 feet more or less to the Southeast corner of said North half of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 34; thence West along the South line of the North half of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 34 a distance of 662.65 feet more or less to the Southwest corner of the North half of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 34; thence North along the West line of the North half of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 34 a distance of 306.50 feet more or less; thence East a distance of 662.65 more or less feet to the Point of Beginning. Containing 4.6 acres more or less. Except that part in Road.

Mission Cliffs II TIF Model

Request

Summary of Workbook

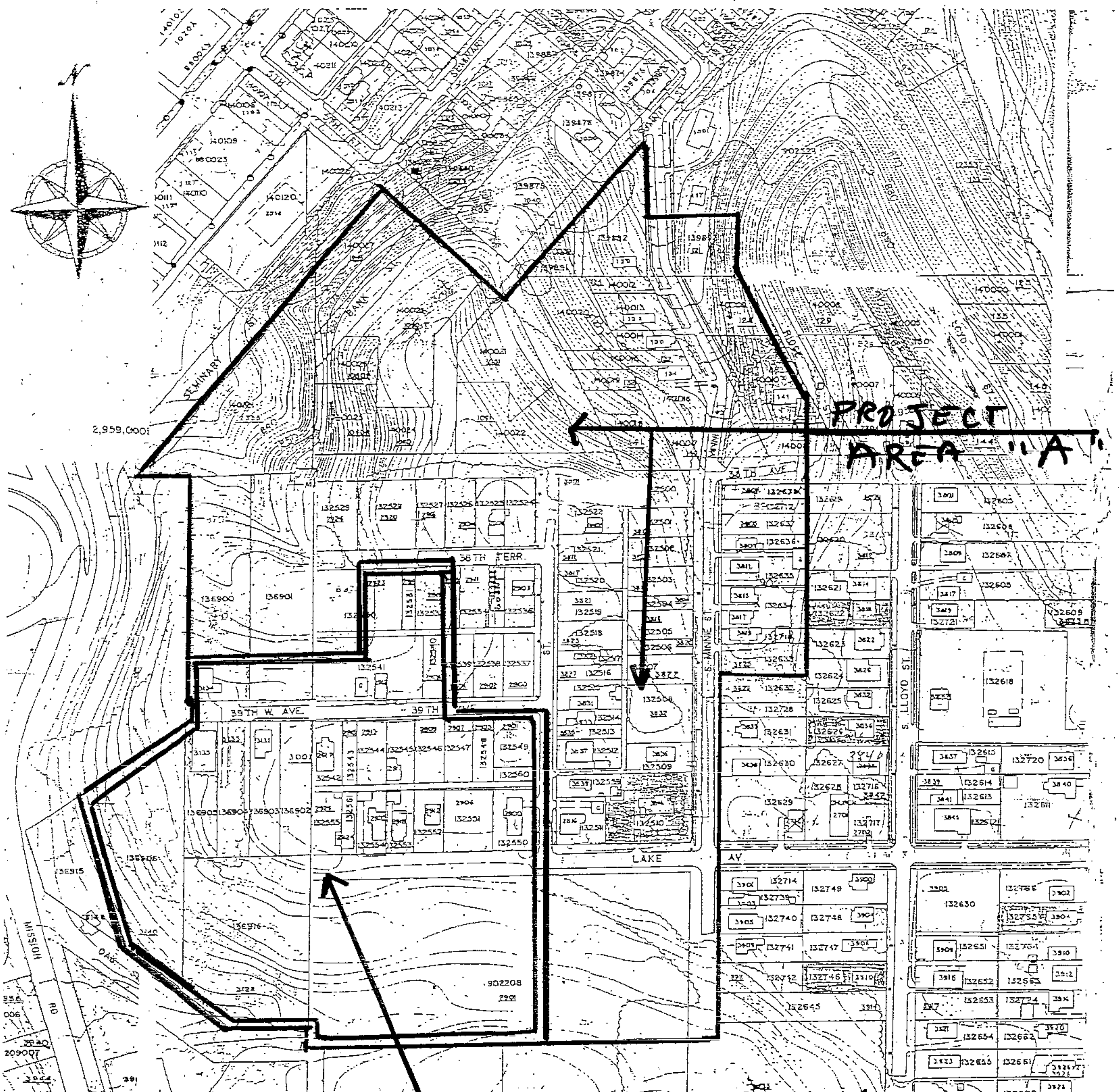
Response

Conclusion

Conclusion: The removal of B does not impact the payback of debt service attributable to Project Area A as revenues from B are not contributing toward Project Area A. Liability from Project Area B has been reduced to 0 for minimal amount bonded in 2009. Project Area A's plan states that any excess could be used to cover Project Area B expenses. This is both unlikely to occur and the removal of Project Area B nullifies this option. Project Area A is underperforming and not expected to meet its debt service obligations but the removal of Project Area B does not negatively impact the repayment of debt service.

EXHIBIT "C"

PROJECT AREA MAP



Staff Request for Commission Action

Tracking No. 2098

Full Commission Meeting Date: NA

Committee: Economic Development & Finance

Date of Standing Committee Action: 5/4/20 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
4/17/2020	Kathleen VonAchen, Rick Mikesic, Andrea Parra	x5186, x8046, x8226	kvonachen@wycokck.org, rmikesic@wycokck.org, aparra@wycokck.org	Treasurer

Item Description: First Quarter 2020 Cash and Investment Report.
Action Requested: For information only
Budget Impact: (if applicable) Amount: Source: Included In Budget: Other (explain):
Attachments List: 2020 Q1 Invstmt Report Presentation

Unified Government of WyCo/KCK Quarterly Investment Report First Quarter 2020 January 1 – March 31, 2020

Presented by:

Richard Mikesic, County Treasurer

Andrea Parra, Deputy Treasurer

Key Metrics

- Avg Yield – 1.78%
- DTM – 164 days, down from 245 in Q4-2019 due to decision to re-invest maturities in shorter-term securities to match capital project liquidity needs funded with temporary notes (debt)

