ECONOMIC DEVELOPMENT AND FINANCE
STANDING COMMITTEE MINUTES
Monday, July 6, 2020

The meeting of the Economic Development and Finance Standing Committee was held on Monday, July 6, 2020, at 5:20 p.m., remotely via Zoom. The following members were present: Commissioner Burroughs, Chairman; Commissioners McKiernan, Townsend, Johnson, Walters; and BPU Board Member Jeff Bryant. The following officials were also in attendance via conference call: Reginald Lindsey, Budget Manager; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; Katherine Carttar, Director of Economic Development; and Patrick Waters, Senior Attorney.

Chairman Burroughs said as you all know we have a full slate this evening, but before we even get started I will make an announcement.

Chairman Burroughs said I want to announce that due to COVID the committee member, staff and the public are attending remotely via Zoom or by phone. All participants joining by phone should mute their phone when not speaking to avoid background noise. During the meeting please make sure that you announce yourself by name and title every time you speak so that the public that is observing knows who is speaking. This is critical given the number of remote participants and current guidance from the Kansas Attorney General. Also, due to the COVID-19 requirements public comment has been suspended unless otherwise required by law. The public has been allowed to make comments by email prior to the meeting and those comments will be included in the record of this meeting.

Chairman Burroughs called the meeting to order.

Roll call was taken and members were present as shown above.

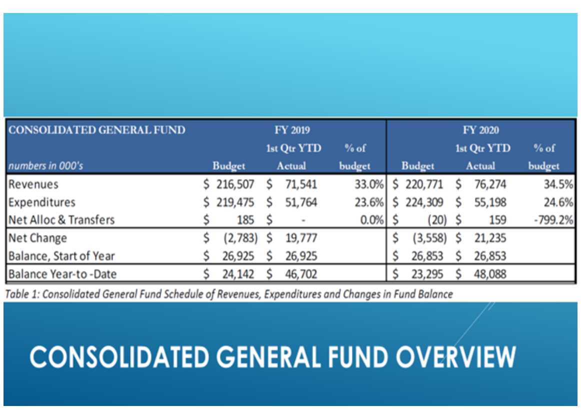
Chairman Burroughs said we do have an announcement this evening. Item No. 7, on tonight's agenda has been requested to be fast tracked to the July 9th Full Commission Meeting. Our first order of business this evening is the minutes from our May 4th meeting. I would ask if there's any questions. If there's not any questions or revisions, I would ask for a motion.

Approval of standing committee minutes from May 4, 2020. **On motion of Commissioner Walters, seconded by Commissioner McKiernan, the minutes were approved.** Roll call was taken and there were six "Ayes," Bryant, Walters, Johnson, Townsend, McKiernan, Burroughs.

Item No. 1 – 20233…REPORT: FIRST QUARTER BUDGET TO ACTUALS

Synopsis: First Quarter 2020 Budget to Actuals Report, submitted by Kathleen VonAchen, Chief Financial Officer; and Reginald Lindsey, Budget Manager.

Kathleen VonAchen, Chief Financial Officer, said tonight we're presenting the—that's an information item, the first quarter of 2020 Budget versus actual financial performance and that is from January through March of this year. For the most part, this is pre-COVID. There was some COVID revenue drop in the last two weeks of March, but for the most part this is pre-COVID dollars.

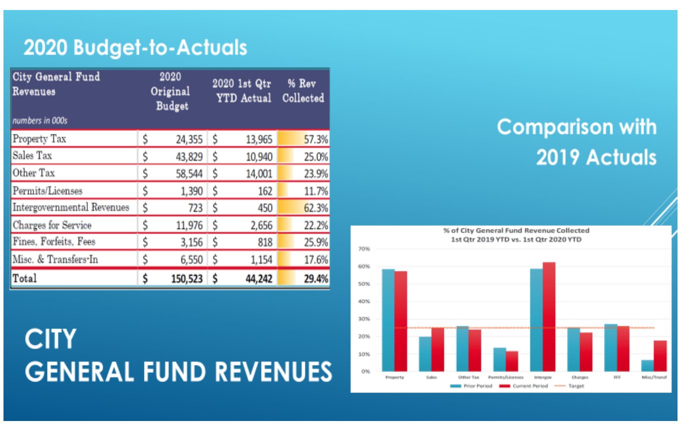


CONSOLIDATED GENERAL FUND	FY 2019			FY 2020		
numbers in 000's	Budget	1st Qtr YTD Actual	% of budget	Budget	1st Qtr YTD Actual	% of budget
Revenues	$ 216,507	$ 71,541	33.0%	$ 220,771	$ 76,274	34.5%
Expenditures	$ 219,475	$ 51,764	23.6%	$ 224,309	$ 55,198	24.6%
Net Alloc & Transfers	$ 185	$ -	0.0%	$ (20)	$ 159	-799.2%
Net Change	$ (2,783)	$ 19,777		$ (3,558)	$ 21,235	
Balance, Start of Year	$ 26,925	$ 26,925		$ 26,853	$ 26,853	
Balance Year-to -Date	$ 24,142	$ 46,702		$ 23,295	$ 48,088	

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

This first slide is an overview of the Consolidated General Fund. That includes the city, the county and the parks general funds together. In order for comparative purposes, we've presented both the financial performance of the same quarter last year in 2019, in the first three columns, and then the first quarter of this current fiscal year in the last three columns here. The budget column here, which has revenues of $220.7M. This is the original budget revenue estimate and the expenditures are the original budgets as adopted last July.

As you can see, the net difference between revenues and expenditures of the Consolidated General Fund as adopted last July, sought to seek $3.5M from the fund balance. We are estimating that the fund balance will end at $23.3M here. But actuals have come in for the current, for this first quarter, they totaled $76M, which was 34 ½% of the total budget. One quarter equates to 25% so 34% is higher than one quarter of the total revenues and that's because we collect one-half of all property taxes in the first quarter, but we'll talk about that in more detail in the subsequent slides. Expenditures came in at 24.6%, just below the 25% target level. So those are line with what we expected. Both revenues and expenditures are in line with—consistent with the level of revenues and expenditures in the same quarter of last year.



Now we're going to talk about revenues of the City General Fund and the County General Fund in more detail. This first chart on the left shows the original budget for these main, revenue categories, totaling $150M. The first is property tax, which as you can see, is 57% of the total, as I mentioned, half of the property taxes collected in the first quarter in January of every year. Sales tax is at 25% which is consistent with, you know, one quarter of the sales tax was collected through the end of March. Other taxes were at 24%, also very consistent. Some of the other larger ones are charges for services which was at $2.6M at 22%, slightly lower than the 25% target, but that's mainly because a number of charges for services don't really follow evenly throughout the year, so most of the charges for services are collected, throughout the year depending on utilization. For example, just various things that—you know some of the charges—there's more charges for services collected in the summer rather than at the beginning of the year. Fines and forfeitures are consistent. In total, it's at 30% for the City General Fund. The chart or the graph on the right-hand side, it shows how our collections compared with the collections in the same quarter last year, and you can see property tax slightly lower. That's probably because the delinquency rate, maybe delinquency collections, have maybe bumped up since the COVID in the last month in March or so. Sales tax is higher than last year. This is through, again, this is just the first three months of the year. There was strong growth in sales tax, as you can see, compared with last year at this time. Any questions on this on these two slides before I go to the county?

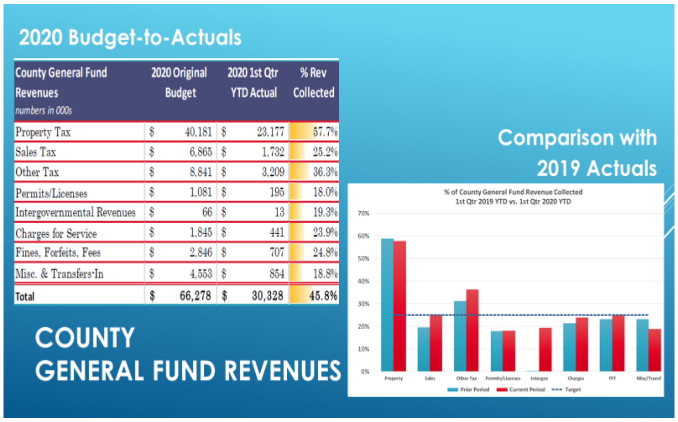
Chairman Burroughs asked any questions. Kathleen I can't see any—I don't see the hands go up. If somebody would be kind enough to let me know if the hand goes up. If we don't have any questions Kathleen, please proceed.

Comparison with 2019 Actuals

City General Fund Revenues *numbers in 000s*	2019 1st Qtr YTD Actual	2020 1st Qtr YTD Actual	Increase/ Decrease
Property Tax	$ 13,194	$ 13,965	$ 770
Sales Tax	$ 9,516	$ 10,940	$ 1,424
Other Tax	$ 14,523	$ 14,001	$ (522)
Permits/Licenses	$ 174	$ 162	$ (12)
Intergovernmental Revenues	$ 413	$ 450	$ 37
Charges for Service	$ 2,739	$ 2,656	$ (83)
Fines, Forfeits, Fees	$ 921	$ 818	$ (103)
Misc. & Transfers-In	$ 390	$ 1,154	$ 765
Total	**$ 41,871**	**$ 44,242**	**$ 2,372**

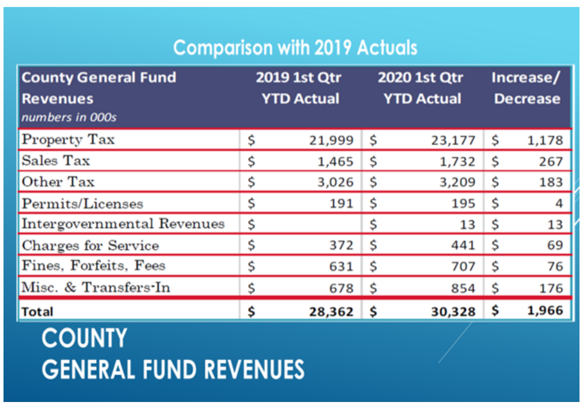
CITY
GENERAL FUND REVENUES

Ms. VonAchen said this is a more detailed information. This chart, the information on this graph is shown in this table here. For example, property tax compared with last year, it's about 770,000 higher than it was last year. Sales tax is higher at $1.4M greater and some of the other taxes were down a little bit and miscellaneous transfers were higher.



County General Fund Revenues *numbers in 000s*	2020 Original Budget		2020 1st Qtr YTD Actual		% Rev Collected
Property Tax	$	40,181	$	23,177	57.7%
Sales Tax	$	6,865	$	1,732	25.2%
Other Tax	$	8,841	$	3,209	36.3%
Permits/Licenses	$	1,081	$	195	18.0%
Intergovernmental Revenues	$	66	$	13	19.3%
Charges for Service	$	1,845	$	441	23.9%
Fines, Forfeits, Fees	$	2,846	$	707	24.8%
Misc. & Transfers-In	$	4,553	$	854	18.8%
Total	**$**	**66,278**	**$**	**30,328**	**45.8%**

On the County General Fund, property tax again is at 57% or 58% of total. Sales tax, slightly higher than the 25% target. Other taxes, collections are at 36% of total and some of the other larger ones, for example, fines and forfeitures, are at roughly 25%, you can see that. Then here's the differences of first quarter compared with the current year first quarter.



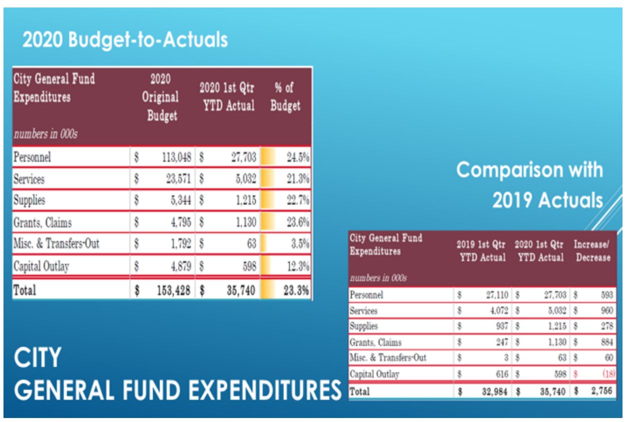
County General Fund Revenues *numbers in 000s*	2019 1st Qtr YTD Actual		2020 1st Qtr YTD Actual		Increase/ Decrease	
Property Tax	$	21,999	$	23,177	$	1,178
Sales Tax	$	1,465	$	1,732	$	267
Other Tax	$	3,026	$	3,209	$	183
Permits/Licenses	$	191	$	195	$	4
Intergovernmental Revenues	$		$	13	$	13
Charges for Service	$	372	$	441	$	69
Fines, Forfeits, Fees	$	631	$	707	$	76
Misc. & Transfers-In	$	678	$	854	$	176
Total	**$**	**28,362**	**$**	**30,328**	**$**	**1,966**

Strong growth in various areas. The increase in property taxes mainly due to the improved assessed value because the mill rates are the same. On this note, the rest of these are city and county expenditure information and so I'm going to hand this off to Reginald Lindsey who will be presenting the expenditure side and then the rest of the charts.

Commissioner Johnson said, Mr. Chair, I'm sorry, I think I had my hand up, but before we go there, can I just ask a question real quick of Kathleen? **Ms. VonAchen** said okay. **Commissioner Johnson** said I'm looking at the graph and it shows under figure three—I'm looking at table seven, compared to figure three, is that the same information just translated in terms of a bar graph from the from the actual table? Because it looks like the graph is showing that our property taxes for the current period are lower than the prior year.

I just want to make sure that I'm not looking at that incorrectly because the table says that our property taxes have gone up from \$21M, almost \$22M to \$23,177M, a difference of \$1.178M. Am I looking at this incorrectly? **Ms. VonAchen** said this graph shows a percentage of the total. Although you're correct in saying, for example, that property tax total was greater in 2020 than it was in 2021 for the first quarter in terms of dollars. But in terms of the total revenue, it's slightly below. **Commissioner Johnson s**aid okay, so at the percent of total revenue. **Ms. VonAchen** said of total, yeah.

Commissioner Johnson said I see that what it says at the heading there but it was still kind of confusing. Okay, as long as I understand it, thank you. **Ms. VonAchen** said good question. Reggie, we're going to let you take it from here.



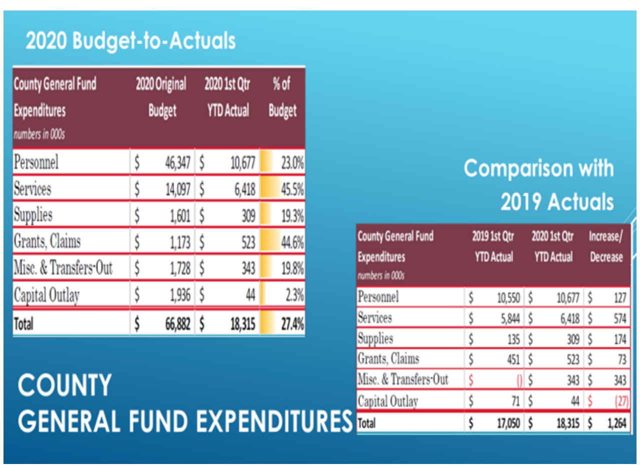
Reginald Lindsey, Budget Manager, said the current slide has two views of expenditures. In the upper left-hand corner, there's a current year budget comparison and then the bottom right corner there's a year over year actual comparison. So, I'm going to start with the upper left-hand corner. **Commissioner Johnson** said we lost it. **Ms. VonAchen** said sorry about that. I pushed the wrong button.

Mr. Lindsey said as we can see, the current chart is split out between the different categories within the budget so you have personnel services, supplies, grants and claims. Then how the comparatives, we're looking at the 2020 original budget compared to year-to-date, what we spent from January 1 to March 31st. Ideally, we shouldn't have spent over 25%, so we look at personnel. Personnel, that category consists of salaries, pensions, overtime, benefits and payouts. You see were at 24% so we are under that 25% threshold so we were doing good spending in the first quarter.

Next category is Services. That consists of the big contracts here are transit, trash contract, and software and city jail costs. You can see like the percent of budget that has been spent there, the 21% so we are under the 25% threshold spending that we're looking for. Then as we go down into supplies category, some of the bigger expenses there are natural gas, fuel and parts and we can see we had spent almost 23% there in the first quarter.

Just kind of looking down and we see Capital Outlay. It was a winter month, we hadn't done a whole lot of spending on capital at that point in time so we'd spent like 12%, but overall, we can see in the City General Fund spending is at 23.3%. As you look down into the bottom left-hand chart, or right-hand corner of the chart there, where we're comparing 2020 actual spending with the 2019 actuals. We can kind of see personnel, it was up slightly, up about 2%. That's because we have like things like COLA built in, cost of increases for personnel. Also, we can see services. They were about 18% above what they were in 2019 and that's just due to cost of things went up. Then as we can see we got supplies, they did go up also and basically what going on there is we just have expenses that were a little more expensive than last year.

Then in Grants and Claims, you can see that it is up a whole lot, about $884,000. One of the things that we have going on there, is we have a parks allocation that we do. At the same time last year that parks allocation had not been done. So that parks allocation, at that point in time, it should have been done with like $850,000, so that's what that difference is there.



County General Fund Expenditures *numbers in 000s*	2020 Original Budget	2020 1st Qtr YTD Actual	% of Budget
Personnel	$ 46,347	$ 10,677	23.0%
Services	$ 14,097	$ 6,418	45.5%
Supplies	$ 1,601	$ 309	19.3%
Grants, Claims	$ 1,173	$ 523	44.6%
Misc. & Transfers-Out	$ 1,728	$ 343	19.8%
Capital Outlay	$ 1,936	$ 44	2.3%
Total	$ 66,882	$ 18,315	27.4%

County General Fund Expenditures *numbers in 000s*	2019 1st Qtr YTD Actual	2020 1st Qtr YTD Actual	Increase/ Decrease
Personnel	$ 10,550	$ 10,677	$ 127
Services	$ 5,844	$ 6,418	$ 574
Supplies	$ 135	$ 309	$ 174
Grants, Claims	$ 451	$ 523	$ 73
Misc. & Transfers-Out	$ ()	$ 343	$ 343
Capital Outlay	$ 71	$ 44	$ (27)
Total	$ 17,050	$ 18,315	$ 1,264

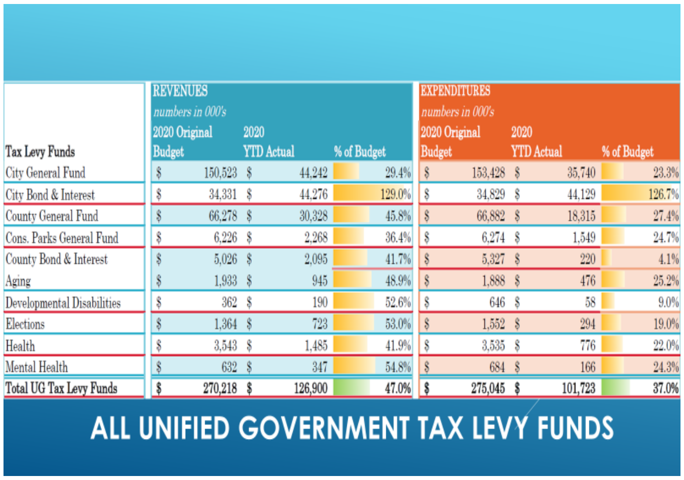
Current slide is the same view as last slide except this is for the County General Fund. Again, in the upper left-hand corner we have current year budget comparison and then in the lower right-hand corner, we're comparing the 2019 actuals to the 2020 actuals. Going back up to the upper left-hand corner, look at that table. Again, its broken down into categories and see that first category is personnel. You can see you are at 23% which is where we definitely want to be, up under the 25%. We can see when we get into services, we have some big contracts here.

