Economic Development and Finance Committee
Standing Committee Meeting Agenda
Monday, March 7, 2016
5:45 PM

Location:
Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
5th Floor Conference Room (Suite 515)

Name	Absent
Commissioner Brian McKiernan, Chair	☐
Commissioner Hal Walker	☐
Commissioner Gayle Townsend	☐
Commissioner Ann Brandau-Murguia	☐
Commissioner James Walters	☐
David Alvey, BPU Member	☐

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

II. **Revisions to March 7, 2016 Agenda**

V. COMMITTEE AGENDA

Additional Information: **Item No. 2 – UG MASTER EQUIPMENT LEASE PURCHASE AGREEMENT**

Synopsis: Submitted is the resolution amending the UG's Master Equipment Lease Purchase Agreement dated October 17, 2013, with Banc of America Public Captial Corp., submitted by Debbie Jonscher, Finance.

Tracking #: 16478

III. **Approval of standing committee minutes from January 4, 2016.**

IV. **Measurable Goals**

V. Committee Agenda

Item No. 1 - REPORT: FOURTH QUARTER BUDGET TO ACTUAL

Synopsis: Fourth Quarter Budget to Actual Report, submitted by Lew Levin, Chief Financial Officer.

For information only.

Tracking #: 16464

Item No. 2 - RESOLUTION: 2016 MASTER EQUIPMENT LEASE PURCHASE AGREEMENT

Synopsis: A resolution amending the Unified Government's Master Equipment Lease Purchase Agreement dated October 17, 2013, with Banc of America Public Capital Corp. in connection with paying the costs of acquiring and installing certain equipment, submitted by Debbie Jonscher, Deputy Finance Director.

Information forthcoming.

Tracking #: 16474

Item No. 3 - ORDINANCE: SUCCESSFULLY CONCLUDING EARLY THE ADAMS STREET/KANSAS AVENUE TIF REDEVELOPMENT DISTRICT

Synopsis: An Ordinance successfully concluding early the Adams Street/Kansas Avenue Redevelopment District created pursuant to Ordinance No. O-7-04 and concluding the tax increment financing with respect to such redevelopment district, submitted by Lew Levin, Chief Financial Officer.

Tracking #: 16465

VI. Public Agenda

VII. Adjourn

Staff Request for Commission Action

Tracking No. 16474

Full Commission Meeting Date: 3/31/16

Committee: Economic Development & Finance

Date of Standing Committee Action: 3/7/16 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
02/24/2016	Debbie Jonscher, Deputy Director	x5847	djonscher@wycokck.org	Finance

Item Description:

A resolution authorizing the Unified Government of Wyandotte County/Kansas City, Kansas to amend its Master Equipment Lease Purchase Agreement dated October 17, 2013, with Banc of America Public Capital Corp. in connection with paying the costs of acquiring and installing certain equipment and to approve execution of certain documents in connection therewith.

Maximum amount not to exceed $7,000,000.

Documentation forthcoming.

Action Requested:

Approve resolution.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

RESOLUTION NO. R-___-16

RESOLUTION AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO AMEND ITS MASTER EQUIPMENT LEASE PURCHASE AGREEMENT WITH BANC OF AMERICA PUBLIC CAPITAL CORP, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF ACQUIRING AND INSTALLING CERTAIN EQUIPMENT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") desires to obtain funds to pay the costs of acquiring and installing some or all of the equipment identified on **Annex 2** attached hereto (the "Equipment"); and

WHEREAS, in order to facilitate the foregoing and to pay the cost thereof, it is necessary and desirable for the Unified Government, to amend its annually renewable Master Equipment Lease Purchase Agreement (the "Lease") with Banc of America Public Capital Corp (the "Lessor"), dated as of October 17, 2013, to extend the Origination Period (as defined in the Lease).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY KANSAS, AS FOLLOWS:

Section 1. Authorization of Lease Amendment. The Chief Financial Officer of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby authorized to execute Amendment Number 2 to the Lease (the "Amendment"), attached hereto as ***Exhibit A***, and take all other necessary action to amend the Lease.