Portfolio Components

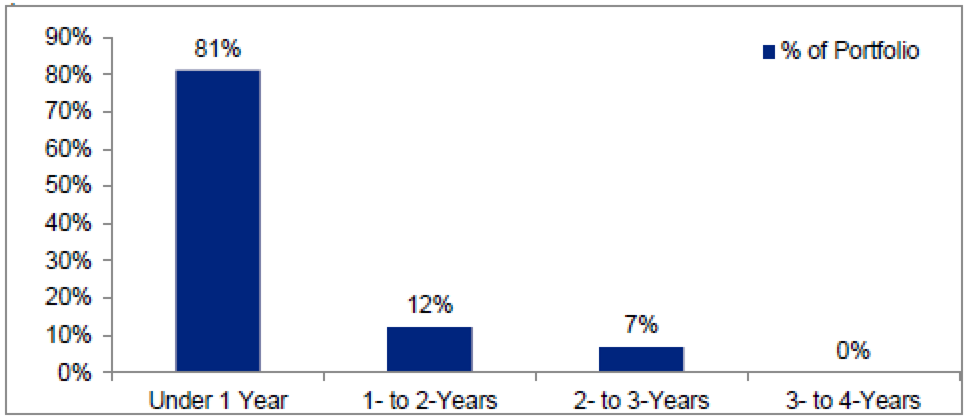
- Cash – 59%
- Invested – 41%

Investment Summary - Aggregate Portfolio By Type of Investment

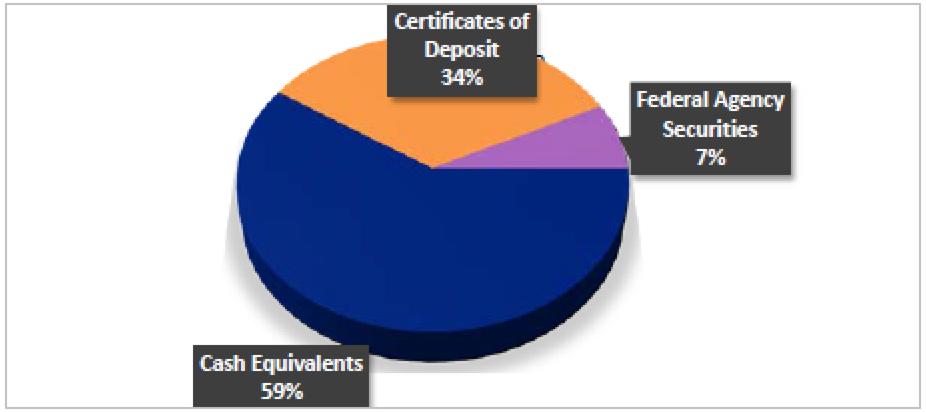
Security Type	Original Cost	Market Value[1]	Amortized Cost[2]	% of Portfolio	% Permitted by Policy	In Compliance	Weighted Days to Maturity[3]	Weighted Average Yield[3]
Property Tax Held for Entities[4]	$1,451,064	$1,451,064	$1,451,064	na	see note 4	✓	-	1.38%
Cash Equivalents	$157,943,000	$157,943,000	$157,943,000	59%	100%	✓	-	1.38%
Total Liquidity	$157,943,000	$157,943,000	$157,943,000	59%			-	1.38%
Certificates of Deposit	$89,175,000	$89,175,000	$89,175,000	34%	100%	✓	417	2.30%
Federal Agency Securities	$18,937,035	$19,332,388	$18,947,633	7%	50%	✓	347	2.75%
Total Securities	$108,112,035	$108,507,388	$108,122,633	41%			764	5.05%
Total Portfolio	$266,055,035	$266,450,388	$266,065,633	100%			164	1.78%

1. Market values provided by UMB Bank, Third-Party Safekeeping Custodial Agent. Recorded at time of settlement to reflect holding investments to maturity.
2. Amortized cost is the original cost of the principal of the security adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report.
3. Averages shown are weighted averages calculated based on original cost. Average maturity is shown as days.
4. Property Tax collections temporarily held by the County on behalf of other governmental entities is not a part of the Unified Government's cash and investment value. The cash being held in trust is presented here for informational purposes.

Maturity Distribution



Sector Distribution



Key Metrics

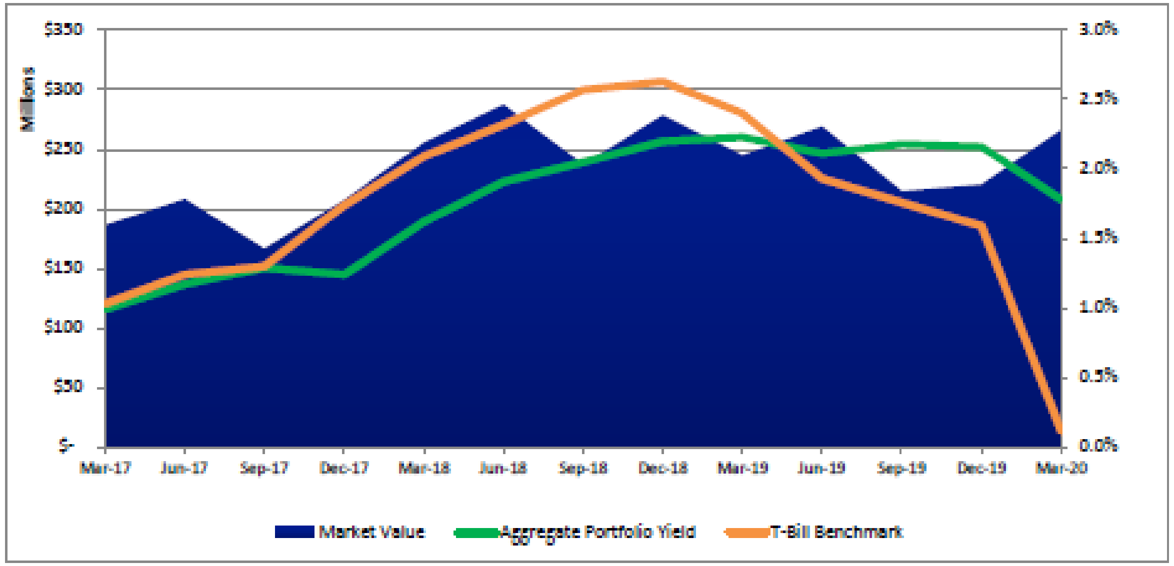
- Avg Yield – 1.78%, slightly down from 2.16 in Q4-2019
- Above our target T-Bill benchmark of .11% due to holding older investments purchased prior to the recent Fed rate decrease

Issuer Compliance

- Limits within single agency/institution has remained in compliance with the policy requirements for Q1-2020

Compliance	Yes	No
Liquidity	✓	
Permitted types of investments	✓	
Limits within investment categories	✓	
Limits within single agency/institution	✓	
Limits relating to maturity	✓	
The investment report herein shown along with ongoing income provides sufficient liquidity to meet estimated expenditures for next 6 months	✓	

Historic Portfolio Size | **Aggregate Yield vs. US T-Bill Benchmark**



Kathleen VonAchen

Kathleen VonAchen
Chief Financial Officer

March 31, 2020

Date

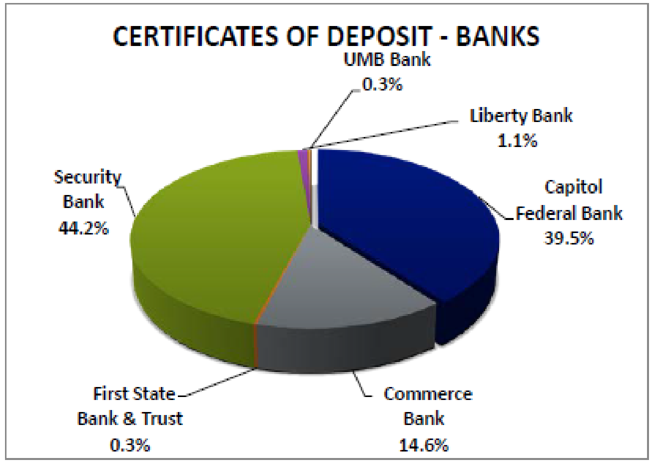
Issuer Detail - Aggregate Portfolio by Issuer