We see 45% of the spending has already happened and what that is is departments have started to encumber funds. Some of the big contracts that I'm seeing there are inmate medical, which is over in a Sheriff's Department and that's like a $4M contract. Then housing of inmates is a $650,000 contract and then like District Court has a $1.7M budget. Those departments, they do start to encumber money to lock the contracts down at the beginning of the year, so that's what you can see that 45% of budget being spent is.

As we move into the Supplies Category, you see we spent 19% of the supplies budget and, again, that's natural gas, fuel, and parts. Just kind of roll down into the capital outlay. Would it be an early winter when we were in the first quarter, they hadn't spent too much of the capital budget, we had spent like 2% of it. Just looking at the whole County General Fund, we can see we've spent 27.4% and we are over the 25%, but the services and the departments encumbering funds did make that jump over the 25%.

As we look at the comparison of the 2019 actuals with the 2020 actuals for the fourth first quarter, we can see personnel is about the same, it's just like a 1% increase. Services did jump up about 10%. Supplies, there were some spending done on some janitorial line items and things like that, it was some deep cleaning going on in a winter. Then Grant and Claims is up about 16%, so all in all capital again is lower than what we spent last year.

Chairman Burroughs said the grants and claims is considerable, considerably more money in the 2020 budget. Can you share with us what those entail? Why we would be at 44.6 at this time? **Mr. Lindsey** asked you said 44.6. **Chairman Burroughs** said yes, can you share with us the grants and claims, why they are higher than last year already. **Mr. Lindsey** said that right there is the percentage of the budget that has been spent, those grants and claims. It is not compared to—I mean, it is, I guess is about $73,000 more. One of the things that happened is the transfers have been done so versus where we transfer money to other funds and the transfers had been done in 2020 and at this point of time in 2019, they had not been done. **Chairman Burroughs** said thank you for that clarification.



Tax Levy Funds	REVENUES numbers in 000's 2020 Original Budget	2020 YTD Actual	% of Budget	EXPENDITURES numbers in 000's 2020 Original Budget	2020 YTD Actual	% of Budget
City General Fund	$ 150,523	$ 44,242	29.4%	$ 153,428	$ 35,740	23.3%
City Bond & Interest	$ 34,331	$ 44,276	129.0%	$ 34,829	$ 44,129	126.7%
County General Fund	$ 66,278	$ 30,328	45.8%	$ 66,882	$ 18,315	27.4%
Cons. Parks General Fund	$ 6,226	$ 2,268	36.4%	$ 6,274	$ 1,549	24.7%
County Bond & Interest	$ 5,026	$ 2,095	41.7%	$ 5,327	$ 220	4.1%
Aging	$ 1,933	$ 945	48.9%	$ 1,888	$ 476	25.2%
Developmental Disabilities	$ 362	$ 190	52.6%	$ 646	$ 58	9.0%
Elections	$ 1,364	$ 723	53.0%	$ 1,552	$ 294	19.0%
Health	$ 3,543	$ 1,485	41.9%	$ 3,535	$ 776	22.0%
Mental Health	$ 632	$ 347	54.8%	$ 684	$ 166	24.3%
Total UG Tax Levy Funds	$ 270,218	$ 126,900	47.0%	$ 275,045	$ 101,723	37.0%

Mr. Lindsey said the current slide is a snapshot of all other tax levy funds. There's seven of them here. Revenues are on the left side of the page and expenditures on the right side of the page. Rule of thumb is, as Kathleen talked about early, you want to make sure that revenues—one of the things you want to look for is revenues being over 25% and then also on the expenditure side, we want to look for expenditures to be under 25% the first quarter.

So going down the list here on the revenue side, we do see Bond and Interest. It has collected more revenue at 129%. It does have some sub funds and TIFs that are included in there. But if you look like on the other hand, there are expenditure that have to go out when you look at the city bond and interest. As those revenues came in higher, the revenues or the expenditures going out, are more also.

Just going down the list, we can see it at this point of time of the year with the revenues and these other tax levy funds, all in all, they're overall 47% of the budget had come in. Then we look at the expenditures, we can see besides the Bond and Interest fund which was up expenditure wise 126%, everything else was pretty much around 25% or lower. Any questions here with that current slide?

Chairman Burroughs asked, committee any questions. Hearing or seeing none, please Mr. Lindsey.

ALL OTHER & TOTAL UG FUNDS

Other Funds	2020 Original Budget	2020 YTD Actual	% of Budget	2020 Original Budget	2020 YTD Actual	% of Budget
Alcohol	$ 605	$ 160	26.5%	$ 1,260	$ 157	12.5%
Clerk Technology	$ 40	$ 11	27.6%	$ 60	$ 5	9.1%
Court Trustee	$ 440	$ 82	18.5%	$ 585	$ 61	10.5%
Dedicated Sales Tax	$ 10,865	$ 2,738	25.2%	$ 10,852	$ 1,758	16.2%
Emergency Medical Services	$ 12,112	$ 2,751	22.7%	$ 12,510	$ 2,962	23.7%
Environmental Trust	$ 1,078	$ 270	25.0%	$ 1,130	$ 203	17.9%
Jail Commissary	$ 55	$ 9	16.9%	$ 100	$ 1	1.0%
Parks & Recreation	$ 605	$ 157	26.0%	$ 698	$ 279	39.9%
Public Levee	$ 340	$ 77	22.7%	$ 388	$ 82	21.1%
Register of Deeds Technology	$ 160	$ 44	27.6%	$ 130	$ 5	3.9%
Sewer System	$ 44,774	$ 8,677	19.4%	$ 60,321	$ 11,478	19.0%
Special Assets	$ -	$ -		$ 850	$ -	0.0%
Stadium	$ 555	$ 105	18.8%	$ 844	$ 188	22.3%
Stormwater	$ 4,145	$ 876	21.1%	$ 4,599	$ 760	16.5%
Street & Highway	$ 7,105	$ 2,057	29.0%	$ 7,992	$ 2,010	25.2%
Sunflower Hills Golf Course	$ 691	$ 45	6.5%	$ 685	$ 286	41.8%
Travel & Tourism	$ 4,138	$ 841	20.3%	$ 5,773	$ 527	9.1%
Treasury Technology	$ 40	$ 11	27.6%	$ 45	$ 3	5.7%
Wyandotte County 911	$ 840	$ 221	26.3%	$ 898	$ 57	6.4%
Total Other Funds	**$ 88,587**	**$ 19,134**	**21.6%**	**$ 109,720**	**$ 20,821**	**19.0%**
Total Funds	**$ 358,805**	**$ 146,034**	**40.7%**	**$ 384,765**	**$ 122,545**	**31.8%**
County Library	$ 3,238	$ 1,799	55.6%	$ 3,366	$ 1,795	53.3%
Total ALL Funds	**$ 362,043**	**$ 147,833**	**40.8%**	**$ 388,131**	**$ 124,340**	**32.0%**

Mr. Lindsey said this final slide is a snapshot of all our 19 other funds, which consists of Special Revenue Funds and Enterprise Funds. Again, as the prior slide had revenues on the left, this one also does to. Then also, expenditures are on the right. Again, one of the things that we look for is, it's nice to see revenues over 25% at this point in time of year. Then expenditures, we'd like to see them under 25%.

Look at the expenditure side, there is a department that is over or two funds or rather that are over 25% and that would be Parks and Rec's and Sunflower Hills. Parks and Rec is at 39%. Sunflower Hills is at 41%. One of the things that both of those departments are doing at this point in time in the first quarter is, they're getting ready for their seasons coming up so they do spend a little bit more of their money at the beginning of the year. Any questions on the current slide?

Chairman Burroughs asked, any questions or comments. Is that it Mr. Lindsay? **Mr. Lindsey** said yes, that is it. **Chairman Burroughs** asked, Kathleen, do you have anything else to report? **Ms. VonAchen** said no, nothing at all, this is for information only. **Chairman Burroughs** said correct. Committee, any questions, any comments?

Chairman Burroughs said I don't see any hands. As I stated, I can't see hands, so if somebody has a question or wants to make a comment, please speak up. **Ms. Mayes** said there are no hands up commissioner. **Chairman Burroughs** said okay, thank you. With that, as it was stated, it was for information only.

Action: **For information only.**

Item No. 2 – 20185…RESOLUTION: AUTHORIZING THE ISSUANCE OF UTILITY SYSTEM REVENUE BONDS

Synopsis: A resolution authorizing the issuance of Utility System Revenue Bonds, submitted by Kathleen VonAchen, Chief Financial Officer. It is requested that this item be fast tracked to the July 9, 2020 full commission meeting.

Chairman Burroughs said I'll note that staff has requested that this item be fast tracked to the July 9th full Commission Meeting also.

Kathleen VonAchen, Chief Financial Officer, said the Board of Public Utilities is an administrative agency of the Unified Government, and as such, the Unified Government is the entity that issues bonds on behalf of the Board of Public Utilities. This presentation is to discuss the possible, you know, proposed refunding of roughly $200M in bonds, with a substantial savings. It also includes the issuance of an additional 10 million, and these slides, we'll walk you through all those details. The presentation tonight is being made by the Board of Public Utilities Chief Financial Officer Lori. She will be also accompanied by our—if there's any questions, by our Financial Advisor, David McGillivray, from Baker Tilly, as well as Gina Riekhof, Bond Counsel, who are here and available to answer any questions. So, at this point, I'm going to pass this off to Lori.

Refunding Opportunities

Summary of Refunding Results
Current/Taxable Advance Refunding

	Series 2010A	Series2011A	Series 2012A	Series 2012B
Call Date	3/1/2020	9/1/2021	9/1/2022	9/1/2022
Final maturity	9/1/2028	9/1/2036	9/1/2032	9/1/2037
Type	Current Tax-Exempt	Taxable	Taxable	Taxable

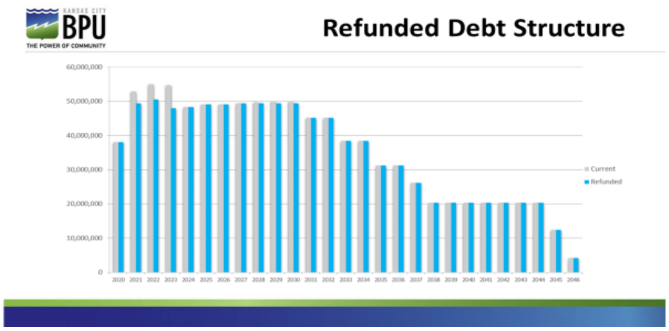
Lori Austin, Chief Financial Officer for Board of Public Utilities, said also in the room with me at the time is Bill Johnson, our General Manager. I just have a short PowerPoint presentation to talk through the refunding transaction. On slide one there, as you see, there are four bond issues that we are looking to refund. The series 22A bonds is a current refunding and will be considered a tax-exempt refunding. We also have our series 2011A, 2012A and 2012B. They will be a taxable advanced refunding.

Refunding Opportunities

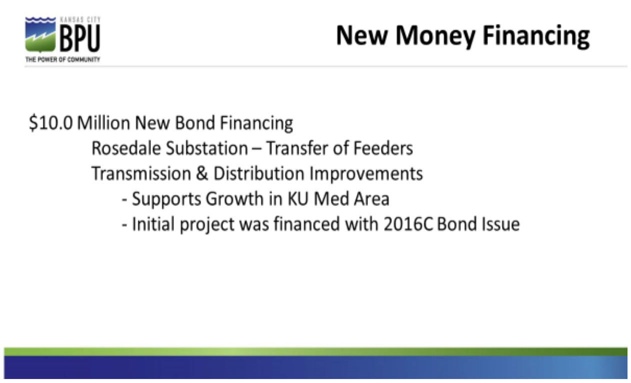
	Series 2010A	Series2011A	Series 2012A	Series 2012B	Total
Final Maturity	9/1/2028	9/1/2036	9/1/2032	9/1/2037	**9/1/2037**
Refunded Par Amount	$8,675,000	$52,010,000	$72,200,000	$46,425,000	**$179,310,000**
Refunding Par Amount	$8,380,000	$56,885,000	$82,600,000	$53,115,000	**$200,980,000**
Avg. Coupon of Refunded Bonds	4.46%	4.93%	5.00%	5.00%	**4.97%**
All-in TIC	1.83%	3.18%	2.93%	3.21%	**3.06%**
Gross Savings	$1,134,764	$7,113,472	$4,547,545	$4,178,272	**$16,974,055**
NPV Savings ($)	$1,020,273	$5,851,708	$3,954,542	$3,417,331	**$14,243,855**
NPV Savings (%)	11.76%	11.25%	5.48%	7.36%	**7.94%**

As of 5/22/20

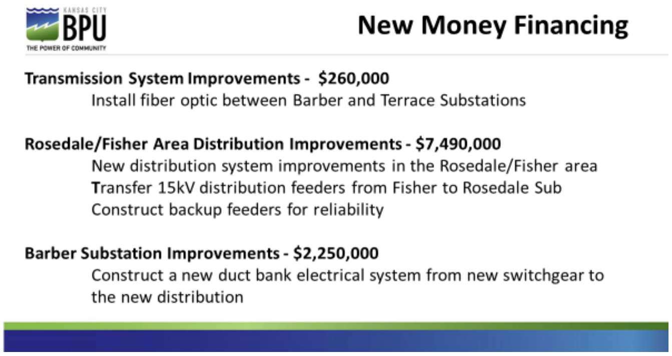
On the next slide, it gives us our overall refunded amounts. We're looking to refund about $201M of bonds within the four series. That gross savings is about 17M, and our net present value savings is about 8%. On the 2010A and 2011A, the savings there is about 11% and then about 5% on the 12% and 7% on the 12B bonds.



The next slide just is an overall picture of the BPUs current debt and also after the refunding, our anticipation is to take the savings from the bond refunding and apply it in the 2021, 2022 and 2023 time period. As you can see, within the current levels there that's our max annual debt that we're coming up on, so this will help in lowering that max annual debt. We will be able to have a small amount of savings that will be layered out throughout the period of 2037. When we go to market, we'll only be taking the maturities that generate positive savings. Currently, when we ran our numbers, this 201M is representative of that.



Next slide, we are also looking to add $10 million of new money. This $10M will be used for the Rosedale project. We've gone through, added a substation, have reworked a couple of other substations and so this $10M will be used for distribution improvements, substation improvements and also transmission system improvements. These are projects that will be done over the next couple of years. We've already invested a substantial amount of money into the Rosedale area in order to help improvement there with KU Med and also that particular area in itself.



The last slide there, some of the money that will be—some of the projects that we'll use for the financing will be for Transmission Systems to include some fiber optic, and that'll between a couple of our substations. Also, the Rosedale Distribution Improvements, so installing new distribution systems throughout the Rosedale and Fisher substations, transfer our 15kV feeders from Fisher to Rosedale. Then also construction backup feeders for reliability.

In the Barber Substation Improvements, constructing a new duct bank electrical system for the new switchgear and a new distribution system.

I will say that this item was presented to the BPUs Board of Directors on June 17, in Resolution Number 5254, which I believe you have, was approved. Our proposed schedule, we will begin our rating calls the week of July 20 in anticipation of pricing our bonds the week of August 17. At this time, I'll turn it over to Gina Riekhof, with Gilmore & Bell, have her walk through the bond process and the resolutions for today in our process moving forward.

Gina Riekhof, Gilmore & Bell, Bond Counsel to the Unified Government, said on your agenda this evening, the first item you have is a resolution. That resolution is related to the new projects that Lori just discussed and authorizes the issuance of bonds for those new projects. This action is required both under the charter ordinance that created the BPU and also under state statute. If the

Commission approves this resolution, we will publish a Notice of the Intent to issue these bonds in the Wyandotte Echo and there will be a 15-day protest period following the date that that notice is published. That's what the resolution is before you.

I'm going to jump ahead to the next item on your agenda as well, since it's a related item and that is the ordinance that authorizes the issuance and sale of the bonds. The ordinance that is before you this evening is the ordinance that authorizes staff and BPU and your professionals to move forward with all the documentation that's necessary to sell and issue the bonds that Lori just spoke about, both the refunding component and the new money portion of the projects. That ordinance specifies certain parameters that the Mayor is authorized to sell the bonds, to sign a contract and sell the bonds as long as the terms are within the framework that is set out in that ordinance.

Again, that's a process that's required by your charter ordinance that created the BPU and by state statute. Lori went over the calendar, but I'd be happy to answer any specific legal questions that you might have about those two items. I think with that, I'll turn it back over to Kathleen. **Ms. VonAchen** said if there are any questions, our Financial Advisor Dave McGillivray, is also on to talk about those.

Commissioner McKiernan said, first of all, thank you to Gina for kind of laying that out to me. I was a little bit confused initially when we talked about refunding, or refinancing and then issuing new, but you've now clarified we have a resolution for the new and an ordinance for the refinancing, and they are two separate items because I was going to ask if we needed two separate motions. So I'm glad you clarified that.

Then I just want to confirm and I believe you did say this, but I just want to confirm, the BPU board has approved borrowing the new money that will be the subject of the resolution, is that correct? **Ms. Riekhof** said yes, that is correct. The BPU Board adopted a resolution as Lori discussed, both requesting that the UG Commission approve the new bonds and requesting that the Commission move forward with a refinancing of the bond transaction as well. Just one slight clarification. The resolution relates only to the new money piece, the ordinance itself actually is the issuance of the bonds for both purposes. **Commissioner McKiernan** said for both, thank you.

Jeff Bryant, BPU Board Member, said just for clarification, Brian, the resolutions and both of them in front of the Board passed unanimously. **Chairman Burroughs** said thank you.

Commissioner Johnson said I just have a question for whoever put together this presentation. We have a bar chart that talks about refunded debt structure. Is that just for the refunded debt structure or does that include the new money as well? **Ms. Austin** said I believe it just includes the refunded portion of the money. **Commissioner Johnson** said but we don't have any kind of sense of how that will affect the debt structure with the new money though, right? **Ms. Austin** said right. The new money will be a 30-year bond and be level payment throughout the 30 years. I'm sorry, 25 years, 25 years, not 30. **Commissioner Johnson** said okay. I would love to see how that played out with this with the debt structure as well with the money, but that's fine.

Chairman Burroughs said I would assume that that's a discounted rate compared to what rate we have today. I would assume that's where a majority of the savings are coming from. **Ms. Austin** said that is correct. **Chairman Burroughs** said thank you.

Chairman Burroughs asked Committee, any other comments, I see no other hands for questions. **Chairman Burroughs** asked any comments from the public. This item does take action. I'll ask the clerk if there are any comments from the public, seeing none. We will then ask the clerk to call roll. Oh, I'd entertain a motion first, I'm sorry, apologize entertain a motion for approval. **Mr. Bryant** said, Chairman, do we have to do these as two separate motions? **Chairman Burroughs** said yes, I believe we do, they're two separate items. One is the ordinance and the other one—the motion deals with the issuance, and the other one is the ordinance allowing for the sale.

Action: **BPU Board Member Bryant made a motion, seconded by Commissioner Johnson, to approve** the resolution authorizing the issuance of the Utility System Revenue Bonds to be fast tracked.

Commissioner McKiernan asked if I could just clarify that motion. **Chairman Burroughs** said yes. **Commissioner McKiernan** asked does the motion also include that the item is fast tracked to the July 9th, full Commission Meeting. **Mr. Bryant** said I will add that this be fast tracked to this week's full Commission Meeting. **Chairman Burroughs** said thank you Commissioner McKiernan. I would just ask staff, if we're going to fast track, if that needs to be part of the motion, I would ask that as we move forward, that we, as a Commission maybe look at making that a standard thing and if somebody doesn't want to fast track it, we make the motion to pull it out. That might be a discussion that we can have as we move forward.

Roll call was taken and there were six “Ayes,” Bryant, Walters, Johnson, Townsend, McKiernan, Burroughs.