Section 2. Authorization of Lease Transaction. The Unified Government states its intent to lease pursuant to the Lease and pursuant to separate Schedules of Equipment (the "Schedules") some or all of the Equipment in a maximum principal amount of $7,000,000. The Equipment to be leased and the related Schedule will be approved by subsequent resolution(s) of the Board of Commissioners.

Section 3. Authorization and Approval of Unified Government Documents. The Amendment is hereby approved in substantially the form submitted to and reviewed by the Board of Commissioners on the date hereof, with such changes therein as are approved by the County Administrator, the County Administrator's execution of the Amendment being conclusive evidence of such approval.

The obligation of the Unified Government to pay Rental Payments (as defined in the Lease) under the Lease and any Schedules is subject to annual appropriation and will constitute a current expense of the Unified Government and will not in any way be construed to be an indebtedness or liability of the Unified Government in contravention of any applicable constitutional, charter or statutory limitation or requirement concerning the creation of indebtedness or liability by the Unified Government, nor will anything contained in the Lease or any Schedule constitute a pledge of the general tax revenues, funds or moneys of the Unified Government, and all provisions of the Lease and any Schedule will be construed so as to give effect to such intent.

The County Administrator is hereby authorized and directed to execute and deliver any Schedules on behalf of and as the act and deed of the Unified Government.

Section 4. Further Authority. The Unified Government will, and the officials and agents of the Unified Government are hereby authorized and directed to, take such actions, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and to carry out, comply with and perform the duties of the Unified Government with respect to the Lease, any Schedules and the Equipment.

Section 5. Effective Date. This Resolution will take effect and be in full force from and after its passage by the Board of Commissioners.

ADOPTED by the Board of Commissioners of the Unified Government of Wyandotte County, Kansas City, Kansas, this March 31, 2016.

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Mayor/CEO

ATTEST:

____

Unified Government Clerk

APPROVED AS TO FORM:

____

Assistant Counsel

SCHEDULE I

2015-2016 Unified Government Possible Lease Finance Equipment Projects

CMIP Project #	Item/Project	Cost	Term (yrs)
2015 Equipment Carried Over to 2016			
Fire	Pumper	$ 660,000	10
	Pumper	660,000	10
	Pumper	660,000	10
	Air/Lights/Rehab vehicle	550,000	10
311 Call Center	Computer System upgrade	53,000	3
2016 Equipment			
Fire	Pumper	660,000	10
	Ambulances	630,000	3
Police	Vehicles	700,000	3
NRC	Computer database upgrade	264,000	3
Aging	Buses	160,000	5
Public Works	Vehicles	48,000	3
Appraiser	Vehicles	93,000	3
Sheriff	Vehicles	75,000	3
Contingency	Other	1,787,000	
TOTAL		**$ 7,000,000**	

Bank of America

Amendment Number 2
to Master Equipment Lease Purchase Agreement
dated as of October 17, 2013

This Amendment Number 2, made this 31st day of March, 2016 to the Master Equipment Lease Purchase Agreement dated October 17, 2013 ("Agreement") between Banc of America Public Capital Corp ("Lessor") and the Unified Government of Wyandotte County/Kansas City, Kansas ("Lessee")

W I T N E S S E T H :

WHEREAS, Lessor and Lessee are parties to the Agreement; and

WHEREAS, Lessor and Lessee desire to amend certain provisions of the Agreement;

NOW, THEREFORE, in consideration of the premises and the mutual obligations hereinafter contained, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, the parties hereto agree as follows:

1. Section 1.01 "Origination Period"; is amended by deleting the reference to December 31, 2015, and replacing it with December 31, 2016.