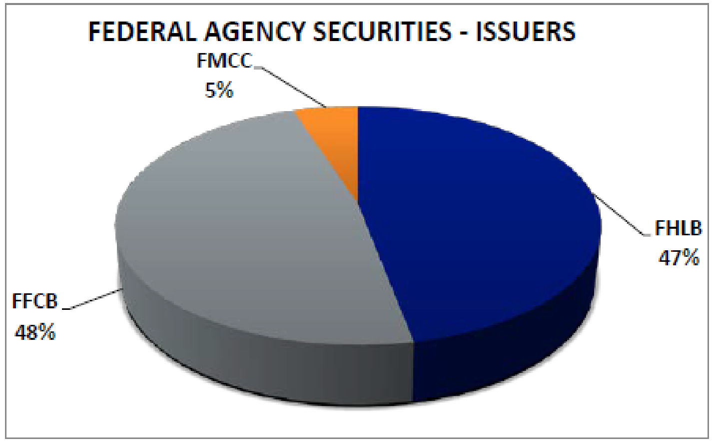
Issuer	Original Cost	Market Value[1]	% of Portfolio[3]	% Permitted by Issuer	In Compliance[3]	Weighted Average Maturity Days[2]	Weighted Average Yield[2]
Property Tax Held for Entities[3]	1,451,064	1,451,064	na	See note 3	✓	0	1.38%
UMB, Wyandotte Operating	155,930,000	155,930,000	59%	25%	✓	0	1.36%
UMB, Wyandotte Health	2,013,000	2,013,000	1%	25%	✓	0	0.02%
Cash Equivalents	**157,943,000**	**157,943,000**	**59%**		✓	**0**	**1.38%**
Argentine Federal Savings	235,000	235,000	0.1%	25%	✓	0.1	0.01%
Bank of Labor	235,000	235,000	0%	25%	✓	0.1	0.006%
Capitol Federal Bank	35,000,000	35,000,000	13%	25%	✓	113	0.72%
Commerce Bank	13,000,000	13,000,000	5%	25%	✓	52	0.29%
First State Bank & Trust	235,000	235,000	0%	25%	✓	0	0.006%
Liberty Bank	1,000,000	1,000,000	0%	25%	✓	1	0.02%
Security Bank of KC	39,235,000	39,235,000	15%	25%	✓	174	1.07%
UMB	235,000	235,000	0%	25%	✓	0	0.006%
Certificates of Deposit	**89,175,000**	**89,175,000**	**33%**		✓	**417**	**2.30%**
FFCB	8,951,940	9,263,700	3%	*50% of total portfolio*	✓	243	1.37%
FHLB	8,986,129	9,075,520	3%		✓	78	1.33%
FMCC	998,966	993,168	0.4%		✓	27	0.05%
Federal Agency Securities	**18,937,035**	**19,332,388**	**7%**		✓	**347**	**2.75%**
Grand Total	**266,055,035**	**266,450,388**	**100%**			**164**	**1.78%**

1. Market values provided by UMB Bank, Third-Party Safekeeping Custodial Agent.

2. Averages shown are weighted averages calculated based on original cost for the respective investment categories. Average maturity is shown as days.

3. Property Tax collections temporarily held by the County on behalf of other governmental entities is not a part of the Unified Government's cash and investment value for investment reporting purposes. The cash being held in trust is presented here for informational purposes.





Types of securities in our investment portfolio?

Of the $266 M total, $89 M or 33% - CDs fully collateralized per investment policy and State Statute.

Of the $266 M total, $19 M or 7% - US Agencies Securities backed by the full faith and credit of the US Federal Government.

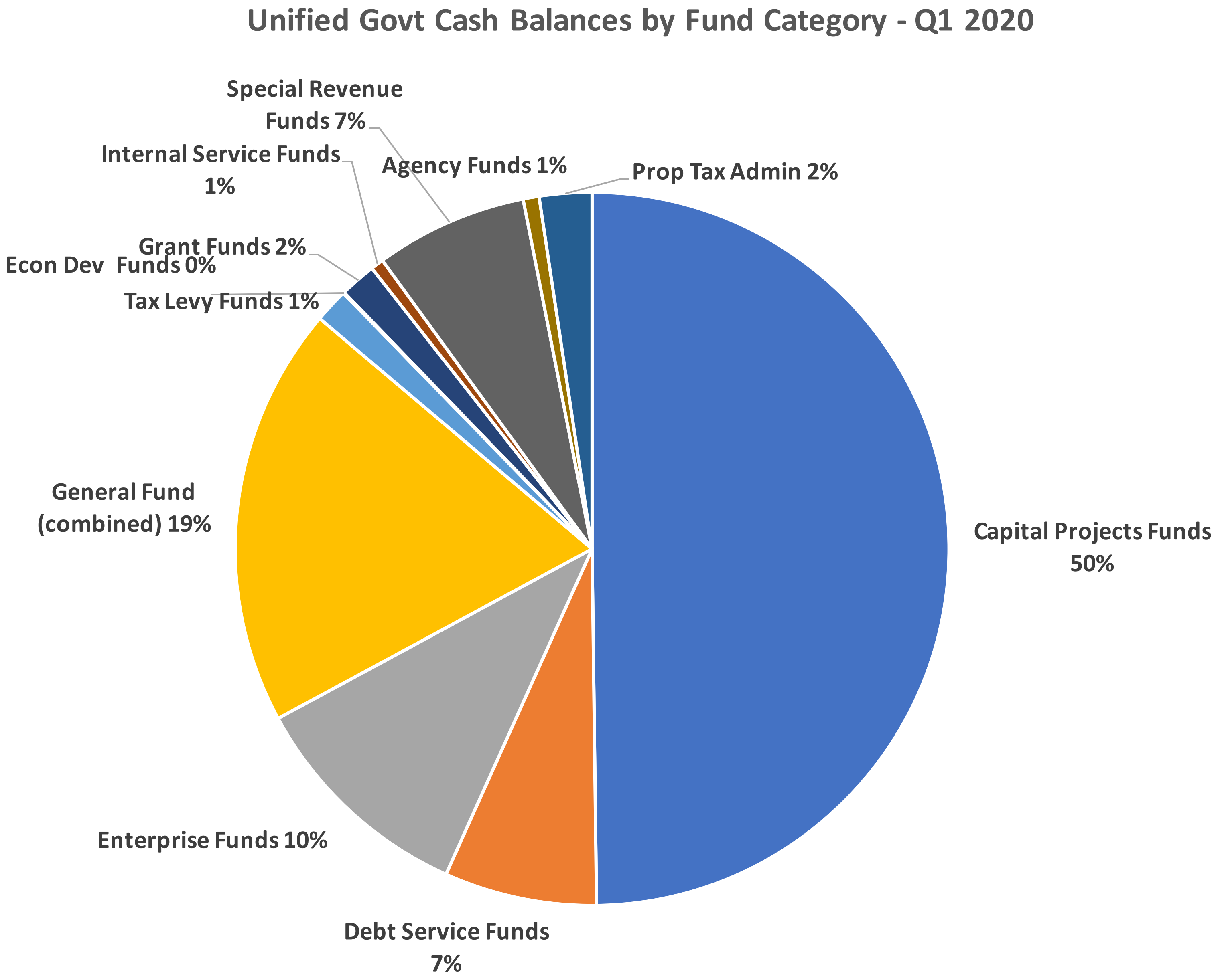
What transactions occurred in Q1 2020?