Item No. 3 – 20184…ORDINANCE: BPU REFUNDING BONDS 2020-A & 2020-B

Synopsis: An ordinance authorizing the issuance of Utility System Refunding and Improvement Revenue Bonds, Series 2020-A and Taxable Utility System Refunding Revenue Bonds, Series 2020-B, submitted by Kathleen VonAchen, Chief Financial Officer; and Debbie Jonscher, Deputy Chief Financial Officer. It is requested that this item be fast tracked to the July 9, 2020 full commission meeting.

Chairman Burroughs said Item No. 3, we acquitted in a discussion with Item No. 2. Are there any other comments to be made about Item No. 3, this is the refunding of the bonds? I see no hands. Clerk, was there any public comment? **Ms. Kimble** said there was no public comment. **Chairman Burroughs** said thank you. With that, I'd entertain a motion for Item No. 3.

Action: **Commissioner Johnson made a motion, seconded by BPU Board Member Bryant, to approve**.

Chairman Burroughs said just for the record, Commissioner Johnson made the motion and Committee Person Jeff Bryant made the second.

Roll call was taken and there were six “Ayes,” Bryant, Walters, Johnson, Townsend, McKiernan, Burroughs.

Item No. 4 – 20229…PURCHASE AGREEMENT: SCANNELL PROPERTIES FOR THE WOODLANDS

Synopsis: A purchase agreement for Scannell Properties to buy 34 acres of UG-owned land as part of the proposed Woodlands development.

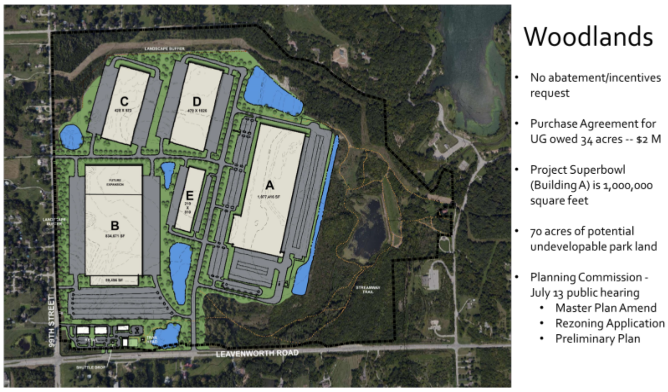
Katherine Carttar, Director of Economic Development, said I do you have Shaun Coffer, from Scannell Development also on the line. As we go through this, if there are questions, he can certainly pipe in and make sure that we're giving you all the latest updated information. This is, really, what we're looking at today is purely the purchase agreement. There's 34 acres of UG property at the corner of 99th and Leavenworth. This is property that has been just kind of sitting there and undeveloped for many years and would go along with the rest of this development. I'm going to give you kind of an overview of what Scannell Properties is planning to do with this location.

I'm not planning to get into any of the real Planning Commission type of questions here, we'll kind of hit on some. But, you know, certainly want everyone to know who is either watching, as well as the commissioners that this is going to the Planning Commission. I believe planned for the 13th of July, so they will certainly get into all the, nitty-gritty and so, we'll kind of keep it somewhat high level here tonight.

As you all know, this is the Woodlands. This is a location that has been really just not productive ground for quite a long time. As you can see from this aerial view, you kind of forget when you just kind of drive by it so often, you can just see a bunch of trees, but when you actually get in there, it's still really is just some giant surface parking lots that are kind of falling apart as well as this racetrack.

Here's a couple other photos. Just kind of the existing property to kind of orient everyone. This is, you know, a property that there's not been, you know, real useful activity there for obviously some time. It is in a location in the metro that is very desirable. It is, of course, very close to 435, which gets you anywhere, not only in the region, but also in the country.

As you can see, here is what they're planning. I do want to note that the development is only proposed on the location where there has already been development. So, the areas around Bennett Lake and closer to Wyandotte County Lake that are wooded and lovely will all remain. Kind of going back and forth, you can see that and see exactly where the plant development is located.



Just going through a couple items here. We'll be primarily talking about Building A and some of that would be the first phase of the development. No abatements or incentives are requested for Building A. As I mentioned, there is a purchase agreement and that is what you all will be considering here for the 34 acres. There's a $2M purchase price associated with that. I'll get into kind of a bit more about that first building, we're calling Project Superbowl, which is about a million square feet. As well as, all of this land if you can see my cursor, it's got 70 acres and the plan is to deed that over to the Parks Department and they're very excited to get a number of, you know it's—expand the trail system. It's pretty lovely out there and you have shelter two, right here right on the lake, which would be able to seed kind of service both, both of Wyandotte County Lake of course, as well as the trails and the smaller Bennett Lake. Then as I mentioned, all of this, the master plan amendment, the rezoning application and the preliminary plan will all be taken up and have plenty of opportunities for public input at the July 13th Planning Commission Meeting.

Just getting into a little bit about the proposed plan. Here's a rendering of what it would look like. It's got Leavenworth Road here and 99th right there.

NEIGHBORHOOD RETAIL PARKLAND & TRAILS (70 acres)

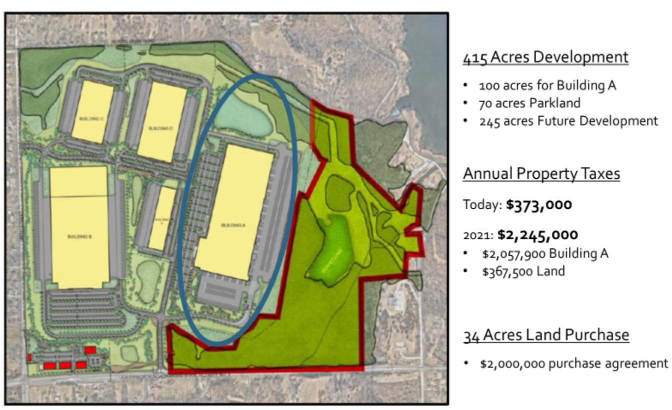
A couple things that I do want to point out in this first one, we've worked with Scannell to be able to provide some neighborhood retail. There is a decent amount, kind of, to your east a bit. But then really, until you get to the Legends in that area, you don't really see too much retail. We thought that this would be a nice area to be able to add some amenities there, as well as for the folks that will be working in this location.

Then, as you can see with the picture to your right, this shows exactly the parklands, that 70 acres. This not only will be a tremendous buffer for Wyandotte County Lake, but then also I think a real asset. I know the Parks Department is excited. They've already talked to the equestrian group, they're getting geared up to start creating some more trails, take their horses out there. I think that will be just a nice benefit to kind of the larger development.

Additionally, to the north, that will all be buffer. There's already significant tree cover there and that will be cleaned up and made a very nice buffer so you won't be able to see these buildings.

As well as along the west and south, you'll have some berms and similar to what there is now but obviously cleaned up and made to really look, look nice.

Building A, this would be the first building to be built. They have a prospective tenant currently, so it's a million square feet, they're looking at 850 employees. They would be paying upwards of $2 million in property taxes annually, that would work out to about $950,000 to the Unified Government annually, as well as $100,000 to the Piper School District. I could break it down for the other taxing jurisdictions as well but these were the (inaudible) we would be happy to have the extra revenue. Once again, no incentives, zero tax abatements. As many know, there have been a lot of rumors about that, but there are no tax incentives, no tax abatements are requested for this property, so it would be fully taxed.

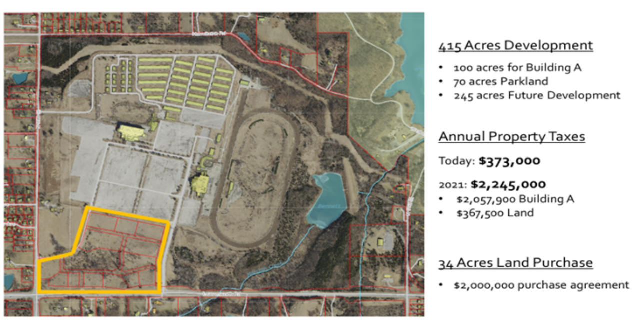


This next one, just kind of bringing it all together a bit. If you're looking at the entire—oops, can everyone hear me? I think I'm freezing a bit. **Chairman Burroughs** said I can hear you.

Ms. Carttar said so the entire property, if we were to include that 34 acres that the Unified Government owns, that's about 415 acres of development. A 100 of that is right here for that Building A, 70, of course, for the Parkland and then about 245 for future development. This could be, you know, additional developments that we get a number of different projects that come in and are looking for a place in the region to go and the Unified Government as well as the Wyandotte Economic Development Council all come together and we provide a workout proposal to try and win different projects. A project like that could come here, as well as this could be a great area for spec buildings as well and if you have more questions about them, I'm sure Shaun can answer that.

But for the moment that will all be just kind of future development land. Now that seems like okay, sure, what benefit is that, but actually because this area is actually zoned agriculture right now, just because the change of zone would actually increase the amount of revenue that the Unified Government is receiving pretty substantially.

What we're looking at today is just over, I guess, just under $400,000 for this entire 415 acres. Even taking out the 70 acres for the Parkland and that would just be over what we're currently getting just for the undeveloped land. Then an additional just over $2 million for Building A, so we're looking at starting next year, probably more realistically, 2022 to be fully built out, you know, about $2.25M in property taxes and that will only go up as additional buildings get purchased.



Then here is more specifically that 34 acres that the Unified Government owns with a purchase price of just over $2M.

Woodlands

- No abatement/incentives request
- Purchase Agreement for UG owed 34 acres -- $2 M
- Project Superbowl (Building A) is 1,000,000 square feet
- 70 acres of potential undevelopable park land
- Planning Commission - July 13 public hearing
  - Master Plan Amend
  - Rezoning Application
  - Preliminary Plan

That is the project. I'm happy to answer any questions, I know Shaun is as well. I think I talked with most members of this committee. We determined that it would maybe be best for this to just be for information only this time, so that you could wait to actually act upon it after the Planning Commission had heard about this project. At this moment, I will anticipate that we would come back to you in August for your actual approval of the purchase agreement.

Item No. 4
Purchase Agreement

A purchase agreement for Scannell Properties to buy 34 acres of UG-owned land as part of the proposed Woodlands development

*For Information Only

BPU Board Member Jeff Bryant, said, Catherine, so really, I know that we'll go into more detail with this later. I'm sure this project will come back in front of us, but so right now, it's zoned agricultural for the 34 acres. When it is rezoned, will the value of that land be more than the 2 million that we're basically getting?

Ms. Carttar said so the value, well—**Mr. Bryant** said the sell value. **Ms. Carttar** said yes, just the sale value. **Mr. Bryant** said yes. **Ms. Carttar** said no, that's a very good price. Actually, this piece of—all of the Woodlands property is zoned agriculture. Actually, the Unified Government owned property is zoned commercial already and so that would actually remain commercial for the retail development.

Mr. Bryant asked so that I understand a little bit more about this project for now, the part that they're planning on doing, number one, Superbowl is actually already—will be the part that there'll be rezoning just to match the zone, zonings status of the land they're buying. **Ms. Carttar** said they will rezone the whole area. **Mr. Bryant,** said yeah, but it'll match the zone that's in this the land that they're already buying basically, commercial, move up to commercial. **Ms. Carttar** said yeah, it would actually be M2. **Mr. Bryant** said my only other question. **Shaun Coffer, Scannell Development,** said Katherine, I can jump in and clarify this. **Ms. Carttar** said thank you.

Mr. Coffer said so, we are—so on the plan that Catherine had showed the Buildings A – E, facing all that portion of ground, we are trying to rezone that to M2 with a couple caveats in which we're striking out some uses because they're heavier uses, so we had a neighborhood meeting last week. I came out there and so we're going to strike a few uses to keep it more of a light industrial warehousing type complex and then the hard corner there where we're showing the retail we are—yep right there, we are adjusting that zone as well because I believe right now it is C2 so we're going to adjust that to C1 to be more of a neighborhood, commercial type zoning. **Mr. Bryant** said okay, thank you.

Mr. Bryant said then my only other question really is, the area that they're adding or they're looking to purchase is really not developed at all. I'm assuming there are no utilities developed in that area right there. Any utilities that would be needed for this project would be fully at the cost of the project developer? **Mr. Coffer** said yeah, so I can answer that too Katherine, if you want. There are some utilities that run through that area, especially in that corner, there's some old sanitary sewer lines, storm lines and full water lines. We'll be running new utilities. I'm assuming that might have been a subdivision or something like that years ago. There are some sanitary mains that run through there, but as part of our new development Building A, we are going to upgrade. If you kind of know where the entrance is right now off of Leavenworth Road, just to the right of the box, so we're going to upgrade that entire road. You know it'd be great to use it, but it's kind of falling apart so we're going to be redoing the roads.

We're going to run a new sanitary main down (inaudible) stations. We've been working with the BPU utilities on that. The station has capacity, but we'll be running a new main and then we'll also be running new watermains as part of the project and that goes, basically, connecting at Leavenworth where the entry is and then looping back out to 99th Street where the connection over the 99th Street, (inaudible) road. So yeah, all the utilities are on us. We're including that as part of our development project. **Mr. Bryant** said thank you. That was all my questions.

Chairman Burroughs said I don't see any other questions. I do have a question. Catherine, can you share with me what the city has in total cost on that 34 acres? What that value has been to us over the years? **Ms. Carttar** said in terms of—I mean we've not obviously done anything with it. I'm not fully understanding your question. **Chairman Burroughs** said if we spent $2 million on that property 10, 12 years ago, we've maintained it, we've had it, it's increased in value or decreased in value. I'd like to know what our total cost is in that property, what the true value of that property is. Mr. Bryant got to part of it when he talked about the rezoning could bump up the value of that property. My concern is, we have no idea, as Commission members, the value of that property today.

Ms. Carttar said oh, sure. Well, so what we worked with Scannell, how we got to that number—maybe this will answer your question in a roundabout kind of way, but basically Scannell has worked an option agreement for this property, the remainder of this property, with the current owner, which I think is a very generous offer so it's $1.36 per square foot, for the whole area. We said that we would be happy to sell our property, but it would be at the same rate, so there would not be any kind of properties swaps or discounts. You know, we weren't going to just throw in the property and Scannell has agreed to pay the same rate that they are paying for the rest of the ground.

Chairman Burroughs said I understand that part. I know it's a little over, it's just under 5.5900 an acre, I think something like that if I read it correctly. I would just like to know what we have invested in the property. If we had $20 million invested in the property over the time that we've owned it and we're selling it for 2 million that's not a very good deal for us. It doesn't matter to me. I just think the public should know that that land, what the value true value of that land has been to the local unit of government.

Ms. Carttar said I can certainly look into this. I don't think we have invested other than potentially the original purchase price. Since then I'm not aware of really any investment that has gone into it but I can certainly look into that and get back to you. **Chairman Burroughs** said that sale of that 34 acres, is that going to be contingent on the planning and zoning approval for the rest of the development? **Ms. Carttar** said yes, correct. **Chairman Burroughs** said it's probably a good thing that we're not taking action on this this evening because if planning and zoning went down, I believe that Mr. Coffer would have a contract with us, if we were to do this. **Ms. Carttar** said it's in the purchase agreement so even if you were to, you know, pass it tonight—**Chairman Burroughs** said a poison pill something. **Ms. Carttar** said yeah, I mean it would, there is a contingency in the purchase agreement that said, if they do not move forward with the purchase of the remainder of the property which is contingent on the Planning Commission, then it wouldn't move forward.

I just got a note, so we actually got the 34 acres through a tax sale so we have not put any money into any of this property that we own. **Chairman Burroughs** said there has to be some value there, has it been appraised? There has to be some value to that property to us as a city. I know that $2M, I don't know if $2M is a good deal. I don't know if it's a bad deal. As a commissioner that represents in the community, I would see our values going up. This has sat vacant for 20 years, it has to have some value. I was just curious if the $2M is a good deal or a bad deal. **Ms. Carttar** said yeah, it has been appraised. I don't know it off the top of my head, but certainly when I come back, hopefully, for you all to take this up in August, I will have that number ready for you.

Chairman Burroughs said thank you and I wasn't trying to be argumentative. **Ms. Carttar** said no, not at all. **Chairman Burroughs** said I just wanted to ensure that we have all the information in reference to the value of that property, not only for development for this project, but in contingency with all of the other proposals.

In the fact this was for information only, I will ask if there was any comments from the public? **Ms. Kimble** said we did receive a communication from Jeff Miles stating he was in support of the project of the redevelopment. **Chairman Burroughs** said thank you. Any other comments from any of our participants?

Mr. Bryant said just a couple things, I did receive a comment from a citizen that they were opposed to this project, that's the only one that I received. But I would like to expand just a little bit on what you brought up Commissioner Burroughs. Katherine, how many acres is the old Indian Springs site? **Ms. Carttar** said just over 80. **Mr. Bryant** said and we sold that for $1M. **Ms. Carttar** said correct. **Mr. Bryant** said I think the $2M for 34, looks like a fairly good value for us. Thank you.

Mr. Coffer said I'll just add that Mr. Ruffin, who we agreed to purchase the rest for is not the easiest of negotiators. Money really doesn't matter to him, so he wants to take plenty of it. The per acre price that we have agreed to with him is the same one you got here. **Chairman Burroughs** said yeah, I believe, Mrs. Carttar reiterated that in her comments.

I do understand that and I like other members of the Commission have received calls and questions in reference to the development and it's our job to ask those questions and get that information and this was a perfect time to do it in the fact we're not taking action on it this evening. It gives us time to request that information so that we have it moving forward in all fairness to you and in all fairness to our constituents. I wanted to take advantage of that opportunity this evening and ask that question. **Mr. Coffer** said absolutely, I fully agree Mr. Burroughs, makes sense. **Chairman Burroughs** said any other comments. I don't see any, this was for information purposes only.

Ms. Mayes said there is a question from Greg Kindle.

Chairman Burroughs said, Mr. Kindle, please I don't see your hand raised on my end, but thank you and please, go right ahead Greg.

Greg Kindle, Wyandotte Economic Development Council, said I think that $2M is slightly more important than just being a sale price, if I'm not correct. Am I correct that the $2M is actually tied to helping fill the UGs budget hole? **Chairman Burroughs** asked, Mr. Kindle, are you asking that question of me. **Mr. Kindle** said I think I'm asking it as part of the general information. I want to make sure that the general public is aware of how important this project is. I think it would be important to know if that $2M was tied to any future mill rates if we don't do that project.

Kathleen VonAchen, Chief Financial Officer, said Commissioner Burroughs, I'm happy to answer that question. Yes, the proposed budget for 2020 includes as a revenue the $2M from the sale of this land. It is plugging the revenue gap that we are experiencing through the COVID. If we were not to be receiving this $2M, then we would either have to cut the budget $2M more or find some other revenue source.

Chairman Burroughs said thank you, Kathleen. I will just state this as a commissioner, I do realize we have a challenge with the budget, but that by no means mean that we take action that might put our—that puts the questions that have been raised by the public as a tradeoff. The two mills threat of having to cut two mills or raise two mills, is really not an important issue to some commissioners, it may be the others. That's why we have the Commission members that we have to represent their districts. That will be taken up during the budget concerns.

We don't know the impact of the budget yet due to the COVID, but we've seen some numbers that weren't first quarter numbers that weren't as threatening as some had stated they would be. I do know that we haven't seen the second quarter numbers yet, which will be sure starling comparison. But at the same time, this development is not contingent on our budget. That's just the chairman's opinion and if any of the commissioner wants to speak up, feel free to do so. I'll look at the project on its merits.

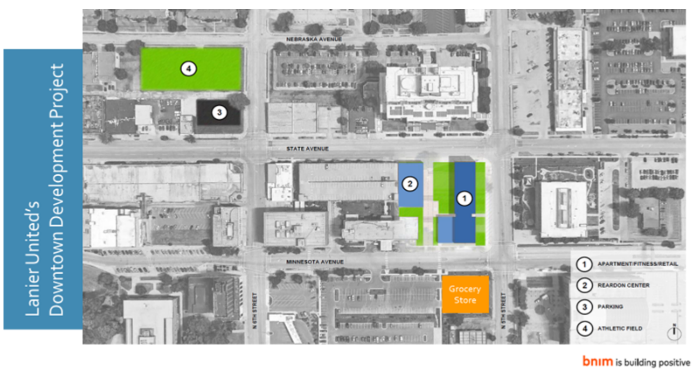
Chairman Burroughs asked questions, comments? Okay, seeing none. Thank you Mr. Kindle for your comments and, Kathleen, thank you posing the answer to the question.

Action: For information only.

Item No. 5 – 20230…RESOLUTION: DOWNTOWN CAMPUS REDEVELOPMENT DISTRICT FIRST AMENDMENT

Synopsis: A resolution adopting the first amendment to the Downtown Campus Redevelopment Agreement, submitted by Katherine Carttar, Director of Economic Development.

Katherine Carttar, Director of Economic Development, said this is a First Amendment to the Downtown Campus Redevelopment Agreement.



Quick reminder of what that is, that is the redevelopment of the Reardon Center to apartments, retail, and a fitness center as well as a new conference center that would still retain the Reardon name, as well as athletic fields over on Nebraska. This is one of those, and I will take a certain amount of blame for this, you know, I'm learning the planning process and just kind of all the different schedules.

There's a lot of different reporting periods and all of that and so I probably was a bit too—sorry, I'm trying to find the right word, a bit too kind of overly optimistic, shall we say, when basically we put a drop dead date which means that everything had to be done by—and so everything had to be done and then so the whole planning process before we closed on the site.

We had originally said that that would be July 31, that has become very clear that that is just not possible. So, trying to kind of work out the whole schedule with all the different Planning Commission meetings and all of that. It's looking that our goal is to have all of that if we—if the final development application is through in August and then that would be the Planning Commission would consider it in October and there's various delays and all that kind of built into the project. But looking to hopefully be done and kind of change that drop-dead date to December 15th of this year. There’s a possibility that won't happen, so we did throw in if the Planning Commission is not—has not approved everything and all of the site plans aren't completed by December 3rd, then we bump it to January. But there is no situation we can come up with. Granted these are weird times with

COVID and so it all keeps us on our toes. But believe that that should be more than enough time to do everything that needs to be done with the planning process and to have this teed up for closing.

Commissioner McKiernan said given the fact that we have certainly been thrown off our game by this pandemic, given the fact that Ms. Carttar is still learning the ins and outs of all of our timing, given the fact that the Linear United Group is still dedicated to completing this project, which will be an asset for the downtown, I would move that we approve the resolution as submitted.

Chairman Burroughs said I do have to request if there's any questions from the public, prior to this, Mr. McKiernan. I would ask the clerk are there any comments from the public. **Ms. Kimble** said there are no comments from the public on this item. **Chairman Burroughs** said thank you. Mr. McKiernan if you would care to make your motion, and then if anyone wants to second.

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

Item No. 6 – 20231… RESOLUTION: THE MAREK AT MISSION CLIFFS APARTMENT DEVELOPMENT

Synopsis: A resolution of intent to issue industrial revenue bonds not to exceed $26.3M for SPKS Mission Hills, LLC for The Marek at Mission Cliffs project located at 2913 & 2906 W. 39th Ave. and 3741 S. Thompson Cr., submitted by Katherine Carttar, Director of Economic Development.

THE MAREK AT MISSION CLIFFS: DEAL SUMMARY

PROJECT SUMMARY
Location: Kansas City, KS
Building: Four stories over underground garage
Total Units: 162 (80 Studios and 82 1-Bedroom) **Average Unit Size:** 620 SF
Going-In Rent: $1,000 (S) - $1,250 (1's) **Blended:** $1,125
Parking Ratio: 1.47 (239 spaces) **Garage Spaces:** 78 spaces
KUMC: 0.5 Mile (10 Minute Walk)

Katherine Carttar, Director of Economic Development, this is a resolution of intent to issue, Industrial Revenue Bonds not to exceed $26.3 million, for the Marek Apartments at Mission Cliffs. I will go through this a bit, I do have Steve Allison, who is working and he's partnered with Saxon Development on this project and he is on the line and will also be able to answer any questions as we go forward.

Just to orient everyone, we're looking this is in Rosedale. You can see in the red box here that is the KU Medical Center. If you just kind of continue on what would be 39th Street it kind of jots down here and turns into Lake. It's about a half a mile, so about a 10 minute walk from from this site, which has been vacant for a long time. This was a site that in addition to the property just to the north of it was a TIF District back in the mid-2000s. There was a significant amount of development or a decent amount of development that was actually done as part of that TIF District, at the beginning, in this first area, which was Project Area A. There was never any development done in Project Area B, which is the location that we're speaking of now. That's why, about a month or two ago, we actually removed Project Area B from the TIF as it was actually more of a suck than it was a benefit to the remainder of the TIF District.

Some of the things that just in terms of this location I do want to mention. While there are a number of apartments, you know, as you kind of go down Rainbow they are really, for the vast majority of them are really geared towards medical students. This as we kind of talked about it, you'll see this is much more geared towards your residents, your nurses, more your professional staff that does not necessarily want to own a house, but would like to be near where they work, would like to rather than walk a half mile from where they park to their office, just walk from home to their office.

I've talked with a lot of folks and the vast majority of people who are interested who work at the Medical Center or for the health systems, who want to live nearby, they are forced to find an apartment on the Missouri side as we just don't have that housing stock in the area, certainly not walkable. I would argue we don't have this type of apartment stock anywhere other than the Legends so quite a ways away. With that, now if everyone's kind of oriented where that is, oh, this is also one last thing. The Mission Cliffs there, they are not joking, this really is kind of to the west and south of this site. Really, is very cliff like, so it's kind of a natural buffer to what's to the west and south.

This would be a four-story building with an underground garage. Looking at 162 units, 80 studios and 82 one-bedrooms. Again, you can see just from kind of the makeup that these are, you know studios, one-bedroom, not anticipating that you would have certainly not families in the studio or one-bedroom and likely not even, you know, you're probably not going to have a bunch of roommates or anything like that either. Again, this is much more geared towards the professional. Rents are a bit higher, that denotes the quality of this development it truly would be a first-class development. As you can see it has as, per, you know, kind of get into to this, one of the concerns from the community, from the neighbors in—when past projects had come by was that there was too few parking spaces, so that you know there were concerns that they would be parking on their streets. That is one thing that with a higher parking ratio so this is higher than we require through planning so that again to ensure that there be no, just general parking on the street.

Here's a site plan. As you can see here, this is to the majority of the nearby residences are just to the north. There would be a decent buffer here, that is one of the reasons why the apartment complex is planned in this manner—was the idea that, you know trying to provide an additional buffer to the neighborhood. They have requested industrial revenue bonds with that. It's a $26M investment and we've negotiated 50% tax abatements that would be paid as a payment in lieu of taxes, a PILOT. We have a schedule that has been developed that has an escalator so every year, you know, with inflation they would—as price values increase. With their PILOT, as I mentioned before, this really is the only kind of first-class apartment stock that we have available on the Kansas side.

I want to just explain my last bullet. The designers have tried to take into account what the neighborhood has desired. As you will hear, I'm sure here in a bit, you know I understand there are some neighbors who are not in favor of multifamily at this location and we will certainly hear their testimony. But what I mean by this is that there was a strongly stated desire, after other multifamily projects were proposed, to reduce the number of units. I believe a past project had upwards of 350 units proposed at the same location. Obviously, that would be a very different type of complex. This has more than half that 162. There were concerns with past projects that there was a pool, or there would be, you know outdoor areas that would result in kind of rambunctious behavior that would not be conducive to the neighborhood. Again, they have decided not to have a pool or anything and any of the outdoor activity would be to the south, which as I mentioned before, really is just bordered by woods and a cliff, so there was no neighbors on that side.

Then finally, you know, providing a neighborhood amenity with the park, that would be also kind of the entrance. This is a conceptual plan this is on. They have not gone to or through the Planning Commission yet. That would be the next step. I believe that the developer, and I would certainly allow Mr. Allison to speak to this further, but, you know, I believe the developer would be willing to work with the neighborhood to improve this even more. That is what they are looking for.

COST-BENEFIT ANALYSIS PROJECT SUMMARY

PROJECT NAME: The Marek at Mission Cliffs w/o L/M/W
DATE: 6/10/2020

Entity	Total Benefits	Total Costs & Incentives	Net Benefits	Net Present Value of Net Benefits	NPV of Incentives & Taxes Abated	Ratio of NPV of Net Benefits to NPV of Incentives and Taxes Abated	Actual Benefit to Actual Cost Ratio	Avg. Annual Rate of Return
City of Kansas City	$3,082,629	$762,230	$2,320,399	$2,029,673	$554,062	3.66	4.04	30%
Wyandotte County	$2,449,994	$679,624	$1,770,370	$1,550,203	$566,545	2.74	3.60	26%
Kansas City USD 500	$3,373,477	$771,561	$2,601,916	$2,265,117	$600,322	3.77	4.37	34%
KC Community College	$1,683,424	$475,091	$1,208,333	$1,052,397	$397,668	2.65	3.54	25%
USD 500 Library	$611,910	$176,747	$435,163	$378,898	$141,531	2.68	3.46	16%
State of Kansas	$1,570,031	$163,586	$1,406,445	$1,291,356	$21,644	59.66	9.60	86%

Jobs creation:
- Permanent 7
- Construction 198

Property Tax Revenue:
- Abatement Period $297,000-$354,942
- After Year 10 $612,315

Increase in Local Retail Sales:
- Year 1 $17,549,583
- Over 10 Years $66,315,224

Do want to quickly go over some of the finance side of things. With all industrial revenue bonds applications, we do a cost benefit analysis. It's a lot of numbers, it's pretty fascinating how they do it, but I have circled kind of what I see as the core issue, which is, come from high level. What you want to look at and that is what is that ratio. You can see for every one of the taxing jurisdictions they are benefiting far more than their cost with this project. This basically means for every dollar invested or forgone due to taxes, how much the taxing jurisdiction is getting in return. As you can see, that is quite substantial.

Also, there would be about seven permanent jobs. Just under 200 construction jobs. The one thing that I found very fascinating from the cost benefit analysis, they also look at indirect costs and benefits. One thing that they did look at is retail sales. This is an area where you can walk to a number of great retail locations, a lot that are locally owned. You can see that just from the folks living here in the increase in retail sales in year one would be \$17.5M, in over 10 years that's \$66M. When people are asking for additional amenities, and they want more things that they can walk to in their neighborhood but you are lacking the density, this is one of those type of things that you can see a direct correlation.

Then the final thing I want to mention is the property tax revenue. As I mentioned, there will be a PILOT schedule. That is how much the group would pay in taxes, kind of a payment in lieu of taxes over the 10 years and so that with the inflator would be around \$300,000 to \$350,000 per year. Then after year 10, you're going up from about \$600,000 a year. With that, Mr. Allison, if you would like to make any comments and then we'll entertain any questions.

Steve Allison, Saxon Development, said I would be happy to make some comments. I think it might be helpful, and I know you have a long meeting so I'll try and make this short, but I think it might be helpful, to hear a little bit of history here.

About 2.5 years ago, as many of you know, my family's been involved in Kansas City, Kansas for 80 something years. About 2.5, years ago, I was asked by some of the key members of the Unified Government if I would consider looking at what I might be able to help the city with outside of my family's land that's out by village West.

I've had a fair amount of experience in the East Coast and the first thing I did was I looked at the northeast part of the city, looked at all of the housing stock that was in terrible shape and tried to figure out if there might be an opportunity to bring in some institutional capital from the East Coast. It would come in and buy up a slug of the housing, you know, at a crack, like a $50M slug of investment. I spent a lot of time at it actually and ultimately concluded that the amount of velocity of home renovations and sales in the northeast just wasn't enough to construct a compelling argument frankly for the capital sources. I then decided that I should look at the big employers in this city and see how I could help them. I called up Kathy Moore and I said, Kathy, who can I talk to at KU Med. She put me in touch with a group of the senior people they are and I went in and spoke to them and told them, I've been asked to see what I can do to help with the city, and I have no idea what your needs might be, but if you have any needs I'm a real estate guy and I might be able to help. I was told what their needs were and one of them was specifically, they wanted better housing near the hospital. They all knew that my family's land up by Village West is now home to the two nicest apartment complexes in the city, and said, gee, if you could do something like that over here would be great. That's sort of where it started, you know, 2.5 years ago.

I met with a city—rather KU about 2 years ago and then I decided to do some research and I looked at the Rosedale Master Plan. It was very clear that the Rosedale Master Plan said if you want to do, you know, apartments, you need to be on Rainbow or close to Rainbow because from a master planning standpoint, that makes sense. I did my homework and sure enough, there's no opportunity along Rainbow or nearby, because it's all built as you all know, and to put in a big apartment project or apartment project of any size, you'd have to buy what's already there, knock it down and build something new. It's just, math wouldn't work. I then looked at other alternatives and I landed on this property in Mission Cliffs.

I went to the City Planning Office and said I have this idea, what do you think? I was told, oh, boy, you're looking for trouble if you want to try and do anything there. I said why is that and they said, there's real history with this neighborhood because other developers have tried to build apartments here and they just haven't had any luck. I said, okay, well if you don't think I should do it, I won't pursue it but, again, I'm just trying to fill a need that the hospital complex has told me they have. I said of course I'm not going to do anything that doesn't work with a neighborhood, I mean that that wouldn't make sense.

You know, I mean again, I'm trying to do something positive here so any event, I was told, go ahead and see what you can do. I then basically brought in a good friend of mine from Boston, who's a big developer. He has an initiative and he is building apartments near hospital complexes around the country, that his initiative. I told him about this. He knew all about KU Med and said, God, I'd love to be involved in a project near that hospital complex, It's fantastic. I got him involved and he bought the land in the beginning of 2019. My family is going to be involved with him as an investor in the project and I've told them I'd be helpful to him, hopefully, through this entitlement process.

He cares deeply about long-term value for his properties, it's how he thinks. He’s a good friend of mine, we've done a lot of business together in the past, but he's older than I am and I'm pretty old and his view is, I'm doing something for 20 years from today. You have to have that headset to work in this project because it's so darn expensive to build this thing, but you have to look that way. One of the issues that I learned very quickly, because I met with a bunch of the neighbors, and many of them said, Steve, we want single family homes. That's what we bought, that's what we'd like and I said, okay, I get that, but here's what I’m trying to accomplish. How can I do this in a way that would work for you and some of them said you can't, we just wouldn't want anything like that. Others said well you know we're open to what your thinking is, so I came up with a variety of different designs and by the way the team that would work on this is Neighbors Construction. They're the construction company that built the apartments out on my land and Village West, and then NSPJ, they're the architects that did the same two projects. I have a team, it's been very successful, done great work, I would say, for Kansas City, Kansas, and they would be the team involved with this.

We decided, and actually NSBJ had been—had worked for NorthPoint when they looked at this project, along with I think, one of the other developers as well, and they sort of showed me their plans and I said, I can't do that because I live in the neighborhood, I'm driving down Lake Street; I do not want to be looking at an apartment complex. It's not what the character of the neighborhood is so let's figure out a way, so we can basically—it's not—and you know, if you all know Mission Cliffs, you'll know there's a cul-de-sac and they're a bunch of single-family homes around the cul-de-sac. I think there are 15 of them. Then across the street from this, there's a bunch of townhouses that have been built. I thought, let's pull all the buildings back as far away from the houses as we can.

The plan that you see on the screen right now, that previous plans had north of the parking lot, there were more buildings in there. They were either going to be buildings, that would be apartment buildings or single-family houses. I said let's leave all that green, so that those neighbors are not going to see anything. They're going to just see the woods that exists now. Then if you go on the front where South Thompson Street goes, we'll put in a park and we'll do it in such a way so that it's going to effectively hide what's behind it, but create a real amenity for the neighborhood, like a very cool park with lovely plantings and so forth and so on.

A bunch of the neighbors thought that was a nice idea, you know that's a good attempt to try and do something here. I have actually been—I've had a bunch of meetings with Ann Murguia last year. I had met with Christian Ramirez, once he came on the Commission. I met with Erin Stryka and Erin, said to me, Steve, you need to have this in keeping with the Rosedale Master Plan and I said, Erin, the problem is the master plan, you can't build housing for the hospital if you follow that master plan. She said, well, that's, you know, we did that and was very—you know we had a lot of neighborhood and Rosedale resident input and all that and that's pretty important. I said I understand it; however, you know what I'm—I view my job here is to try and do something that's going to be impactful and helpful to the hospital. So that's what this plan does.

I have spent a fair amount of time, and Catherine will tell you this, on trying to figure out how the math on this thing could work, specifically what the incentive needs to be in order to make the thing even begin to be viable and to put this all in perspective. You all have been involved with the Village West Three Project that NorthPoint plans to do on my property. This project on a square foot basis is going to cost 60% more to build because of the fact we're putting in underground garages. There's—this is rock, much of this property is sitting on rock, and I'm going to, instead of putting in detention basins, like you see in most developments, I'm putting underground detention underneath the parking lot. The whole idea here is to try and limit the footprint of this development. The result is, it's pretty darn expensive. So, we've come up with an agreement. I have with Katherine and her team about what this pilot program would be.

Currently the property generates about 11 grand a year in taxes. The taxes based upon this pilot program would start at 145,000. Unlike what the other projects developed for this site, this is only studios and one bedroom's. It's specifically oriented to the residents of the hospital, the researchers at the hospital, and those folks that want to live nearby because they work so hard, and they just, they want to be close. I can say this with some level of knowledge because two of my three sons are resident doctors right now. Their work—they're not in Kansas, but they're in other parts of the country and for both of them, proximity to hospitals is really important because as you all may know, residents get killed. My kids are working 70, 80 hours a week at the hospital.

Effectively, we're creating these small units, which are going to be attractive to those kinds of users. I'll tell you this, in terms of this entitlement process, I haven't even begun the planning part of that, which is going to mean I got to deal with traffic, I have to deal with design of the buildings, green space, shuttle service, open trail system. These are all things that neighbors have talked to me about. They're going to have to be satisfied by this, or there's going to have to be satisfaction if this project is going move forward. But before I go through all of that, I need to know that financially if things are even viable. That's why I'm in front of you tonight, because I'd like to you know get your approval for this IRB because without it, the project, can't even be, you know, I can't even pursue it at all, frankly. So, I view this as at least a three step process. This is step number one, and then it's the planning process and then ultimately getting the Board of Commissioners to agree to change the zoning to accommodate this. That's my quick story and I'm happy to answer any questions anybody has. **Chairman Burroughs** said thank you Mr. Allison.

Chairman Burroughs said any questions from the Commission members.

Jeff Bryant, BPU Board Member, said mine is not so much a question, as a statement that I have received input from residents in Mission Cliffs, specifically, and none of it was in favor for this project. I'm sure that you've heard plenty of that, but they complained that, like you had mentioned, that this does not fit the original Rosedale Master Plan. The area was expected to be zoned for townhomes only. The understanding was that the intention was for low density, residential builds, only. One resident described it as a suburban residential tower surrounded by a sea of parking hidden behind a pile of dirt, which I know that's a little extreme. I see the landscaping.