Quarterly Transactions Detail - Aggregate Portfolio

Settlement Date	CUSIP	Issuer	Coupon	Maturity Date	Par	Original Cost
Thru Q1	NA	UMB, Wyandotte Operating	1.379%	3/31/2020	61,753,366	61,753,366
Thru Q1	NA	UMB, Wyandotte Health Reserve	1.379%	3/31/2020	(686,000)	(686,000)
Cash Equivalents					**61,067,366**	**61,067,366**
Purchases						
1/10/2019	343009489	Commerce Bank	2.570%	1/20/2020	(15,000,000)	(15,000,000)
Calls/Maturities					**(15,000,000)**	**(15,000,000)**
Total					**46,067,366**	**46,067,366**

UG Fund Category Cash Balances

- Of the total cash balances:
  - 50% is restricted by bond documents and/or appropriated for Capital Projects
  - 19% is General Fund (combined) reserves to meet operating liquidity needs and contingencies for emergencies and/or budgetary and economic uncertainty
  - 10% is for operations and capital projects of the Enterprise Funds
  - 14% is restricted by State statute for their specific function of the Special Revenue, Grant, Tax Levy and Internal
  - 7% for semi-annual Debt Service payments



Staff Request for Commission Action

Tracking No. 20119

Full Commission Meeting Date: NA

Committee: Economic Development & Finance

Date of Standing Committee Action: 5/4/20 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
4/22/2020	Kathleen VonAchen, Debbie Jonscher	x5186, x5847	kvonachen@wycokck.org, djonscher@wycokck.org	Finance

Item Description: Budget to Actuals Report is provided for informational purposes only. No action is required.
Action Requested: *For information only.*
Budget Impact: (if applicable) Amount: Source: Included In Budget: Other (explain):
Attachments List: 2019-Q4-Budget-Actuals-Report rev

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

Quarterly Financial Report

Fourth Quarter of 2019

The Unified Government has completed the fourth quarter of the 2019 fiscal year which began in October 2019. This report summarizes the activities of the General Funds, and is not meant to be inclusive of all financial transactions. We hope this report provides our residents with an overview of the Unified Government's financial performance.

The General Funds consist of the City General Fund, the County General Fund, and the Consolidated Parks Fund. They are the primary operating funds of the Unified Government and are used to account for a majority of operating activities. Other large funds, such as the Emergency Medical Services Fund, Dedicated Sales Tax Fund, Sewer Enterprise Fund and the Street & Highway Fund, account for a good portion of the remaining financial activities.

The total 2019 Amended Budget is $371.9M which consists of $222.5M for the General Funds, $50.0M for Other Tax Levy Supported Funds and $99.4M for Non-Tax Levy Supported Funds. The General Fund Budget does not include the annual appropriation for debt service contingency of $9.88M.

This report focuses on the General Funds. Financial performance of all other funds may be found on the last page.

CONSOLIDATED GENERAL FUND BALANCE

In measuring financial performance, it is recommended to review the collections and spending of resources through the current period and compare this information with the prior fiscal year for the same period. The following table is the financial overview of the Consolidated General Fund for the fourth quarter period of 2018 in comparision to the same period in 2019. This data includes all three general funds.

CONSOLIDATED GENERAL FUND	FY 2018			FY 2019		
numbers in 000's	Budget	4th Qtr YTD Actual	% of budget	Budget	4th Qtr YTD Actual	% of budget
Revenues	$ 212,445	$ 209,321	98.5%	$ 216,843	$ 212,686	98.1%
Expenditures	$ 213,223	$ 205,491	96.4%	$ 220,488	$ 211,102	95.7%
Net Alloc & Transfers	$ (360)	$ (3,949)	1096.3%	$ 285	$ (533)	-187.0%
Net Change	$ (1,139)	$ (119)		$ (3,359)	$ 1,051	
Balance, Start of Year	$ 26,925	$ 26,925		$ 26,853	$ 26,853	
Balance Year-to -Date	$ 25,787	$ 26,806		$ 23,494	$ 27,905	

Table 1: Consolidated General Fund Schedule of Revenues, Expenditures and Changes in Fund Balance

- Collected revenues for 2019 are in line with prior year revenues with a 1.6% increase year to year. 1.9% below budget compared to 1.5% below budget the prior year. In both years, sales tax collections were lower than anticipated.
- Expenditures for the fourth quarter actuals were 2.7% higher than the same period last year. 4.25% below budget compared to 3.6% below budget for the same period of the prior year.
- The beginning fund balances are on a cash basis and are updated based on the comprehensive annual financial report for the prior year.

CITY GENERAL FUND REVENUES

The City General Fund is the principal operating account of Kansas City, KS. Revenue is received from taxes, fees, intergovernmental revenue, charges for services, and other sources. The General Fund is used to support general operations, including Police, Fire, Municipal Court, Public Works, general services functions and administrative programs. City General Fund revenues are also used to finance the purchase of equipment and capital projects not financed with debt.

City General Fund Revenues *numbers in 000s*	2019 Amended Budget	2019 4th Qtr YTD Actual	% Rev Collected
Property Tax	$ 23,045	$ 23,288	101.1%
Sales Tax	$ 42,961	$ 43,471	101.2%
Other Tax	$ 58,881	$ 53,833	91.4%
Permits/Licenses	$ 1,350	$ 1,320	97.8%
Intergovernmental Revenues	$ 713	$ 787	110.3%
Charges for Service	$ 11,366	$ 11,095	97.6%
Fines, Forfeits, Fees	$ 3,428	$ 3,468	101.2%
Misc. & Transfers-In	$ 6,466	$ 6,253	96.7%
Total	**$ 148,210**	**$ 143,514**	**96.8%**

Table 2: City General Fund YTD Revenues as a % of Budget

City General Fund revenue collections were 97% of the budgeted estimated through December 31, 2019, or $4.7 million lower than budget. *Table 2* shows the actual collections by major revenue source category and the percent collected compared to the budget. *Table 3* shows that collections were slightly below revenues collected for same period last year with increases for Sales Tax helping to offset lower collections in Franchise Tax and Fines, Forfeits and Fees.

Tax Revenue collections were at 96.4% of the amended budget. Property tax collections amount to $23.3M or 101% of projected property tax and were $258,000 below prior year collections due to a 2-mill reduction instituted in 2019. Sales and use taxes total $43.5M or 101% of the amended budget. Franchise and Other taxes ended the year with 91.4% of the budgeted levels, with Franchise taxes ending 8.6% below target for the fiscal year due to overestimating the impact of the BPU electric rate increase.

City General Fund Revenues *numbers in 000s*	2018 4th Qtr YTD Actual	2019 4th Qtr YTD Actual	Increase/ Decrease
Property Tax	$ 23,546	$ 23,288	$ (258)
Sales Tax	$ 42,692	$ 43,471	$ 779
Other Tax	$ 54,428	$ 53,833	$ (596)
Permits/Licenses	$ 1,286	$ 1,320	$ 34
Intergovernmental Revenues	$ 940	$ 787	$ (154)
Charges for Service	$ 10,826	$ 11,095	$ 269
Fines, Forfeits, Fees	$ 3,886	$ 3,468	$ (419)
Misc. & Transfers-In	$ 6,147	$ 6,253	$ 106
Total	**$ 143,752**	**$ 143,514**	**$ (238)**

Table 3: City General Fund Revenues Year to Year Comparison

Permits & Licenses include landlord rental licenses and Right-of-way permits. Collections were 97.8% of the target; a comparable pace to what was received last year for the 4th quarter.