The actual first residence in Mission Cliffs happens to sit on the Board of Directors of the BPU with me and her and her husband who is a previous commissioner oppose this project. You know, I'm seeing that it is, you know you compare it to what’s out of the Village West, but this is all just studio and single bedroom. This is not any type of family opportunities. There are no two bedroom, three bedrooms. It's set up almost for transient dwellers who are only going to be there for a short period of time and which I understand that that fits with the hospital. But, you know, it also—it's that lack of ownership or lack of buy-in into the community because you're only a temporary resident does concern me. Seeing the plans, it is—I do notice that the landscaping at the entryway is, it looks like it's designed to shield the parking lot from view of the street, altogether. I mean these are four floor towers so there's no way you're going to hide a four-story building behind that landscaping. I have my concerns about whether or not this is truly a good fit in this particular area. That's all my comments. **Chairman Burroughs** said thank you Jeff.

Chairman Burroughs asked any other comments, questions, concerns from the committee.

Chairman Burroughs said I do see that the clerk stated we had eight emails, all in opposition. Committee, I don't know if you—Madam Clerk, do you need to read those for public comment? **Ms. Kimble** said I should read them into the record. I would refer to Legal if we need to, but they were all in opposition. **Chairman Burroughs** said the fact that they've taken the time to send them in, I would state that we should probably go ahead and read them just to ensure that we are following all open meeting act. I think the public deserves to have their voices heard. **Ms. Kimble** said correct.

I'll read the first one. It is from Karin Chang. I'm writing to state my opposition to the development of the Marek at Mission Cliffs Apartment Development Project. As a Mission Cliff homeowner, I have several concerns about the new development.

First, the development will alter the intended purpose of this area. When I bought this property, I was informed that the adjacent landowner would be developed as single-family homes, not multi-unit rental property. I invested in my home with the intent on living in a close-knit community of homeowners who has investment in the long-term vitality of their neighborhood. Second, the traffic issues will be significant with an additional 200 plus renters. There is one entry into the neighborhood and this will cause great congestion, parking issues and safety issues. I had many options when buying a home. I chose my Mission Cliff home because I was invested in my community as it was laid out before me. I have faith that the master plan can be implemented as designed if we stick the course. Thank you for your time.

The second one is from Dwayne and Jamesia Donato. We are not in support of this development. We value the privacy and safety of our neighborhood. The entrance to Thompson Circle is already quite congested and the upkeep of the entry roads including Minnie Street are subpar by the UG proving that not only can the streets not support current vehicle traffic flow, but further supports that more traffic will cause more dilapidated roadways and more repair work than the UG can handle, given the current state of the roadways in our neighborhood.

As a police officer and physician, we work hard and value our tax dollars are divided in relation to our immediate living radius. This development forces taxpayers to support unwanted residents who do not occupy single-family homes, and therefore, have no long-term commitment to how the area continues to be developed, increased traffic and invasion of privacy. This development does not add, to our property value and, quite frankly, the entire development process has been very unclear and inconspicuous. We are again, not in support and have no desire to entertain further discussion for this development. We vote no.

Then we have a letter from Zach Flanders. I'm writing to voice my opposition to the proposed development at 2913 and 2906 West 39th Avenue and 3741 South Thompson's Circle, the Marek at Mission Cliff. My wife and I are raising our two children at 3812 Thompson Circle, which shares the property line with the proposed development. I have 10 years of experience as a professional urban planner. I am engaged in serving the community including graduating from Leadership 2000, previously serving on the Rosedale Development Association Board and currently on the Groundwork NRG Board.

When we bought our house a little over a year ago, we were attracted to the walkable character of the neighborhood annex proximity to urban amenities. I want to be clear that I am not opposed to density or apartments. Density can be designed in a way that is consistent with a neighborhood character and contributes to the community. This development is designed in a way that fails to contribute to the community and harms the walkable character that attracted us to this neighborhood.

The proposed development is a suburban residential tower surrounded by a sea of parking hidden behind a pile of dirt. That may unpack that statement to explain each part. A suburban residential tower, the current development pattern of the neighborhood includes houses and townhomes that engage with the street and create a thoughtful transition from the public sidewalk to the private spaces and entrances of the buildings. This creates an environment where it is pleasant to walk and socialize with neighbors. The buildings in this proposal are set far back from the street and do not promote the same character in relationship between public and private spaces.

There is the need for studio, one bedroom and larger apartments in our neighborhood. This would be beneficial in providing more opportunities for diverse types of households to live in the neighborhood, but the development should be designed so that these residents are part of the community. By placing the buildings on the back of the lot, this development fails to accomplish this and instead harms the walkable environment and creates barriers to socialization between the existing residents and the new residents.

Surrounded by a sea of parking; the Rosedale Master Plan supports a transition from car centric development to walking, biking, and transit. Parking plays a critical role in this transition; an oversupply of parking leads to more driving in came sabotage efforts to promote substantial healthier modes of transportation that put less stress on our infrastructure. This development includes an extremely high number of parking spaces per unit, especially considering that these are studio and one-bedroom units and many of the residents would be associated with KU and would likely walk or bike. Having a large parking lot in the middle of a residential neighborhood feels more like a suburban shopping mall, not where you want to walk your dog.

Ms. Kimble said the three minutes are up, but he has another paragraph.

The next one is from John Mendez and Mary Gonzales. We are opposed to the Mission Cliffs apartment development proposed in Item 6 on the agenda for the July 6th meeting. This area is zoned for single-family residential, that was our understanding when we became pioneers, the first residents of Mission Cliffs in January of 2008. We truly believe single-family homes, as zoned and originally proposed, is the best way to way to create community, establish permanency, and create new housing stock in the urban area.

The next one is from Michelle and Melvin Robinson. Before I read their letter, we received a three page email from Melvin and Michelle Robinson. Due to the three-minute time constraint, they have requested that the first paragraph be read and then skip to their five top concerns. This was published in the Kansas City Star, June 20, 2020. KCK at a crossroads; the evening of March 5th, Mayor Alvey explained how Wyandotte County had hallowed out and lost residents for decades resulting in swaths of abandoned properties that caused the city and county to raise property taxes to continue functioning. Alvey said there’s a demand for affordable housing in the Kansas City metro. If the UG can't entice homebuilders and homebuyers to take chance on a new or a fixed up properties is east of I-635, new residence could convert properties that pay no taxes to ones that do. I really think it's time to double down on that strategy. Spoken at the Joe E. Amayo Argentine Community Center for one of his talks to community members about KCK's financial picture by Mayor David Alvey.

Their top five concerns: Traffic, there's one way into the project and one way out and that is a block before you ever get to the apartment complex. The proposed project begins at the corner of Lake Avenue and South Thompson Street. However, before you can get to that intersection you have to go past Lake Avenue and South Minnie. At the corner of South Minnie, you can turn right, go one block and make it to S. Thompson on Lake Avenue, or you can turn left and head east to KU Medical Center and State Line. If you go straight at this intersection you hit a dead end. Lake Avenue, S. Minnie and S. Thompson are all residential streets. An additional 200 cars would cause traffic issues. Nothing in this proposal addresses this issue.

The community worked for months developing a Master Plan for this area, which included residential and commercial development. An apartment complex for this plot of land did not fit the overall character or culture for this area.

CREEP – When Steve met with the few of us in 2019, his project was 158 units. Now it is at 162 units with the option for more land that is owned by the UG. Where does it stop? If the city owns adjacent empty property, why doesn't it do like Mayor Alvey suggested and entice some homebuilders to build SFH? Homes sell here like wildfire.

We, the Rosedale Community, were given promises by the Unified Government for SFH. The goal of Mission Cliffs was to help improve the housing stock in Wyandotte County; increase the county's tax base; appeal to a diverse group of people ranging in age, culture, race, career; establish a safe place to live, work and play. This area continues to check all the boxes. Within this community of SFH and townhouses you have doctors, nurses, students, a pharmacist, a fireman, a police officer, a BPU Board Member, a teacher, and a couple of entrepreneurs. One block over from the development, you have Cerner employees, postal workers, KU Medical Center employees and so much more. You have retirees and those starting careers. We are Black, White, Indian, Hispanic and others. We are grandparents and new parents and everything in between. We live, work and play in Wyandotte County, we are taxpayers. **Ms. Kimble** said the three minutes are up.

Bryan Humphrey, ladies and gentlemen, once again our neighbor, Melvin and Michelle Robinson have eloquently expressed our neighborhoods (i.e. Mission Cliffs homeowners) collective concerns regarding developer Steve Allison's intent to build this large apartment complex in their previous email to this committee on June 30, 2020.

Furthermore, we'd like to add some additional comments and support of the Robinson's concerns, and request UG Clerk's Office to include them as part of the public comments ahead of July 6th meeting. These are inline of Howard and Yuelan C. Tai neighbors of the town homes in Mission.

Mr. Allison's development plans is that such a large apartment complex goes totally against the character and makeup of the existing close-knit neighborhood, whereas neighbors look out for the well-being and safety of one another, which is a multiracial and multicultural melting pot of sorts. We also put real sweat equity working with Rosedale Development Association and undertaking numerous walking trail cleaning/restoration projects over the past years. Working grants for new Fisher Pack playground equipment, and make real efforts to get to know one another, including breaking breads over a few neighborhood barbecues.

If this committee were to allow Mr. Allison to go ahead and build his large apartment complex, it would irrevocably damage the very fabric of this close-knit neighborhood. It very much goes against the original city vision for Mission Cliffs and the Rosedale Master Plan to which many of her neighbors and us spent time and energy actively contributed suggestions to the planners over many planning meetings at the Rosedale Middle School the past few years. Structures of this type are better suited to the larger arterial roads that connect to Rainbow Boulevard and Mission Road.

The second objection is Mr. Allison has not even started the process of rezoning petition before he approaches this committee, which to our long understanding that the plot of land he plans to build on is not even zoned for such a large apartment complex period. To that front, had Mr. Allison even attempted to apply for rezoning, his petition would already violate quite a few existing traffic, parking/road capacity, health and safety conditions of this Mission Cliff neighborhood. These are referenced to municipal codes building codes and city ordinance from Wyandotte County's Municipal Code.

Third, we object that Mr. Allison chose to use Industrial Revenue Bond as his primary financing vehicle. We are appalled that he is attempting to use the public taxpayer resources to bankroll a private/commercial development project that benefits him and his business alone, which we and our fellow neighbors don't want and do not support.

Ms. Kimble said there's a little bit more but the three minutes are up

The next one is from Howard and Yuelan C. Tai. My apologies, it looks like this is a copy of the same thing but they were going on further. **Chairman Burroughs** said did they sign on with another person. **Ms. Kimble** said yes, the other one says what we didn't finish reading but the other one it says fourth; we and our fellow Mission Cliffs neighbors have banded together repeatedly in the past in opposing large apartment development plans and even attended and voiced our collective opposition at WYCOs Planning Committee meetings when previous developers, Sunflower, Kurt, NorthPoint, etc., attempted to rezone this plot of land for their own benefit. We will remain resolute in our collective pursuit of doing what's right for this neighborhood. We strongly urge the committee members vote against this resolution, the Marek at Mission Cliffs.

Then the last one is from Jarrod and Jessica Roark. We recently learned that a new apartment project is being developed in Mission Cliffs. If you are unfamiliar with the area, it is a small division of single-family homes and townhomes, all of which are low-density and high quality. There is little traffic and because Mission Cliffs terminates with Thompson Circle in a cul-de-sac, there is but one street to access our subdivision. This limited access is both positive and negative. The positive, no external traffic exists, so no one arrives, who does not live here, or who did not intend to visit someone who lives here. The negative, there is a bottleneck when entering and leaving Mission Cliffs.

Any development that adds high-density housing will increase traffic and parking problems and create safety issues in the cul-de-sac and at the point entrance and exit. Over the years we have been successful in convincing developers, planners and commissioners that an apartment complex is detrimental to the safety and beauty of our neighborhood. This reality is even more urgent today, for new homes have been built and are in the process of being built.

Over the past two years two builders have built a total of five single-family homes, which are lovely. They intend to build more. Again, the community welcomes single-family homes and townhomes, but there's no space for an apartment on the plot of land that is currently plotted for single family homes. The land is narrow, barely deep enough for a home with a yard. Furthermore, the apartments would sit at an elevation that overshadows the very homes and families that create stability in our area. Additionally, the amount of traffic and parking congestion, even onsite parking is a problem.

We have written numerous studies on our area over the years and even if the apartment complex provides the required number of parking spaces for a building of this size, such spaces are insufficient for residents with roommates and their visitors. Since the development drops off the side of the cliff, the only place for overflow parking would be on the street in front of single-family homes in a small cul-de-sac.

Our community is small and intimate. Our children play and bike in the cul-de-sac and shared green spaces. We have community picnics. We shovel each other's drives in the winter, and recently we had to endure the building of the new substation on Minnie, which sits in our backyards. It is a hideous spectacle of industrial wasteland. We cannot stomach another large and tall structure that would drown our small community, which pays high taxes, which is safe and beautiful.

On a final note, we understand that someone has told commissioners that parties and crime infest this empty space, which should be developed for single-family homes long ago, which the master plan illustrates, which we were shown by City Vision, when we bought a plot of land and built our home in 2008. This is not the case. No parties have ever occurred here. No loiterers, or drug users have ever been seen. Mission Cliffs is quiet. Even the KU Med students who live here are respectful and make no hassle or inconvenience to the neighborhood.

To summarize, we respectfully ask that no apartment complex be developed or built in Mission Cliffs. The area is meant for single-family homes and townhomes and builders are in the process of building homes, even as I write this letter. Thank you for your time and consideration.

Ms. Kimble said that is all of them.

"The following email was inadvertently overlooked and not read during the meeting. Since it was received on time, It is being added to the official record"

Tim Longobardo, 3803 S Thompson CIR

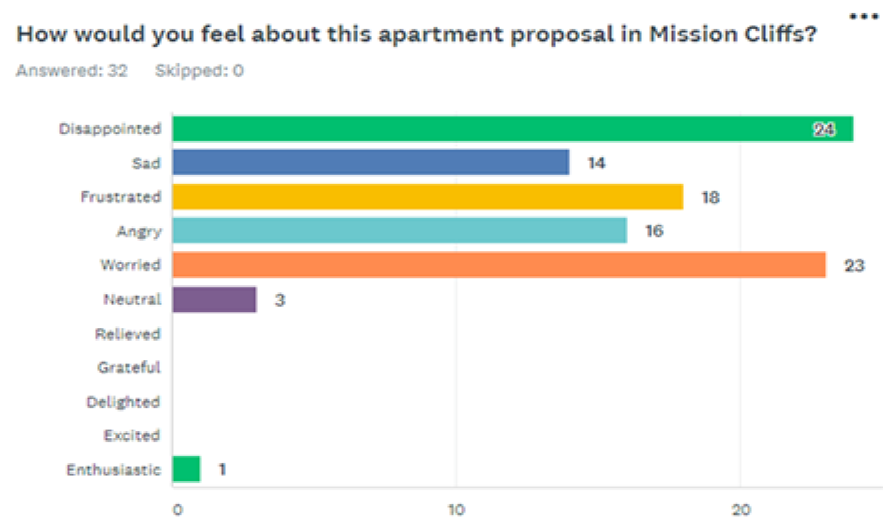
I strongly oppose any UG financial incentives for this multi-family apartment complex in Mission Cliffs. My wife and I moved to Mission Cliffs in 2012. We knew the area was underdeveloped but loved the character and culture that was already present. We trusted eventually the existing greenspace would fill in with more homes and townhomes, fulfilling the original vision and bringing an even more diverse group of people together. We had our first kiddo in 2018 and we're pregnant with our second. Mission Cliffs and our corner of Rosedale is near and dear to us. We look forward to staying here for a long time, continuing to build upon what's already a close-knit neighborhood of folks that serve one another and volunteer together.

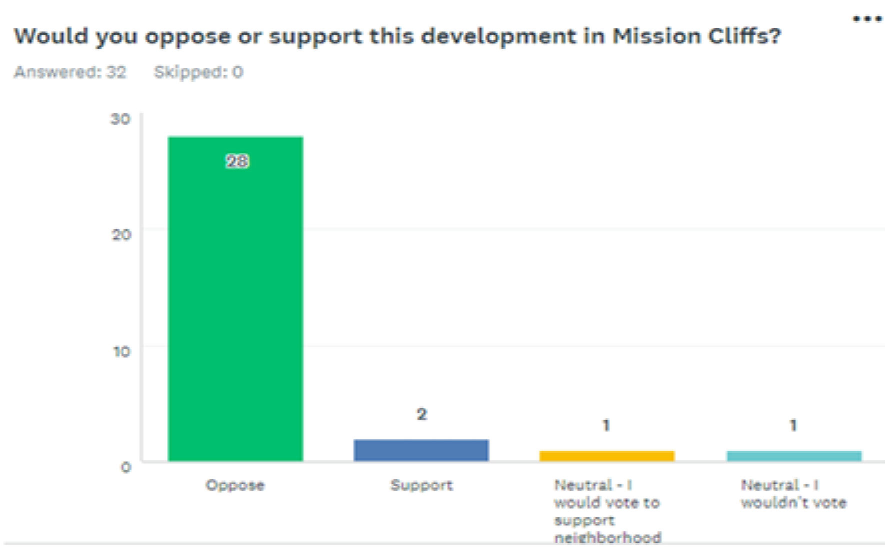
The vacant land in Mission Cliffs is zoned for homes and townhomes, not multi-family. We were so grateful to contribute to the Rosedale Master Plan renewal. There were several meetings and surveys to collect as many stakeholder opinions as possible. A lot of time, money, and energy was spent on producing a current plan for the community. One of the plan's purposes is to guide our commissioners when development is being proposed. The plan explicitly reserves low density homes and townhomes for Mission Cliffs. There wasn't a debate at all among the community about that decision.

The HOA board sent out a survey this week to property owners. We've collected 28 in opposition and two in support. It's important to note, several of us have personally heard and seen Steve's proposal and shared the details with the neighbors who have not.

I don't believe the opposing residents of Mission Cliffs are anti-growth or anti-development - we're not against commercial developers. Please don't get the wrong impression. We're simply opposing high density, multifamily development in a neighborhood that was re-designed to bring quality, low density residential builds to an underserved area. We would love to partner with the UG and a residential builder to fulfil that original vision.

Below are some survey result summaries. Happy to provide complete, individual survey results as requested by the Committee Members/Commissioners with the permission of the survey respondent.





Chairman Burroughs said thank you. I sincerely appreciate you reading those in. At this time, I do see a few commissioners do have questions, so at this time I don't know who got their hand up first, but I'll just start, Mr. Walters.

Commissioner Walters said yes, well, just a couple of comments. I appreciate all the comments that the neighborhood residents to the north made. I think some of their comments are obviously valid. I also think that we have to pay attention to the Med Center. They have issues that it would be great also to address and, obviously, putting some housing close enough that the students or residents or employees of the Med Center could walk, would be a great benefit to the city. It would reduce traffic on Rainbow and it could have a lot of other good benefits to the overall community. As Mr. Allison said, this is step one.

We're not approving the project; we're not short-circuiting the planning and rezoning process. We're merely evaluating whether we want industrial revenue bonds to be used for this project. If we don't, there will be no project. If we do agree to allow industrial revenue bonds to be used, we can at least take it to the next step where they can have more community engagement during the normal planning process and hopefully work out an agreement or a design that takes into consideration some of the comments that we heard here tonight. I am in favor of approving the request for revenue bonds so that we can take it to the next step and hopefully have a good project in our community that conserve the university and the Med Center, and also compliment the overall neighborhood.

Commissioner Johnson said first of all, to the presenters there, I want to thank you both and to Mr. Allison for your ongoing commitment to Wyandotte County and to improving the quality of life in Wyandotte County through economic development. I just have a question; I'm assuming that these are market rate units. I was just wondering what the average rent might be for these within your forecast.

Mr. Allison said sure, they are market rate and the studios, we're anticipating the rent at $1,000, maybe a little more than that. The one bedrooms will rent about $1250 bucks, that sort of a number. **Commissioner Johnson** said say those numbers again. **Mr. Allison** said $1,000 a month for studios and $1250 a month for one bedrooms. **Commissioner Johnson** said okay. If we're looking at these, I mean, I look at what's compared to out at Village West, I find those to be really nice apartments out there and I like the conception of what I see here.

It appears that, to me, that rental units with heavy amenities are the trend right now in terms of what we're seeing locally, but also what's happening across the nation, certainly we can look across the river and see that Kansas City, Missouri is doing a lot of those types of projects. From what I understand they are out of space, they built out, almost as far as they can go in Kansas City, Missouri. This seems to be the trend in terms of where housing units are going.

I know that our neighbors to the south in Johnson County, downtown Overland Park are planning on building about 800 units. I know that there are some neighbors that have not been happy with that as well. I appreciate the time that you have put in to try to create a strategy that would be amenable to the neighborhood, you've put in a lot of effort there. However, I think also I have to appreciate the neighbors of the Rosedale area who have worked very hard to put together a master plan as well. Just knowing what it takes, we just finished up—I think we approved this in 2018, if I'm not mistaken, the Northeast Master Plan. That took us quite a bit of time and there were a lot of persons that gave their time and talent to the process so I have to appreciate the work that the folks of north of Rosedale have done. The neighborhood, although not my neighborhood. I feel a respect what their wishes are. I just hope there's some, there's two—so I'll conclude with two things.

I think I agree with Commissioner Walters in terms of making moving to where planning and zoning with hopes that we can find a solution both parties can live with. However, I would say that I would ask of you and your partners to continue to look at northeast Wyandotte County. I know that you mentioned that that was something that you had looked at initially, and I'm saying, hey, I think we would love to have a conversation about this type of development in northeast Wyandotte County on some level, on some level. Maybe not as many apartments, but I just wanted to make sure that for the record I put that in there as well, so thank you to the Chair, and I'll relinquish my time.

Commissioner Townsend said I won't belabor this, a lot of the points and comments that I wanted to put on the record has already been made by my fellow commissioners, so Mr. Allison thank you for your continued investment in Wyandotte County. I want to lead off with what Commissioner Johnson just mentioned, I would hope that you and fellow investors would consider some places in northeast Wyandotte County that may not present the challenges with already established communities in some places. I would vote to move this forward for the purpose of hoping that continued discourse about this project could go forward and maybe situations that are—or resolutions that are amenable to the current homeowners as well as the considerations for additional housing needs near the hospital may be made and both sides of this could work it out. Particularly, also since the in-district commissioner does not sit on this committee, I think it's important for that individual to have input as well.

I do have questions for clarification. I received a lot of the same communications that did not favor this project. I'd like to hear something about what your thoughts are in terms of trying to ameliorate some of those concerns about traffic and parking and I guess the transitory nature of the apartments are what they are. But if there's—if you're prepared to say anything now on the record, that would certainly be appreciated I'm sure about a lot of the listeners, but I would be in favor of moving this on with the hope that maybe some further resolutions not discussed here will work for both sides of this coin that we're talking about those for and those against, so thank you Mr. Chairman, thank you Mr. Allisson.

Mr. Allison said if I could respond to Commissioner Townsend. First off, the letters that were received, I think I know six of the eight people that wrote the letters. As an example, Michelle Robinson is one of the first—she was one of the first residents in Mission Cliffs and she's just terrific. Man, I really think the world of her, I really like Michelle and I appreciate her point of view, I do. I think that if it—I honestly believe that traffic is not going to be an issue, and a lot of people that are in the neighborhood may say well you're just plain wrong and I believe, it won't be an issue. I think there's no question, but there's going to be good opportunities to implement things like bike sharing. I've talked to the hospital about the idea of shuttle service. They have a shuttle bus that goes about, I think, a block and a half away. We've talked about that and you know, frankly, they don't want more cars coming into the hospital, they want the cars to stay away. They're incented, frankly, as a neighborhood would be about not having cars on the street for people driving to work.

I think that there's going to be there's a long way to go with a neighborhood to come to resolution that is hopefully mutual where we all say, okay, this feels like it's going to be good for everybody. I mean, and that's not what this is about tonight. I know that's what the planning process is about and you know Zach is a great example. I mean Zach used to be in the planning. I mean he used to be in the planning office and his comments were good comments. But, you know, there's a lot of dialogue that can take place to try and figure out how we get there. So I'm hoping to have the opportunity to do that quite frankly. That's all I'm going to say at the moment.

Commissioner McKiernan said I appreciate your comments Mr. Allison, I really do, and I appreciate your efforts to meet a need and to bring development into Wyandotte County which is going to bring tax dollars into Wyandotte County which is ultimately going to help all of us. From my point of view, I think I'm coming at it, where all the previous commissioners are, that this is the Economic Development and Finance Standing Committee, it's not the Planning Commission.

I think we need to restrict what we're thinking about here and answer the question, do we believe that industrial revenue bonds are an appropriate vehicle for a project like this. I would say that, first of all, industrial revenue bonds don't just support the developer alone. They are a vehicle that we have used for other similar and not so similar projects when we believe that those projects will bring both a quality of life improvement and a financial improvement to our community.

For me the question is, is industrial revenue bonds an appropriate vehicle for helping to bring a project to fruition that ultimately could be beneficial to the community. I think that they are. I think that as everyone has said, the planning process is next. I want dialogue to continue. If we collectively decide that this project is not right for the neighborhood, then this project doesn't move forward. But to me, that's a separate issue from our IRB's and appropriate vehicle for trying to move a project like this forward if everything else works out.

Chairman Burroughs said thank you Mr. McKiernan. I see no other hands.

Ms. Mayes said there is a member of the public with their hand up.

Brian Humphrey, Mission Cliffs, said I've already sent in my statement so I don't know the legality of any additional comments, but I'll let you answer that question first. **Chairman Burroughs** said restate your question. **Mr. Humphrey** said I've already submitted my comments and the clerk has read that. I don't know if I need three more minutes or if I could have three more minutes. **Chairman Burroughs** said if you submitted your letter that would account for your three minutes. If you care to speak and it be different then what you—or in addition to what you already have, one of the members of the Commission could make a motion to allow you that time. Without objection, Mr. Humphrey, I'll make the motion that we allow you to have the additional three minutes.

Action: **Chairman Burroughs made a motion, seconded by Jeff Bryant, to approve allowing three additional minutes.**

Mr. Brian Humphrey said thanks for taking this time to look at this economically. We do agree that this is not the time or the place to speak about planning and so we would like to just continue to suggest that what is this meant to be and should we be issuing revenue bonds for industrial revenue bonds for this type of project. We have diligently looked over the plans. Mr. Allison likes to paint all this in a sunny context. I don't believe that's necessarily the case for the comments that I have received as president of HOA since our last meeting with Mr. Allison.

We are always open for discussion and we look forward to being able to work with whoever comes along to find something that might be the best fit. With that, Mr. Allison has made a few efforts but has never necessarily addressed some of the concerns about the green spaces and things like that which, hopefully, will come up in the planning meetings in the future. I think its time and I'll turn it over to you guys.

Chairman Burroughs asked Madam Clerk, is there another hand. **Ms. Kimble** said I don't see any. **Ms. Mayes** said there is a Tim Longobardo. **Chairman Burroughs** said he has already spoken too, I believe. Was he one of them that presented earlier? **Ms. Kimble** said what was the name. **Ms. Mayes** said it is Tim Longobardo. **Chairman Burroughs** said Tim Longobardo, he was not one of the eight. **Ms. Kimble** said no he wasn't.

Tim Longobardo, 3803 South Thompson Circle, said thank you for the time. I did submit my comments before but I'm not sure why they were not read. I am a Mission Cliffs resident. I'm just going to read what I submitted here. I strongly oppose any UG financial incentives for this multi-family apartment complex in Mission Cliffs. My wife and I moved to Mission Cliffs in 2012. We knew the area was underdeveloped but loved the character and culture that was already present. We trusted eventually the existing green space would fill in with more homes and town-homes fulfilling the original vision and bringing an even more diverse group of people together. We had our first kiddo in 2018, we're pregnant with our second. Mission Cliffs, in our corner of Rosedale, really is near and dear to us. We look forward to staying here for a long time, continuing to build upon what's already a close net neighborhood to folks that serve one another and volunteer together.

The vacant land in Mission Cliffs is zoned for homes and townhomes, it's not zoned for multi-family. We were really grateful to contribute to that Rosedale Master Plan renewal. Tons of meetings and surveys collected to get as many stakeholder opinions as possible. Time, money and energy spent on producing that and one of the plans purpose is to guide our commissioners when development is proposed. The plan explicitly reserves low-density homes from Mission Cliffs. There wasn't a debate about that at all.

The HOA board sent out a survey this week to property owners. We collected 28 in opposition to end support. It's important to note, that several of us we did hear from Steve personally, and that were not present we shared those details with them. I don't believe the opposing residents of Mission Cliffs are anti-growth or anti-development. We're not against commercial developers, please don't get the wrong impression. We're simply opposing high density multi-family development in a neighborhood that was intentionally redesigned to bring quality and low-density residential builds. **Ms. Kimble** said you have one-minute remaining. **Mr. Longobardo** said to an underserved area. We would love to partner with the UG and a residential builder to fulfill that original vision. I did include some survey result summary's that I submitted to the Clerk's Office**.** I'll just try to summarize those. We've got—one of these questions was how would you feel about this apartment proposal. The over whelming majority responded disappointed, sad, frustrated, angry, worried. There were three neutral feelings and then one was enthusiastic.

Again, the overwhelming majority opposes this kind of development. We had 28, 28 nays. It is—we are at a critical step with the—**Ms. Kimble** said your times up.

Chairman Burroughs said thank you Mr. Longobardo. We sincerely appreciate you taking the time to speak. **Chairman Burroughs** said looks like I see another had raised from the public. **Ms. Mayes** said we have Michelle Robinson. **Chairman Burroughs** asked did you not read her testimony. Melvin and Michelle Robinson, I see them as having submitted testimony. **Ms. Kimble** said yes, testimony was read. **Chairman Burroughs** said we have their testimony on record. I want to be respectful of everyone's time, but if you don't have anything new to express, I believe that your three minutes has been committed and read into record. I do want you to be mindful of that. If there's something you want to speak to that is different than the letter, then I would ask that you keep it shorter than the three minutes. **Ms. Robinson** said I promise. **Chairman Burroughs** said we have other individuals that look like they want to speak so I'm just trying to be respectful of everyone's time. **Ms. Robinson** asked can I speak. **Chairman**

Burroughs said yes you have one minute. **Ms. Robinson** said I won't even take a minute; I just have one question. When did we become the dormitory for KU Medical Center? We love KU. KU's an employer out here, but we should not be held responsible to be a dormitory for KU Medical Center. The last time we spoke to somebody from KU, it was never the Chancellor or the big guns at KU, it was somebody in the legal department. When can we bring all this together before we approve IRBs?

Chairman Burroughs said madam clerk I see no other hands. I did see a hand from Commissioner Walters.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve the intent to issue industrial revenue bonds for the Marek at Mission Cliff's Apartments.**

Chairman Burroughs said I do have a request of Legal on asking for some guidance as Chair. How many votes does this take to move forward or how many votes are necessary for the next step? **Patrick Waters, Senior Attorney**, said it takes four votes Mr. Chairman.

Roll call was taken on the motion and there were four "Ayes," Walters, Johnson, Townsend, McKiernan and two "No's", Bryant and Burroughs.

Chairman Burroughs said four to two, motion pass. **Ms. Kimble** said yes, four to two.

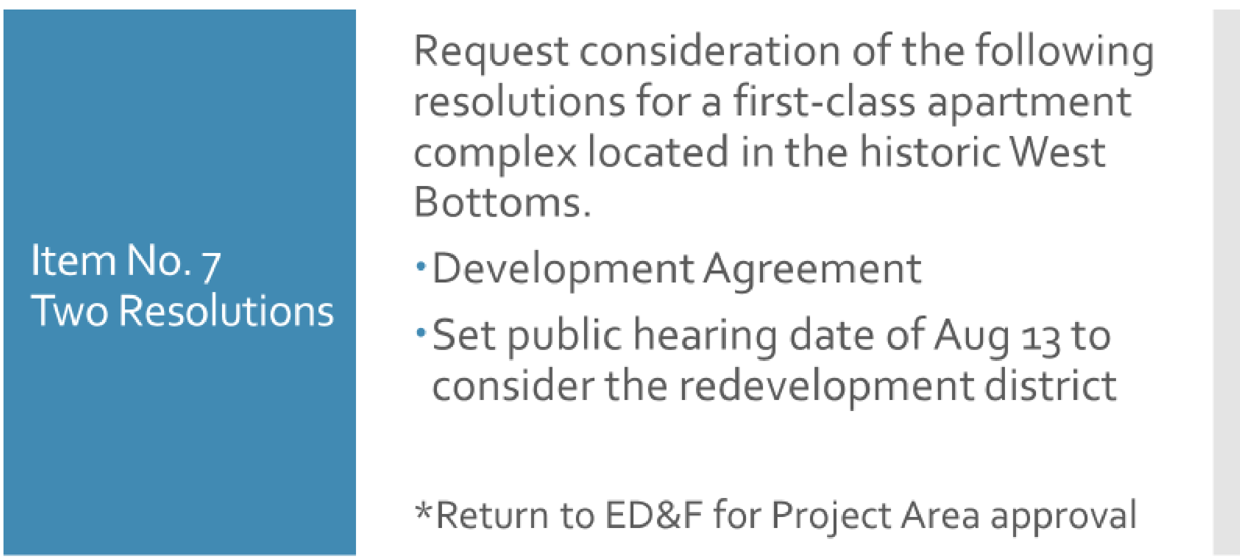
Chairman Burroughs said thank you committee. Mr. Allison, thank you for the time you've given us this evening. Thank you for investing your time and energy in this project. I do hope that if the project chooses to move forward that there continues to be much discussion with the property owners that have presented themselves this evening and that we find some resolution to move the project forward. Again, I want to thank everybody for the participation in the last item, the Marek facility.

Item No. 7 – 20232…TWO RESOLUTIONS: THE YARDS II APARTMENT AND RIVERFRONT DEVELOPMENT

Synopsis: Request consideration of the following resolutions regarding KC The Yards 2, LLC, plan for a first-class apartment complex located west of State Line Road, east of the Kansas River, north of Kansas Avenue, and south of Interstate 670 in the historic West Bottoms, submitted by Katherine Carttar, Director of Economic Development.

- Redevelopment agreement.
- Set public hearing date of August 13, 2020 to consider the redevelopment district.

Commissioner Burroughs said this item has been requested to be fast tracked to the July 9th Full Commission meeting.



Katherine Carttar, Director of Economic Development, said as Commissioner Burroughs mentioned, this is a request that's two-fold. We're going to over—there's a request to create a TIF District. As you all know that's quite a process so you'll see this many of times. At the end of the presentation, what you will be asked to consider is merely setting the public hearing for August

13th to consider the district and, as he mentioned, we are requesting that that is fast tracked. Then we'll also go through and describe the main points of the first project that would be considered in this TIF District. We'll look at the development agreement. That will not move forward. We'd like for you all to vote on it, but it will be held to be voted on by the entire Commission until the actual project plan comes through. Once the project plan that would also come back to this committee that would get into the real nitty-gritty of the actual deal, but once again, this will kind of give you, move forward with creation of the TIF District along the riverfront and then also kind of approving the conceptual deal points with the development agreement.

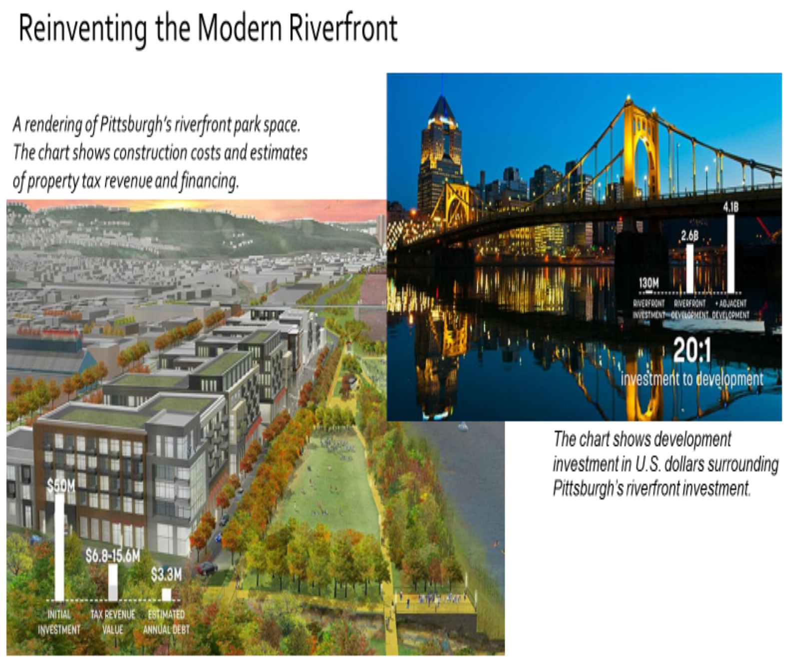
The location again I like to try and orient everyone so we are on the Kansas River. The specific location that we're referring to today is on the east side of the river on ground that used to be the stockyards. The really unique thing about this ground is it is literally the only area really along the river, for I could not tell you how many miles, but many miles that has never actually had real development on it. Obviously, the stockyards were there, but it basically has been a pasture for its entire existence that provides a really interesting opportunity for development in this location. There are not railroads as you can see on this satellite photo. There are railroads and highways and we have done an interesting job in the Midwest, but really around the country, of really seeing our rivers as kind of modes of transportation rather than an asset and that is kind of changing as modes of transportation have changed also over the century's really.

As you can see this is, this top photo is looking at the property from the, looking north along the property, along the river here. You can see, obviously there's a railroad bridge and then also looking south this is from 670 also, railroad bridges, there are everywhere but here is the property in question right next to Kemper Arena.

Also, just another orientation piece. This line right here, if you can see my cursor, that is State Line. As you know, there's Kemper Arena, obviously, sorry HyVee Arena, obviously in Kansas City, Missouri, but literally just on the other side of that street is Kansas City, Kansas. So all of this, a lot of people don't know that over a third of the west bottoms is actually in Kansas. Just as we're going through this and thinking about the possibilities and future of our riverfront development. I really see this as a first step of what could be some really tremendous projects moving forward.

I know we've all been on here a long time, but I did want to—and I give a little context for the modern riverfront. As I mentioned, for many, many years all over the country, rivers were really the best location for industrial. That is where your railroads, running along the rivers, your barges went on the rivers, your cows and oil and whatever else, that was the mode of transportation. There has been over the last, I would say decade, of real movement into reinventing the modern riverfront. Kind of this recognition that the waterfront really is this kind of amazing asset and for so long we've kind of turned our back on it, but if we can actually figure how to—you know there are a number of challenges, but if we can figure out how to implement real interesting riverfront development, then it can really turn into kind of an amazing tourist and recreational area. Places all over the country are cracking this code.