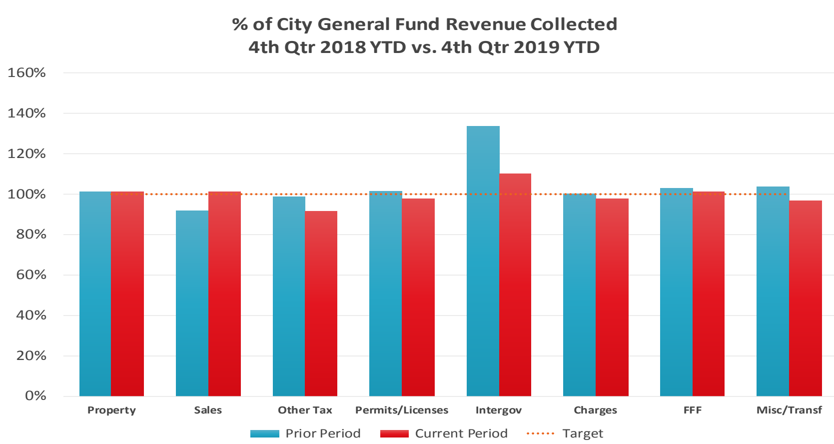


Figure 1: City General Fund Prior Year vs. Current Year

Charges for Service including residential trash fees and building inspection fees ended the year at 97.6%, in line with collection rates for the 4th quarter in 2018.

Fines, Forfeits, Fees include Municipal Court revenue and are 1.2% above the budget for 2019. Revenues in the 4th quarter were down 10.8% compared to this same period last year.

Misc. & Transfers-In include interest, reimbursements, sale of land and indirect charges and ended 3.2% below budget. These revenues fluctuate throughout the year.

CITY GENERAL FUND EXPENDITURES

City General Fund Expenditures *numbers in 000s*	2019 Amended Budget		2019 4th Qtr YTD Actual		% of Budget
Personnel	$	111,009	$	108,420	97.7%
Services	$	23,413	$	22,423	95.8%
Supplies	$	5,471	$	5,014	91.7%
Grants, Claims	$	5,092	$	4,545	89.2%
Misc. & Transfers-Out	$	1,688	$	1,677	99.4%
Capital Outlay	$	4,184	$	3,305	79.0%
Total	**$**	**150,857**	**$**	**145,384**	**96.4%**

Table 4: City General Fund YTD Expenditures as a % of Budget

Personnel expenditures ended the year 2.3% below budget. Overages in overtime budgets were offset by higher than typical vacancy rates throughout the year in the general fund.

Services expenses ended 4.2% lower than the amended budget. Major expenses paid in this category are transit contract fees, software maintenance, clearance and demo fees, city jail expenses, and the trash contract.

Supplies ended 2019 8.3% below budget, due to operational savings with the most notable savings being in lower than anticipated auto parts and natural gas costs and use.

Grants, Claims ended at 89.2% of budgeted amounts. This is primarily due to lower costs than budgeted legal claims and judgements; an obligatory expense that varies from year to year as well as the timing on our grants distributions being later in the year.

City General Fund Expenditures *numbers in 000s*	2018 4th Qtr YTD Actual		2019 4th Qtr YTD Actual		Increase/ Decrease	
Personnel	$	107,166	$	108,420	$	1,254
Services	$	20,298	$	22,423	$	2,126
Supplies	$	4,364	$	5,014	$	650
Grants, Claims	$	4,613	$	4,545	$	(68)
Misc. & Transfers-Out	$	3,409	$	1,677	$	(1,732)
Capital Outlay	$	4,281	$	3,305	$	(976)
Total	**$**	**144,130**	**$**	**145,384**	**$**	**1,254**

Table 5: City General Fund Expenditures Year to Year Comparison

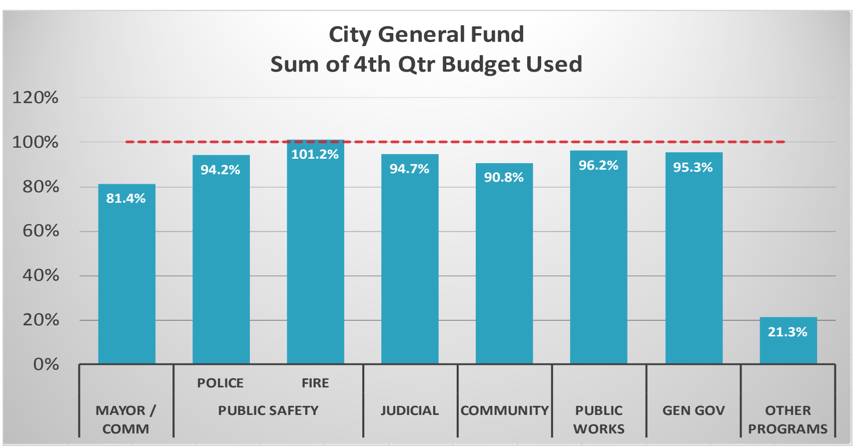


Figure 2: City General Fund Dept. Expenditures as a % of Budget

Misc & Transfers-Out ended the year at budgeted levels due to transfers of selected unspent capital rolled over for use in later years. This category primarily consists of contingencies that are transferred if needed during the year and transfers-out which are spread by quarter through the year.

Capital Outlay spend rate ended the the year at 79%. Capital equipment budget of $1.66M makes up 40% of the capital outlay budget. The remaining $2.5M in the capital budget is set aside for capital projects. $425k of this remaining balance was rolled to future years in order to complete selected ongoing projects.

City departments are overall in line with budgeted expenditures. Fire Department exceeded budgeted levels due to the combination of a low number of personnel vacancies with employee payouts and higher than budgeted overtime expenditures. Other Programs includes reserves and long-term debt were below target due to expenses not hitting the reserves budgets and hitting long-term debt in quarters prior to year end.

COUNTY GENERAL FUND REVENUES

The County General Fund is the principal operation account of Wyandotte County. Revenue is received from taxes, fees, intergovernmental revenue, charges for services, and other sources. The County General Fund is used to support general operations including Emergency Management, Sheriff, Emergency Dispatch, Court programs, Public Works, general services functions, and administrative programs. County General Fund revenues are also used to finance the purchase of capital equipment and capital projects which are not debt financed.

County General Fund Revenues *numbers in 000s*	2019 Amended Budget	2019 4th Qtr YTD Actual	% Rev Collected
Property Tax	$ 37,891	$ 38,338	101.2%
Sales Tax	$ 6,726	$ 6,912	102.8%
Other Tax	$ 9,479	$ 9,173	96.8%
Permits/Licenses	$ 1,052	$ 1,050	99.8%
Intergovernmental Revenues	$ 66	$ 65	98.5%
Charges for Service	$ 1,792	$ 2,184	121.9%
Fines, Forfeits, Fees	$ 3,088	$ 3,039	98.4%
Misc. & Transfers-In	$ 4,356	$ 4,261	97.8%
Total	**$ 64,450**	**$ 65,023**	**100.9%**

Table 6: County General Fund YTD Revenues as a % of Budget

County General Fund revenue ended 2019 exceeding the budgeted revenue targets by 0.9%. *Table 6* shows the actual collections by major revenue source category and the percent collected compared to the budget. *Table 7* shows where revenues are trending in comparison to the same period last year with revenues coming in 5.7% higher than prior year totals thru the 4th quarter due to higher property tax collections.

Tax Revenue collections are 101% of the 2019 amended budget, and 8% above revenue collections in 2018. Property tax revenues exceeded budget due to a lower tax delinquency rate for the year. Sales Tax ended 2019 at 103% of the 2019 budget and Other Tax revenue fell 3% below budget for year end.

Permits & Licenses collected in line with 4th quarter target at 99.8%. This category consists of Auto Licenses, Auto License Fees and Antique Vehicle Licensing.

County General Fund Revenues *numbers in 000s*	2018 4th Qtr YTD Actual	2019 4th Qtr YTD Actual	Increase/ Decrease
Property Tax	$ 35,485	$ 38,338	$ 2,854
Sales Tax	$ 6,875	$ 6,912	$ 37
Other Tax	$ 9,458	$ 9,173	$ (285)
Permits/Licenses	$ 1,054	$ 1,050	$ (4)
Intergovernmental Revenues	$ 51	$ 65	$ 14
Charges for Service	$ 1,860	$ 2,184	$ 324
Fines, Forfeits, Fees	$ 2,981	$ 3,039	$ 58
Misc. & Transfers-In	$ 3,717	$ 4,261	$ 545
Total	**$ 61,480**	**$ 65,023**	**$ 3,542**

Table 7: County General Fund Revenues Year to Year Comparison

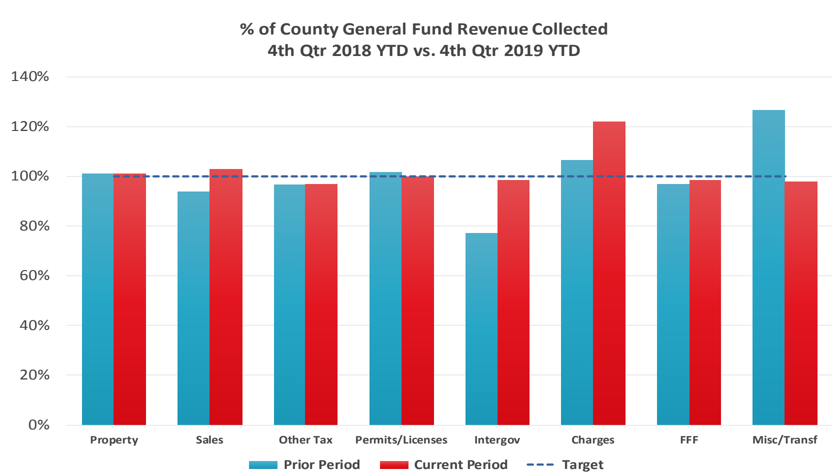


Figure 3: County General Fund Prior Year vs. Current Year

Charges for Service collections for 2019 ended 22% above budget. Jail Fees make up 78% of budgeted revenue and account for this increase.

Fines, Forfeits, Fees includes officer fees, treasurer fees, and development agreement penalties; collections came in 1.6% lower than budgeted levels.

Miscellaneous Revenue ended 2019 at 2.2% below target with interest income sitting 10% below the budget target.

COUNTY GENERAL FUND EXPENDITURES

County General Fund Expenditures *numbers in 000s*	2019 Amended Budget		2019 4th Qtr YTD Actual		% of Budget
Personnel	$	43,963	$	43,871	99.8%
Services	$	14,408	$	12,788	88.8%
Supplies	$	1,704	$	1,489	87.4%
Grants, Claims	$	1,162	$	869	74.8%
Misc. & Transfers-Out	$	1,592	$	1,759	110.5%
Capital Outlay	$	1,844	$	1,124	60.9%
Total	**$**	**64,674**	**$**	**61,901**	**95.7%**

Table 9: County General Fund YTD Expenditures as a % of Budget

Personnel expenditures ended year 0.2% lower than budgeted levels. This includes overtime pay of personnel exceeding the 2019 amended budget by 92.7%, offset by payroll at 7.2% below target.

Services expenditures ended the year 11.2% below target. This is due to operational savings across UG departments with significant savings occuring in courts and legal contractual contingency accounts. Major expenses paid in this category are attorney and lawyers, external prisoner housing, and prisoner medical contracts.

Supplies ended the year 12.6% below budget targets. Major expenses paid in this category are natural gas, fuel, and vehicle repair & maintenance. Fuel and natural gas ended 30% below target for the year.

Grants, Claims ended the year at 75% of budget. Significant items in this category include legal claims and judgements at 10% of the budget expended, grants at 100% of budget expended, and tax rebates paid out at the end of the year.

County General Fund Expenditures *numbers in 000s*	2018 4th Qtr YTD Actual		2019 4th Qtr YTD Actual		Increase/ Decrease	
Personnel	$	42,289	$	43,871	$	1,582
Services	$	11,813	$	12,788	$	975
Supplies	$	1,563	$	1,489	$	(74)
Grants, Claims	$	1,102	$	869	$	(233)
Misc. & Transfers-Out	$	3,337	$	1,759	$	(1,578)
Capital Outlay	$	1,218	$	1,124	$	(95)
Total	**$**	**61,324**	**$**	**61,901**	**$**	**577**

Table 10: County General Fund Expenditures Year to Year Comparison

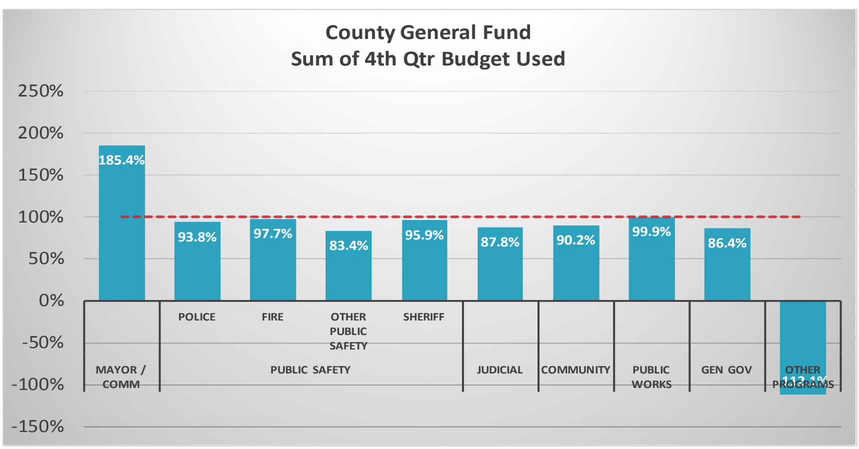


Figure 4: County General Fund Dept. Expenditures as a % of Budget

Misc. & Transfers-Out ended 2019 10.5% above target. $1.36M consists of operating transfers-out, with the other $230k consisting of budget reserves and contingencies that would be transferred if needed for expenditures. This overage was due to project transfers at year end to complete projects budgeted for 2019.

Capital Outlay is 39.1% below budgted expenditures for the year. Capital equipment makes up 63.5% of the capital outlay budget and has expended 67.7% of its budget with projects expending 50% of their budgets. 399.5k was transferred to the project fund to allow completion of selected projects budgeted in 2019.