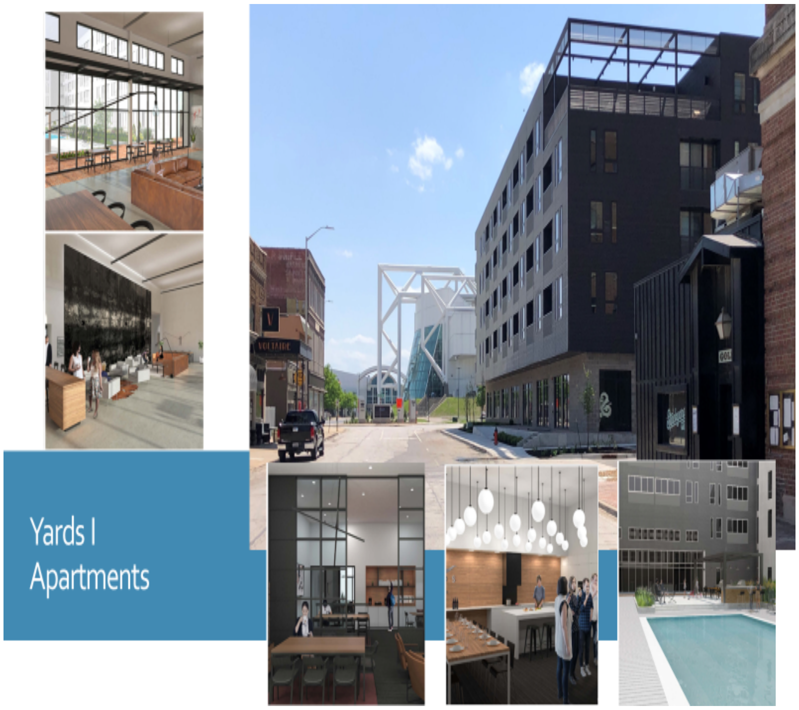
Just a couple of stats here that I found interesting. You know, obviously, we are not quite the size of Chicago, but just in terms of kind of illustrating how the interest in being along a river, near a river, has increased even just the last couple of years. This chart here just shows the increase in revenues along the Chicago River Walk over the past few years, just going up exponentially. Towns, you've got Chicago, but then you also have Allentown, Pennsylvania, is a great example there in the mist of doing a whole riverfront development that the city is investing in heavily.



To the point, there are a lot of challenges with this type of development and it's just a lot of extraordinary cost, but you know, I would like to try to make a point here that, hopefully, it is worth it because you are leveraging and that's kind of what I'm looking at this project and as we kind of reviewed all the financing and all of that, really looking at this project as leveraging it for even future developments. This is a couple pictures in Pittsburgh. The city put in, or public sector, I think there were some state dollars too, put in a $130M. Obviously, were not looking for anything like that, but they put in $130M, received $2.6M, Billion, sorry with a B, in Riverfront development and then an additional $4.1B in adjacent development. Really, saw a 20 to 1 investment to development, as well as just—well an initial investment may be on the higher side, you know what you're getting back over time in tax revenue hopefully will make it the best option. Just to kind of set the stage there.

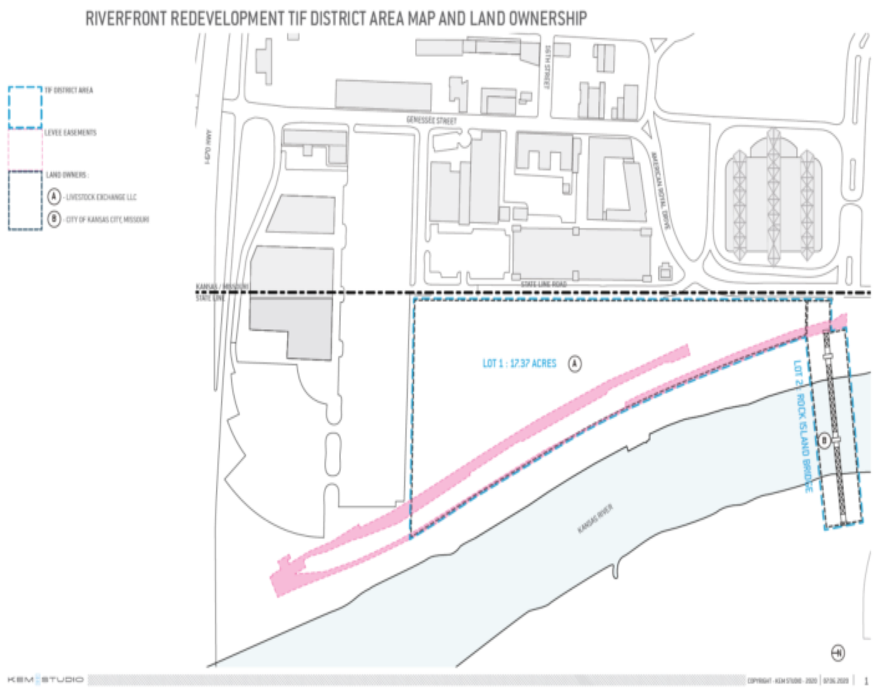
What we are looking at is that property, its owned by Bill Haw and he owns 17 acres right here. Here's the Kaw River Bridge that I believe we're all familiar with and you may see me come back in future months to discuss this. Here's the HyVee Arena and then this is the first phase of their project actually on the Kansas City, Missouri side. This is The Yards Apartment Phase 1. Then this blue here is the Yards Apartment Phase 2, is what is being proposed tonight.

I also just want to mention something that we are working along with the Army Corp of Engineers with the $453M Levee raised project or a number of betterments and we are really focusing on both sides of—both the east and west side of this area in particular as kind of our show piece in terms of all the different things that you can do with levees to make them a better environment and adding recreation and allowing for people to get down to the river and for this to really be an active community asset.

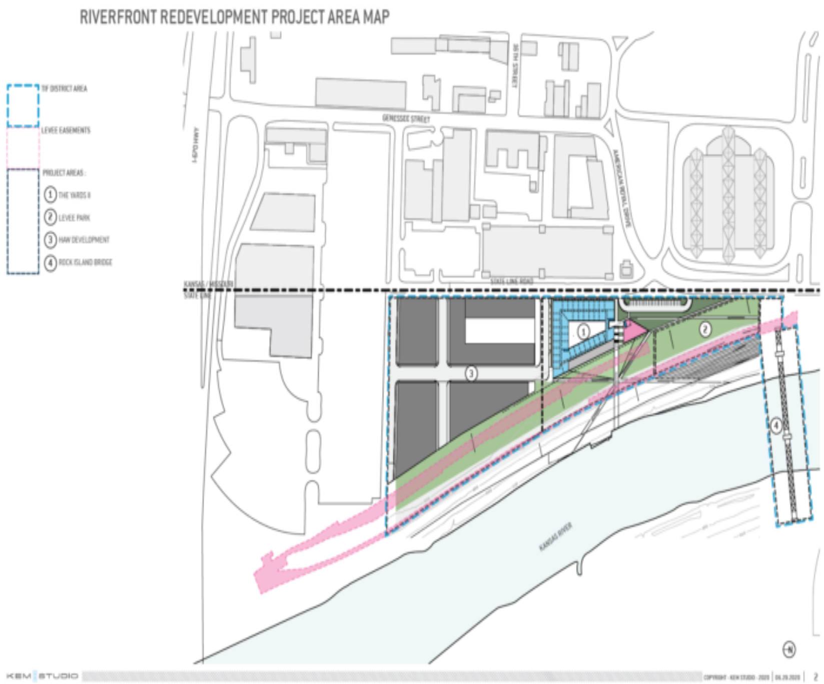


Just to give you a sense of the type of project were talking about, this is really a first-class project. These are photos of the first phase that is now open in Kansas City, Missouri. I believe they started with the—having residents move in maybe two months ago. Here, just a couple of pictures, you can just see the type of development this is. Again, this is just a type of project we don't have in most of KCK. We do have something moderately similar. I would say the closest you have are the NorthPoint, what NorthPoint built out by the Legends, but really that is all.

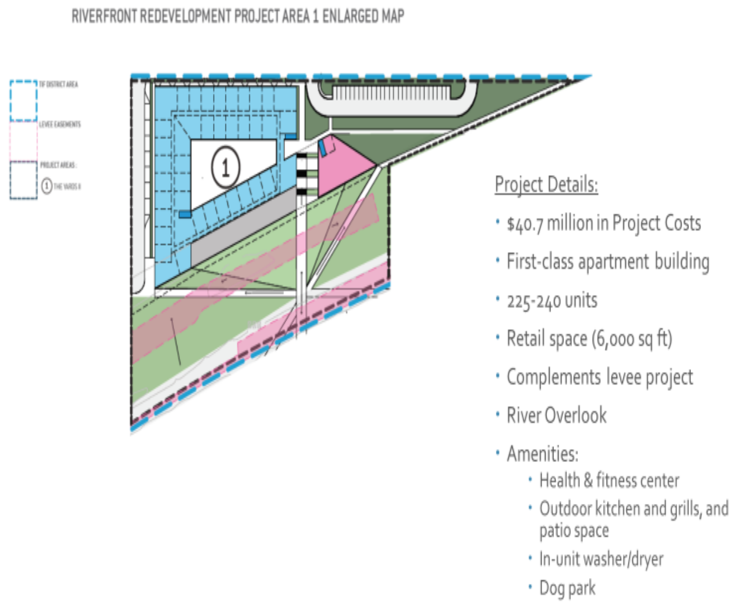
I see this as really adding to our building stock. The fact that we have two apartment projects kind of back to back that are both market rate, you know, really kind of pushing the envelope in terms of the type of apartment units that are available to people who want to live in Kansas, who want to live in Kansas City, Kansas. I think is really fantastic and is really showing that we are kind of pushing our city to have just to have a really diverse set of apartments and in general housing amenities and opportunities.



In terms of the first thing is creating the TIF District. What we are looking at is in blue here, so it would be the entire 17 acres that Bill Haw owns in addition to the bridge. This would be a single district here. We have talked with Mark One, they are interested in doing some future development here. We opted, you know, we can always add additional property, opted to not to include that for now partially because you have a building—it got very, kind of very complicated with no immediate project in the future but we are excited to continue conversations with them about potential office development and other things in kind of their very large parking lot that they have and in real life that they don't need all that land in parking. We would much rather see additional office space rather than a sea of parking, so that's kind of yet to come.

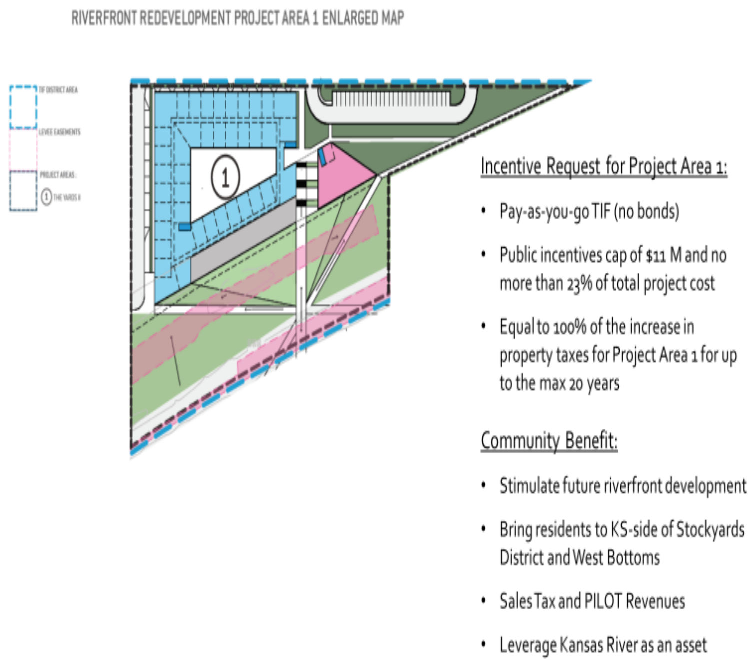


I do want to mention by setting the district that is just creating kind of that first step of the process of a TIF, I just saying yes, this is an area where this is a possibility how a tool that can be used in this location. The next step is actually breaking it down into project areas. Each project area can have its completely, its own kind of formulation of how that TIF gets implemented. What we are discussing and what we're going to get to is only talking about this Project Area 1. Only talking about this project area one. This would be a completely different deal for Project Area 2 for being the bridge and three which we anticipate would be additional retail, potentially a hotel as well as possibly more apartments. Each of these kind of has its own flavor, so just want to really highlight that. Moving forward I am only referring to the deal point for Project Area 1.



Now we're getting into those specific deal points and what we're looking at for this first phase of Riverfront Development, really wanting to kind of set the stage here and set the tone for what we believe will be, you know, really an exciting way to simulate additional development. This is just over $40M project. Again, first-class apartment building looking at about 230 units. Additionally, so that the units would be in this blue section here. Additionally, the option for retail space, about 600 sq. ft. of retail. As I mentioned before, this really does compliment the levee project. They have even discussed having an overlook be part of this project that would seamlessly be able to encourage the public to engage with this project and with the river as well as the residents who are living in the apartments.

Again, this is really looking for first-class amenities; health and fitness center, outdoor grill, kitchen, patio space, dog park, in unit washer and dryer.



This would be a 100% of pay-as-you-go TIF, which is important for us. We've really have taken a—I like to do this for every project, but I feel like even with this one we have taken it to just the nth degree. We have looked at literally every dollar in this budget to figure out what we can do to make this project work. We've been working with Flaherty & Collins. Ryan Cronk is on the line here so I'm sure you'll have some questions coming up and so he can certainly answer them. I think he was one of the first people I met when I started this job over two years ago.

Flaherty & Collins has been really interested in KCK, has really wanted their Indianapolis company and sees a lot of promise and really wants to get into this market and we've been trying a couple different locations trying to find the one that would make sense and we think this one does. What we have negotiated is a $11M cap and additionally that would have to be no more than 23% of the total project cost. This equals about 100% of the increase in property taxes in Project Area 1 for up to the max of 20 years. Of course, when they either hit that 23% project cost or they hit the $11M, then the TIF would term out so even if they had not gotten all the 20 years, although we anticipated would be very close to that, so that's what we do with that cap.

Really some of the benefits that we see, as I was talking about before with the Riverfront Development, incenting multi-family first really does stimulate other development around it. So that office, that retail, you know having more restaurants. We'd like to have as may KCMO restaurants come over to KCK and spend their dollars over here, but we need to have some of our own residents and get some of that density going so that we can really leverage this to get additional development. Also, we see folks living here being patrons of the MERC and doing a lot of their shopping in downtown KCK. So, we are excited about adding additional shoppers there and just generally increasing the density.

There's a lot of benefits to having people live in this area where we have not had any residents in the past, as well as we would receive sales tax and, of course, the PILOT revenues and then just generally leveraging the Kansas River as an asset. This is something, as I've mentioned before, that we have not done in the past but I believe we are right to really take advantage of and considering that we have in Kansas City Kansas the opportunity in this location to have an area that has not been developed and really kind of provides us a blank slate to get something done.

I will turn it over, Mr. Cronk if you have some comments and then we'll open it up to questions.

Ryan Cronk, Flaherty & Collins Properties in Indianapolis, Indiana, said Katherine, thanks for the description of the property. This is a very unique project. It's probably the first time I've ever done a Phase 2 of a project in a different state, so it's very unique. We've been in the Kansas City area now for five or six years looking for properties and as Katherine knows we've been talking to the city there, I think probably for three or four years, trying to figure out opportunities in Kansas City, Kansas for development. This one in particular, since we were already down in the stockyards area building, this was an easy—for us in terms of our growth in stockyards and partnering with Bill Haw. Bill Haw is the landowner in this area.

We just opened our first Phase down there, as Katherine mentioned, and very unique time with COVID and all of that stuff, but our leasing has been surprisingly well during this time. We're about 24% leased and we opened the doors in April, we've gotten great feedback, we've been working with Katherine on Phase 2 because we were confident Phase 1 would be successful. This is something, you know when we get to probably 70% or 80% leased on Phase1, we will be able to construction under Phase 2 and commence construction on that.

Katherine showed some pictures. We take every project and try to cater to the market as a whole in terms of what we should do. This product that you see in the stockyards is a very—you know we have people in our office say this is probably the entiers of the best we've done to date and I'm talking about our whole portfolio in terms of how the amenities came out in this one. You know we really tried to—Phase 2 is going to be an extension to this.

We're not going to design the same product, but we are going to design something that is on par or better in terms of architecturally amenity wise in Phase 1. Some unique things we did in Phase 1, I'm not even sure if I've told Katherine this, but we actually partnered with—in the stock-yards with Amigoni Winery and they actually built or planted a vineyard in Phase 1 and we're going to use that vineyard to essentially create house wine that residents can work, you know go to the winery and learn how to make wine and all that good stuff. Obviously, we've got fitness and we've got pool and a lot of the things you would typically see, but we also have kayaks in the building that the residents in this particular property to play off the river, to activate the river that residents can just grab these kayaks and go up the river and bring the kayaks back.

Architecturally we're using the same architect, Kim Studios based in stockyards. Our goal ultimately is to not finish with Phase 2, we want to continue to build and make this area more dense with more residential. We'd love to do more commercial as well. The commercial component that Katherine shows in this particular, it really needs to be something destination oriented. Obviously, if you're thinking about real estate, this is not the most highest traffic area in terms of passerby's, but it's got a lot of character that other areas don't. We get a lot of interest from a lot of unique, I'd say entrepreneurs, that want to be down here. There are people we're talking to that want a—that see the vision in this area. They see the opportunity of being a river-front and hopefully we get someone unique down there that would draw people down to the area.

This phase has about 227 units right now as designed. Phase 1 had about 230 so you're looking at about the same size product. The other unique thing in Phase 2 that we're looking at, our average square foot per unit on Phase 1, I want to say was about 840 sq. ft. We dropped it slightly to about, right now I think we're about 780 sq. ft. on Phase 2 and that's based on feedback we're getting in the market right now that those trends constantly change. The overall mix we're looking at is about 30%, two bedrooms and then about 70% which will be studios ones and we're going to do a very small amount of micro units which we've not done a terrible amount of. I think we've got right now about 10 to 15 what I call micro units and those are units that are about anywhere from 350 sq. ft. – 375 sq. ft. because we are seeing pockets of demand for those types of units and we're going to implement those in Phase 2.

I guess that's kind of, I'm not sure if Katherine mentioned, but the bulk of the parking for this also would be in the parking garage that is controlled by Kansas City, Mo, and that's where our Phase 1 parks as well. Although Kansas City, Kansas has no direct involvement in that garage, we're kind of finalizing an agreement for Phase 2 to continue to park in an existing garage facility which is good because you don't have big surface lots and all that good stuff. We're excited, and like I said, this will be our first project in Kansas City, KS and we hope to do more, and Katherine knows we'd love to do something downtown, but in the short term we're dialed in, focused on getting this done and going. I'll take any questions and appreciate the time tonight.

Chairman Burroughs said, Katherine, any further comments. **Ms. Carttar** said no, just happy to take any questions, thanks.

Commissioner Johnson said I'm supposing this is in the floodplain area. **Ms. Carttar** said this is the levee, so there's a levee right here, you can actually see it as part of—I think that top of the levee is right here between those two lines. That is actually being raised up so it will all be in the 500-year flood area. We feel really good about—we've been working with weekly calls with the Army Corp of Engineers as well as HNTB, who are doing all of our work for the levee raise to make sure that we are able to kind of plan for the future on both sides of the banks here so that we can have riverfront development and not have to worry about flooding.

Commissioner Johnson said that certainly will be an issue that needs to be addressed. I'm just wondering, would there be any other considerations within the overall plan as it relates to the developers themselves or is that all just something that we have to consider as the UG? We are partnering with Bill Haw, the property owner, to do somethings such as doing some fill so that we'll actually—even though the levee will be raised, we are actually bringing the rest of the land that is next to the levee up to the same height; so that will be kind of a benefit for future development so that they won't have to look at a giant kind of berm in front of them. They would actually be on level with the levee so we're working with him. Then, as I mentioned, there are aspects of kind of the park idea that will be implemented as part of this development and then some that we would bring in as part as the levee betterments.