The majority of Departments are in line with spending targets for the year. Mayor and Commission are exceeding their budget for the year due to personnel transactions not hitting the budgeted fund for the personnel budget and are below target on the City side.

CONSOLIDATED PARKS GENERAL FUND REVENUES

The Consolidated Parks General Fund combines the former City and County Park's Department budget into one operating fund. This fund is used for the operation of parks, parkways, recreational areas and facilities under the supervision of the Director of Parks and Recreation. The three divisions of this fund include: Administration, Parks, and Recreation.

All park and recreation user fees, rentals, contracts and lease revenues are allocated to this fund. In addition to a county tax levy, this fund receives an annual appropriation of $3.7 million from the City General Fund shown under Intergovernmental Revenues.

Parks General Fund Revenues *numbers in 000s*	2019 Amended Budget	2019 4th Qtr YTD Actual	% Rev Collected
Property Tax	$ 1,690	$ 1,711	101.2%
Other Tax	$ 320	$ 307	96.0%
Intergovernmental Revenues	$ 3,700	$ 3,700	100.0%
Charges for Service	$ 628	$ 537	85.5%
Misc. & Transfers-In	$ 101	$ 151	149.4%
Total	**$ 6,439**	**$ 6,406**	**99.5%**

Table 10: Consolidated Parks General Fund YTD Revenues as a % of Budget

Consolidated Parks General Fund revenues were 0.5% below the 2019 amended budget. *Table 10* shows the actual collections for the major revenue sources and the percent collected compared to the budget. *Table 11* shows that the revenues were stable with an 8% increase in property tax revenue from 2018 to 2019.

Tax Revenue collections are at 101% of the 2019 amended budget. Property tax revenues exceeded budget due to a lower tax delinquency rate for the year.

Intergovernmental Revenues ended 2019 at 100% of target with four quarterly transfers of the annual city appropriation having been processed for the consolidated parks fund.

Parks General Fund Revenues *numbers in 000s*	2018 4th Qtr YTD Actual	2019 4th Qtr YTD Actual	Increase/ Decrease
Property Tax	$ 1,585	$ 1,711	$ 126
Other Tax	$ 304	$ 307	$ 3
Intergovernmental Revenues	$ 3,746	$ 3,700	$ (46)
Charges for Service	$ 609	$ 537	$ (72)
Misc. & Transfers-In	$ 100	$ 151	$ 50
Total	**$ 6,344**	**$ 6,406**	**$ 62**

Table 11: Consolidated Parks General Fund Revenues Year to Year Comparison

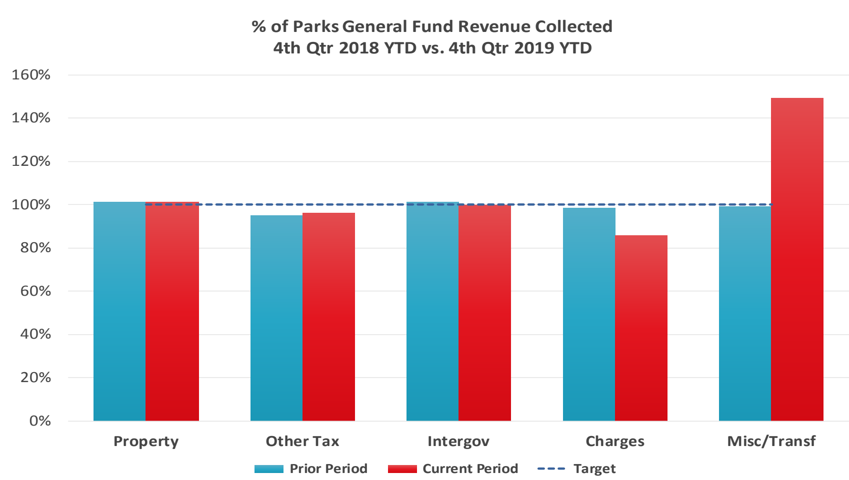


Figure 5: Consolidated Parks General Fund Prior Year vs. Current Year

Charges for Service include park shelter and field rentals and ended the year 15% below target. This is partially due to some revenues shifting in coding to the Misc category.

Miscellaneous Revenue ended the year 49% above budgeted collections. This is due to some revenue shifting from charges for service category.

Accounting for the shift in coding between Charges and Misc revenue, revenues in each category are in line with the same period the prior year.

CONS. PARKS GENERAL FUND EXPENDITURES

Parks General Fund Expenditures *numbers in 000s*	2019 Amended Budget		2019 4th Qtr YTD Actual		% of Budget
Personnel	$	4,465	$	4,467	100.1%
Services	$	1,101	$	1,011	91.8%
Supplies	$	554	$	571	103.1%
Grants, Claims	$	12	$	-	0.0%
Misc. & Transfers-Out	$	56	$	-	0.0%
Capital Outlay	$	740	$	558	75.4%
Total	**$**	**6,928**	**$**	**6,607**	**95.4%**

Table 12: Consildated Parks General Fund YTD Expenditures as a % of Budget

Personnel expenditures for 2019 ended in line with the amended budget for the year.

Services ended the year 8% below target with balances being used for additional supplies in 2019. Major categories in this budget include mowing and checks for contract employees, as well as maintenance of parks and facilities.

Supplies exceeded budget targets by 3% for the year. Larger items in this category include fuel, fish stocking, landscaping and custodial supplies. Parks and Recreation expenditures and operations peak in summer months. Overages included vehicle parts and fuel.

Misc. & Transfers-Out ended the third quarter with no expenditures. This category consists primarily of Reserves that would be transferred to other categories for use if needed.

Parks General Fund Expenditures *numbers in 000s*	2018 4th Qtr YTD Actual		2019 4th Qtr YTD Actual		Increase/ Decrease	
Personnel	$	4,301	$	4,467	$	166
Services	$	971	$	1,011	$	41
Supplies	$	555	$	571	$	16
Grants, Claims	$	6	$	-	$	(6)
Misc. & Transfers-Out	$	100	$	-	$	(100)
Capital Outlay	$	309	$	558	$	248
Total	**$**	**6,242**	**$**	**6,607**	**$**	**365**

Table 13: Consolidated Parks Expenditures Year to Year Comparison

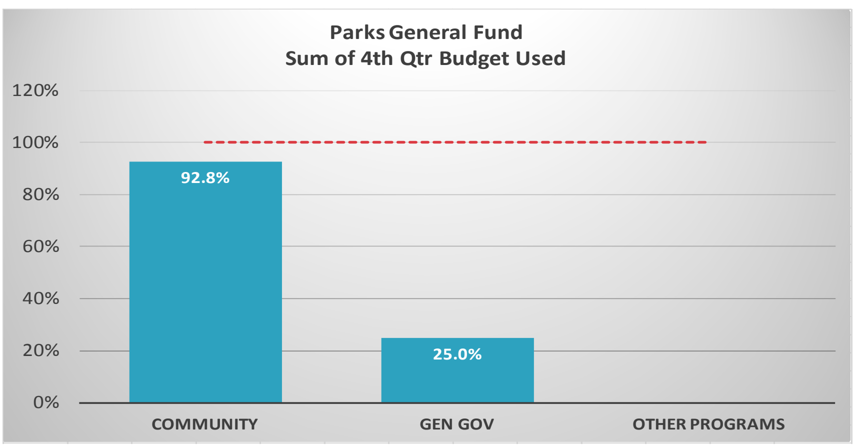


Figure 6: Parks General Fund Dept. Expenditures as a % of Budget

Capital Outlay ended the third quarter at 75.4% of budgeted expenditures. Capital equipment makes up 43.2%, or $320K, of the capital outlay budget. The majority of capital equipment has been purchased with plans to complete the online recreation software system expenditures in 2020. Capital projects made up 56.8%, or $420,000, of the capital budget and expended 71.5% of budgets. The primary outstanding item being the West Shop construction with plans to utilize funding for the project in 2020.