We're trying to kind of piece all these all these different pieces together to really kind of use this energy to come up with something pretty different than we—no one of us would be able to do kind of on our own. **Commissioner Johnson** said I had a chance to, with a couple of other commissioners, to go to Louisville, KY, and Akron, OH and Owensboro, KY to look at some riverfront projects. Really, I think if we don't do something like this, we are really missing out on a real opportunity that seems to be gaining a lot of interest around the country. In fact, when I went to Owensboro, I made note of one of the gentlemen that said, never let a good crisis go to waste. They actually started building their riverfront project during the '08, '09 recession. It's been quite successful. The city has really rallied around it and is really a destination site for families along the river that separates Kentucky and Ohio. I see that this would be something that would really be good. I think that Mr. Cronk, he's done an excellent project over in Kansas City, MO along the riverfront, I think northeast of the River Market area there. I had a chance to see it, so I've seen the work that they do. I like their concepts, seems to work really well over and hopefully we can have some of that coming over to Wyandotte County.

My final comment to Mr. Cronk is, as I said with our prior things that we just looked at, the prior opportunities we just looked at, please for the record, continue to look into northeast Wyandotte County for opportunities as well. I have to continue to say a word—put in a word for northeast Wyandotte County so thank you so much and I appreciate it. **Mr. Cronk** said we will definitely continue, it's on our board. **Commissioners Johnson** said thank you.

Commissioner Townsend said just two quick questions, one with regard to the parking again. It's my understanding for the Phase 2, the parking will be across the street in a lot where Phase 1 tenants also park or currently park. If this is successful in other, and I hope it will be, I mean in drawing other people and amenities there, what does the parking plan look like for others who do not live there to come and enjoy what might be a destination. What are we looking for with respect to that? **Ms. Carttar** said, as you mentioned, you can see here, so this is where that Phase 1 is, here is Phase 2. Then this is a parking garage that KCMO built that was heavily unutilized and so it's kind of worked out pretty great because as you all know parking garages are very expensive to build. The fact that there was one in great shape, just kind of really made for both of these projects despite being on the other side of the state line really is a huge benefit financially to this project.

Moving forward I don't know if we would have had to build a parking garage for Phase 2 if we'd be able to make the numbers work. In terms of future development, here's the retail that Mr. Cronk was talking about, that would have some parking that would go along with it for that.

Additionally, we are, as we're moving forward with potentially with the bridge project, looking at having some parking on both sides kind of as trailheads so this would be kind of a dual trailhead so we would get folks from both sides of the river. Use this as really a location to drop people in, providing some opportunities for them to get to the water here as well as easy access for parking, so those are things that we are working on and that's really specific to kind of the recreational side of activities. Those we're working on with the levee project as we would move forward with future either residential, hotel, retail that we would have to come up with kind of parking as those opportunities presented themselves.

Mr. Cronk said for all the future development beyond what I'd call this next phase, we would have to definitely integrate parking, most likely structured parking. Bill Hall, like I said who owns the property, he is very—his vision for this area is to get as much density as possible and for that it would have to go to more of a structured parking scenario to accommodate that. But those future phases are going to have to essentially have to self-park because there's not going to be any—there is no residual parking really left in the—I would tell you that the Kansas City, MO garage is even with this Phase 2 that we're building is still underutilized, but they're not going to allow future phases to park within that. But there's plenty of ample parking for what I would call public parking to service restaurants and other area amenities.

Commissioner Townsend asked with respect to the Phase 2 parking, you said that parking facility is one that KCMO owns. **Mr. Cronk** said yes. **Commissioner Townsend** said for your tenants, do they have to make a separate parking arrangement? **Mr. Cronk** said no, their arrangement is essentially through us and they don't have to deal with the city at all. Our structural agreement is similar to what our Phase 1 is and it's essentially a very, very long-term lease with the city. The city basically gives us what I call garage passes, and then we essentially administer those to the residents. The residents for all practical purposes, they don't really even know who owns the garage. They don't have to deal with who owns the garage.

We can charge for parking; we cannot charge for parking. We're currently offering free parking, as you can probably imagine, with the current market with COVID and trying to build traffic. That's one of the specials we're offering out of the gate with this. We completely control, I guess the tenants only interfaces with us and that's how it would be in this phase as well. **Commissioner Townsend** said you really answered the question I had, would the cost for parking be additional to their rent. From what I understand your saying right now, that is an amenity included with their rent. **Mr. Cronk** said it's all based on the market and you know, obviously, the unique circumstance's today we're not—that can change in six months it can change in four months. Right now, I think the rents, I think that we're averaging right now out of the gate is probably a blended average $1.45 and $1.50 sq. ft. and with that right now residents are getting free parking space.

Commissioner Townsend said one last thing, and this may be more for Ms. Carttar. As I was reviewing the executive summary, under Item 3, the project, Paragraph B; it talks about what may or may not happen if—well it says a developer is not required to construct the retail space that we've been talking about. I guess that would be the pink area shown on the diagram we're looking at. **Ms. Carttar** said correct. **Commissioner Townsend** said but if the developer does complete construction, other project of retail place is not included there in the UG terminate, something's missing there, some verb. What are we saying here? **Ms. Carttar** said thanks for noticing that. Basically, what we're saying is, we would very much like for them to build the retail space. We see that as a real amenity and something that we would like to push. That being said we also recognize that these are pretty extraordinary times and we also don't want someone to build retail and then it just sits empty. Just kind of recognizing, kind of the times we live in at this exact moment. However, what this is trying to say is that if they do build the retail, then they will have access to a CID so adding another percentage to the sales tax there to go back into the project. However, if they do not build within a certain period of time, I believe it is, I think it is with the project, I think that—if they haven't built the retail by December 31, 2025, then they forfeit, there's not just a CID that goes with that location forever. That is not what we're saying. It's only specific to if this retail specifically is built. **Commissioner Townsend** said okay, what are saying if it's not built, then there's no CID? **Ms. Carttar** said correct. **Commissioner Townsend** said okay, thank you. **Ms. Carttar** said sure.

Commissioner McKiernan said first of all I really like what Flaherty & Collins has done in other parts of our city. I think they do build a good product. I would be excited to have them as a partner on this. Ultimately, I do support this project. I had the opportunity to travel with Commissioner Johnson to Louisville and see a pretty incredible waterfront development there. Last summer my wife and I had the opportunity to visit Vancouver, WA, just north of Portland and see the steel incompletion phases, Vancouver Waterfront which was absolutely incredible in how they had reclaimed and were using the waterfront for both residential and retail and restaurant and other public uses as well. I supposed it would be disingenuous of me to support IRBs on the last project and then say I don't like the TIF on this one.

Ultimately, I do think IRB's bring a better short-term return on investment, but I'm willing to support this TIF area because I'm betting on this being the mythical catalyst. I really do think this could be the first step of something that drives a lot more development. Katherine, if you could go, I think it's to your next slide, the slide that has the broader view so go backwards then, that one. If we look at to the left of your dark gray is currently what is parking lot, certainly developable possibilities there on that flat space. If we go further to the left, now it's off your map, but the rest of the James Street Viaduct and James Street going north certainly does continue on, there you go, on to the north that has a potential connection to Central Avenue, as well as James Street. So, there are further opportunities north of this on the Kansas side and, by the way, if you're a district two commissioner, you call this the east bottoms, not the west bottoms, but there are certainly are other opportunities. I do think there are even opportunities, although they might be a little more complicated, there are opportunities on the west side, on the west bank of the Kansas River; which would be across the river from this.

I have to look at this as being the catalyst that will, in the short run, hopefully bring some sales tax, hopefully bring some PILOT but will ultimately seed a much broader development that will have a long-term positive impact. I certainly am in support of this.

BPU Board Member Jeff Bryant, said you talk about catalyst for this area but I think that it can go further than that. When I toured the Rock Island Bridge and we were talking about this whole area, what I see from this is actually the possibility to improve the house stock in Armourdale as well. We have the warehouse district that's closest to the river but then once you move pass 7th St., you get into a lot of lower valued homes that I believe are ripe for redevelopment and a lot of the business down there has been down there for years and has a solid customer base. I think that this is a golden opportunity to do something with our riverfront that we have been yearning to see for decades now, so I appreciate you bringing it forward.

Chairman Burroughs said any other questions or comments. I see anybody from the public have a comment. Clerk was there anyone that spoke in favor or opposition to the actions this evening. **Ms. Kimble** said we have not received anything in favor or opposition.

Chairman Burroughs said Mr. Cronk, thank you for being with us this evening and, Katherine, thank you for the PowerPoint that shows the opportunity for the TIF in the four districts. There are some questions moving forward with the project. Some of us have questions in reference to the ownership of the bridge and how that will play into the TIF and Kansas dollars going for a Missouri entity, but with that aside, I do believe the project has tremendous merit. I want to thank Commissioner McKiernan and Mr. Bryant for bringing up the opportunities for future development. The synergy around a quality development is always something we anticipate will occur. I believe that Mr. Haw and Mr. Cronk project will do just that. I have read through the contract and I do see that there are provisions that this allows certain businesses in that retail zone so that I am excited about that we will quality retail in those areas. With that, I would entertain a motion to take action on the project.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the Redevelopment Agreement which tentatively approves the redevelopment agreement and sets a public hearing date of August 13th to consider the redevelopment district and that we fast track both of those to the meeting of the 9th.**

Chairman Burroughs asked I do have one question of Legal. The TIF districts that are established, Patrick, does that include the bridge so it can receive TIF districts before any approval? Put it in the TIF District. **Patrick Waters, Senior Attorney**, said Katherine can correct me if I'm wrong, but the bridge is included in the overall redevelopment district, but not in the specific project area of the apartment. **Ms. Carttar** said yes, so at this time this would just—the bridge would just be in this district so basically that just removes one step when they want to come forward and request some incentives. Any deal that we would make with the bridge they would basically have to start from this point kind of moving forward. So, the district would already be in place but the would have to come up with their own project plan. This is purely only talking about the apartment.

Mr. Waters said, Mr. Chairman, can we hold these as two separate items because only the TIF resolution is being fast tracked so I think it would be best to hold these as two separate items. **Chairman Burroughs** said thank you and just for my clarification, Patrick, that's why I bring this up. I know that there's been questions in reference to the bridge and I want to make sure we give the bridge it's due justice and don't want to include it in something that may overshadow a development opportunity in the future.

Is the bridge contingent to the development of Project 1? **Ms. Carttar** said no, they are completely separate, just by being in the same overall redevelopment district. Really, looking at this TIF District is really looking at this as more of a master plan and kind of what could happen. So that includes down the line, the bridge potentially having a project on it, but when we're actually looking at the development agreement and what will be coming to probably in another month, which would be the project plan for the apartments, that is Phase 1 and not contingent on any other future development. **Chairman Burroughs** said wonderful. The next question I would have is, there could be a substitute motion to accept the plan as presented, excluding section four, which would be the bridge from the TIF plan. Substitute motions always in order. **Mr. Waters** said excluding section four. Commissioner, I think the issue is, I think we'd have to redraw the resolution and have a new description in the resolution probably because we have—we already have the map attached as an exhibit.

Ms. Carttar said just to kind of reiterate, for the bridge to actually get approved so it would just be in this district that does not allow it to have any kind of incentive to get any TIF incentive, it would have to have a project plan approved, which would be a 2/3 vote required. It would have a lot of additional planning and scrutiny to receive any benefit from a TIF plan. **Chairman Burroughs** said, Katherine, I sincerely appreciate that discussion.

I know that there has been some discussion in reference to the bridge project. I do know that there has been discussion of $2M to the bridge project when we've been trying to find the additional dollars for a fire station in Piper and closing the one in Fairfax and if it's a contingent on a $2M participation from the Unified Government to bring the bridge to part of the project, I think there's some concerns about the viability of that, but that is the discussion among commissioners. I just want to ensure that we're not doing anything that would take commissioners out of that discussion. **Ms. Carttar** said no, not at all. This does nothing, there is nothing that you are voting on today that really has anything to do with the bridge. All it is saying that yes, we would like to see development in that area. In terms—this is not locking you in to do anything at all with the bridge.

Chairman Burroughs said, Legal, I anticipate (inaudible). **Mr. Waters** said that's correct. **Chairman Burroughs** said thank you Patrick for that.

Commissioner Townsend said I appreciate Commissioner Burroughs comments about the bridge. Maybe another way to ask this, is what is the benefit of including the bridge in the TIF District at this time at all if it does not lock the Commission into awarding, for lack of a better word, any type of financial benefit because that should definitely, absolutely be a separate discussion apart. **Ms. Carttar** said yes. **Commissioner Townsend** said so what is the benefit in including the bridge in this TIF. **Ms. Carttar** said we are really looking at—this is the Riverfront Development Master Plan, so we are looking at what we would like to see in the future, in the coming years for this area, that includes this property that is not in this—Project Area 3, that would have its own completely different deal. Project Area 2, again, completely separate deal points. We have not mentioned it, they could use TIF, they could not use TIF, this is just providing an area and kind of a vision for what we would like to see and where we anticipate development to happen in the future. Honestly it is—using TIF is a very long process so by kind of lumping these in and making a larger district you are taking one step out of a six-month process. Once again, this is only what we're talking about today in terms of the cap and the actual deal points that is only referring to Project Area 1. Anything happening in Project Area 2, 4, or 3, would come back to all of you and we would have this exact same conversation over again but with those deal points and that specific project.

Todd LaSala said if I may, I agree with everything you just said. Commissioner Townsend, the other thing that I would add to that procedurally Katherine is exactly right. The other advantage to having it in is that if you have development in Project Area's 1, 2, and 3, that are more robust than you expect and you have excess revenues that are created from those other projects within the districts, you have the ability if you someday choose to, to share those revenues that are generated within this TIF District with Project Area 4. If the Commission ultimately decides it wants to do something with the bridge and wants to, as Katherine says, approve that project plan someday by a 2/3 vote, if and only if, you decide to do all that and you find that you have excess revenue from Project Area 3 and something great that's happening there where you don't need all that revenue to do the project itself in Project Area 3. You have the ability to share that revenue from Project Area 3 to make the bridge thing happen without it coming from someplace else. If you ask me, what's the greatest advantage to doing it, in addition to the procedural stuff that Katherines talking about that's all exactly right, substantively down the road there may be deal reasons that would be beneficial, and you have the ability to do that if it's already attached to this TIF District.

Commissioner Townsend asked so without the bridge being a part of this TIF, if we found our self with an abundance of riches, so to speak, that would not be available for use and for. **Mr. LaSala** said not without being in the district. You have to go back procedurally and go through some procedural stuff to try and add it to the district if it's not in, that's correct. **Commissioner Townsend** said I appreciate that insight, that is an advantage. I just want to make sure that I am not unwittingly approving a bridge for some of the same reasons that Commissioner Burroughs shared some of the considerations. I could add some others beyond those that he mentioned, but if this inclusion of for only keeps open the door to sharing profits that make seed in 1, 2 and 3 what the TIF is allowed for then, I can see the benefit in that. I just want to make sure that we're not unwittingly, or that I am not unwittingly, as a commissioner on this committee, giving a task of go ahead for that project, that part of it. **Mr. LaSala** said Kathrine said this very well, it's very, very true; in order for Project Area 4 to ever benefit from being in the TIF District, it will have to have a project plan approved that requires two-thirds of the Commission to vote in favor of it. Whatever the deal might be on the bridge someday, it will have to rise and fall on its own with the commissioners and two-thirds of the commissioners would have to be in favor of approving that project plan someday. If that never happens, the bridge never benefits from being in the district. **Commissioner Townsend** said thank you very much.

Commissioner McKiernan said I do want to make clear that when I made my initial motion, it was dedicated—it was directed toward Project Area 1, and not toward two, or three, or four. I was only thinking about Project Area 1 with that, even though there may be a broader district that could be acted on someday. I'm only for now focused on Project Area 1, I just want to make that clear. **Chairman Burroughs** asked Counsel, does he have to change his amendment to verify that. Do we need to pull the second and him repose? **Mr. Waters** said I think the wording was, the only issue is I think we should have them as two separate votes, so it would probably be best just to reword it anyways because we want to have this as two separate votes. One for the development agreement and one for the resolution. **Commissioner McKiernan** said well, if my second is agreeable to withdraw, then I will withdraw to restate my motion. **Commissioner Johnson** said agreed. **Commissioner McKiernan** said so, I will take direction from legal counsel on how we should phrase these so that they are two separate but related motions.

Mr. Waters said you have one, you have the resolution calling and providing for the notice of the public hearing on the redevelopment district. That's being requested for the fast track to Thursday. Then you have a resolution adopting the development agreement for the apartment project.

Commissioner McKiernan asked, Katherine, correct me that's a tentative approval, correct. **Ms. Carttar** said yes, so the project plan which is the legally binding aspect will still be coming forward to this committee here shortly in the future. **Commissioner McKiernan** said correct, okay. Then in that case, Mr. Waters, if you could just state for me again the very first one.

Mr. Waters said a resolution calling and providing for notice of a public hearing on the advisability of creating a redevelopment district. That's for the, as we talked about, the overall. **Commissioner McKiernan** said what he just said, is my motion. **Commissioner Johnson** said and my second.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve calling and providing for notice of public hearing on the advisability of creating a redevelopment district.

Chairman Burroughs said point of clarification, if I may. That the same motion as you made before, it's for the entire Project 1 through 4, because that is the redevelopment. **Mr. Waters** said correct. We're excluding—we're not taking the—we're holding the development agreement as a separate vote. **Chairman Burroughs** said I think what raises some of the questions with some of us is this 20-page, 26-page agreement and the questions that come forward in reference to that. Many of us are very supportive of the development Mr. Cronk and Haw in our proposing. We want to see the Riverfront Development. We believe it will complement our, not only our community, but enhance ancillary development on both sides of the river. For that, I am very thankful and grateful, but I don't want to miss an opportunity that may shortchange an additional project if we can bring additional dollars and resources to the table. I think that's been some of the concerns a few of us commissioners have had in reference to number 4 within the project.

Staff, I'm going make it a matter of public record, I trust your judgment and your guidance and including the entire 1 through 4, but 4 will have to come before the body. If I understand by Mr. LaSala comments, will take a two-thirds vote to approve Project 4 to move forward. If that's the case, will it take two-thirds vote for project two and three to move forward? **Ms. Carttar** said yes, and 1, for that matter, so when we come back with Project Area 1, which will really—so Project Area 1 will also need a two-thirds vote when that project plan comes forward which will be forthcoming.

Chairman Burroughs said, Katherine, we will have an opportunity as commissioners to divide the four projects individually and have them stand on their merits individually. **Ms. Carttar** said 100% correct. **Chairman Burroughs** said thank you for that public statement. I appreciate that very much. Any other questions, comments or concerns in reference to the proposal before us this evening.

Chairman Burroughs said seeing none, we do have a motion and a second to approve the resolution and help me, Counsel, in reference to Item 2, the resolution and the development agreement. **Mr. Waters** said the motion that Commissioner McKiernan made is just for the redevelopment district at this time. **Chairman Burroughs** said is everyone comfortable with the motion and understand what the motion is. I'll ask the Clerk to call roll.

Roll call was taken on the motion and there were six "Ayes," Bryant, Walters, Johnson, Townsend, McKiernan, Burroughs.

Chairman Burroughs said second part of the motion was the development agreement, the resolution approving the Yards 2 Development Agreement resolution calling for the TIF. Counsel, is that correct? **Mr. Waters** said correct. McKiernan make a motion, Johnson made the second any discussion, any questions? Seeing none, Clerk call roll.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the development district for Yards II. Roll call was taken on the motion and there were six "Ayes," Bryant, Walters, Johnson, Townsend, McKiernan, Burroughs.

Chairman Burroughs said, committee, thank you for your patience with us this evening. I know this pandemic has been quite trying on not only us, but the public as a whole. I would just ask the staff, when we have something that needs to be fast tracked that we get the information as soon as it's available and if it's an extensive piece of information that we may want to have a hearing, or all crews to ensure that we are fully understanding what is before us the night of the meeting. That's my comment as Chair. I truly appreciate everyone's patience and with that we are adjourned.

Adjourn

Chairman Burroughs adjourned the meeting at 8:45 p.m.

mbb