Parks and Recreation, or Community Services, is a majority of the Consolidated Parks Fund making up 99.8% of the fund. Spending for Parks and Recreation is in line spending targets for the amended budget.

Budget to Actual through December 31st 2019
Fourth Quarter

Tax Levy Funds	REVENUES *numbers in 000's* 2019 Amended Budget	2019 YTD Actual	% of Budget	EXPENDITURES *numbers in 000's* 2019 Amended Budget	2019 YTD Actual	% of Budget
City General Fund	$ 148,210	$ 143,514	96.8%	$ 150,857	$ 145,384	96.4%
City Bond & Interest	$ 34,135	$ 44,276	129.7%	$ 36,452	$ 44,129	121.1%
County General Fund	$ 64,450	$ 65,023	100.9%	$ 64,674	$ 61,901	95.7%
Cons. Parks General Fund	$ 6,439	$ 6,406	99.5%	$ 6,928	$ 6,607	95.4%
County Bond & Interest	$ 4,717	$ 4,803	101.8%	$ 5,371	$ 5,047	94.0%
Aging	$ 1,876	$ 1,878	100.1%	$ 1,918	$ 1,888	98.4%
Developmental Disabilities	$ 545	$ 541	99.3%	$ 594	$ 439	73.9%
Elections	$ 1,317	$ 1,288	97.8%	$ 1,484	$ 1,308	88.2%
Health	$ 3,229	$ 2,982	92.3%	$ 3,572	$ 3,261	91.3%
Mental Health	$ 616	$ 617	100.1%	$ 659	$ 659	100.0%
Total UG Tax Levy Funds	**$ 265,535**	**$ 271,328**	**102.2%**	**$ 272,508**	**$ 270,623**	**99.3%**

Other Funds	2019 Amended Budget	2019 YTD Actual	% of Budget	2019 Amended Budget	2019 YTD Actual	% of Budget
Alcohol	$ 570	$ 571	100.1%	$ 573	$ 431	75.1%
Clerk Technology	$ 40	$ 43	107.8%	$ 120	$ 3	2.6%
Court Trustee	$ 435	$ 427	98.2%	$ 611	$ 452	73.9%
Dedicated Sales Tax	$ 10,600	$ 10,386	98.0%	$ 11,068	$ 10,546	95.3%
Emergency Medical Services	$ 11,824	$ 11,435	96.7%	$ 11,927	$ 11,927	100.0%
Environmental Trust	$ 1,078	$ 1,077	99.9%	$ 1,130	$ 997	88.2%
Jail Commissary	$ 55	$ 51	92.1%	$ 60	$ 2	3.9%
Parks & Recreation	$ 570	$ 571	100.2%	$ 595	$ 463	77.7%
Public Levee	$ 340	$ 340	100.0%	$ 387	$ 324	83.6%
Register of Deeds Technology	$ 160	$ 173	107.9%	$ 130	$ 126	97.0%
Sewer System	$ 42,628	$ 41,343	97.0%	$ 50,923	$ 46,184	90.7%
Special Assets	$ -	$ -		$ 850	$ -	0.0%
Stadium	$ 555	$ 674	121.4%	$ 694	$ 606	87.4%
Stormwater	$ 3,545	$ 3,573	100.8%	$ 5,059	$ 4,368	86.3%
Street & Highway	$ 7,105	$ 7,367	103.7%	$ 7,830	$ 7,483	95.6%
Sunflower Hills Golf Course	$ 679	$ 694	102.2%	$ 670	$ 659	98.3%
Travel & Tourism	$ 4,018	$ 3,684	91.7%	$ 5,825	$ 1,837	31.5%
Treasury Technology	$ 40	$ 43	107.8%	$ 45	$ 99	219.9%
Wyandotte County 911	$ 845	$ 833	98.6%	$ 928	$ 783	84.4%
Total Other Funds	**$ 85,085**	**$ 83,284**	**97.9%**	**$ 99,425**	**$ 87,287**	**87.8%**
Total Funds	**$ 350,620**	**$ 354,612**	**101.1%**	**$ 371,933**	**$ 357,911**	**96.2%**
County Library	$ 3,095	$ 3,174	102.6%	$ 3,205	$ 2,925	91.2%
Total ALL Funds	**$ 353,714**	**$ 357,785**	**101.2%**	**$ 375,138**	**$ 360,835**	**96.2%**

Staff Request for Commission Action

Tracking No. 20120

Full Commission Meeting Date: NA
Committee: Economic Development & Finance

Date of Standing Committee Action: 5/4/20 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
4/22/2020	Reginald Lindsey, Kathleen VonAchen	x5292, x5186	rlindsey@wycokck.org, kvonachen@wycokck.org	Budget

Item Description:
2019 4th Quarter Budget Revisions Report.

Action Requested:
For information only

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

Attachments List:
4th Quarter 2019 Summary of Budget Revisions

BUDGET REVISIONS $10,000 OR GREATER - FOURTH QUARTER 2019 *(For information only)*

ENTRY	FUND	DEPARTMENT	CMIP/OPERATING	DESCRIPTION	FUNDING SOURCE	AMOUNT	DATE APPROVED
1	Dedicated Sales Tax	Public Works	Capital	Neighborhood Signal Installation	Inside Department	$38,400	October 11, 2019
2	City General	Public Works	Capital	LED Lighting	Inside Department	$35,000	October 11, 2019
3	Dedicated Sales Tax	Fire	Capital	Improve Fire Station Living Quarters	Inside Department	$43,064	October 25, 2019
4	County General	Coroner	Operating	Autopsies	Outside Department	$45,000	November 6, 2019
5	Dedicated Sales Tax	Police	Operating	Traffic Support Unit Cameras	Inside Department	$11,508	November 27, 2019
6	Consolidated Parks	Parks & Recreation	Operating	Safety Gear & Median Landscaping	Inside Department	$21,134	November 27, 2019
7	Tourism & Convention	Parks & Recreation	Capital	Inclusive Playground	Inside Department	$25,000	December 5, 2019
8	City General	Police	Operating	Animal Services-Veterinary Services	Inside Department	$25,000	December 5, 2019
9	City General	Police	Capital	Major Facility Improvements	Inside Department	$20,507	December 5, 2019
10	Dedicated Sales Tax	Parks & Recreation	Capital	City Park Pavilion Replacement	Inside Department	$39,060	December 5, 2019
11	County General	Emergency Management	Operating	Radio Technician Contract	Outside Department	$34,000	December 19, 2019
				GRAND TOTAL		**$337,673**	