2. Except as amended hereby, the Agreement shall remain in full force and effect and is in all respects hereby ratified and affirmed. Capitalized terms not otherwise defined herein shall have the meanings ascribed them in the Agreement.

IN WITNESS WHEREOF, the parties hereunto have caused this instrument to be executed by their duly authorized officers as of the day and year first above written.

Banc of America Public Capital Corp (Lessor)

By: ______________________

Printed Name: ______________________

Title: ______________________

Unified Government of Wyandotte County/Kansas City, Kansas (Lessee)

By: ______________________

Printed Name: ______________________

Title: ______________________

Exhibit A

Annex 2 - 2015-2016 Unified Government Lease Financed Equipment Projects

CMIP Project #	Item/Project	Term (yrs)	Rate*	Principal**	Interest***	Annual Pmt****	Service, Maintenance
2015 equipment (not financed)							
Fire	Pumper	10		$ 660,000	54,695	120,695	0
	Pumper	10		660,000	54,695	120,695	0
	Pumper	10		660,000	54,695	120,695	
	Air/Lights/Rehab vehicle	10		550,000	45,579	100,579	
311 Call Center	Computer System upgrade	3		53,000	673	18,340	0
							0
2016 Equipment							0
Fire	Pumper	10		660,000	54,595	120,595	
	Ambulances	3		630,000	7,991	217,991	0
Police	Vehicles	3		700,000	8,879	242,212	0
							0
NRC	Computer database upgrade	3		264,000	3,349	91,349	
							0
Aging	Buses	5		160,000	4,479	36,479	0
Public Works	Vehicles	3		48,000	609	16,609	0
Appraiser	Vehicles	3		93,000	1,180	32,180	0
Sheriff	Vehicles	3		75,000	**952**	25,952	
Contingency	Other			1,787,000			
TOTAL				$ 7,000,000			

* Interest is estimated, based on a formula in the master lease. Estimated rates as of February 19, 2016:
3 year: 0.92%
5 year: 1.17%
7 year: 1.40%
10 year: 1.66%

** Principal column is the estimated total purchase price without interest if paid for by cash.
*** Interest column is the annual interest amount using estimated rates.
**** Estimated

ECONOMIC DEVELOPMENT AND FINANCE
STANDING COMMITTEE MINUTES
Monday, January 4, 2016

The meeting of the Economic Development and Finance Standing Committee was held on Monday, January 4, 2016, at 5:30 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Walker, Townsend, Murguia, and Walters, and BPU Member David Alvey. The following officials were also in attendance: Lew Levin, Chief Financial Officer, Joe Connor and Gordon Criswell, Assistant County Administrator, Patrick Waters, Senior Attorney, and Marlon Goff, Economic Development.

Chairman McKiernan called the meeting to order.

Chairman McKiernan said a blue sheet came out on this particular agenda. At our last meeting, we had a discussion about trying to limit blue sheet items, but one of our other items previously published does depend on this blue sheet item and it was submitted to everyone before the holidays. Hopefully we'll be able to move forward with that. It becomes our new Item No. 1.

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

Approval of standing committee minutes from November 9, 2015. **On motion of Commissioner Walker, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 15274…TWO ORDINANCES: WYANDOTTE PLAZA SPECIAL OBLIGATION REFUNDING BONDS, 2016

Synopsis: Two ordinances pertaining to the Wyandotte Plaza refinancing, submitted by Lew Levin, Chief Financial Officer. It is requested that this item be fast tracked to the January 7, 2016 full commission meeting to allow for financing to proceed on schedule.

- Increase the financing authority from $7,125,000 to $13,860,000
- Authorize the issuance of Special Obligation Refunding Bonds, Series 2016

Lew Levin, Chief Financial Officer, said both Item Nos. 1 and 2 pertain to the Wyandotte Plaza refinancing. The first item is an ordinance that modifies the ordinance that was approved July of 2012. It increases the financing authority for Wyandotte Plaza from $7,125,000 to $13,860,000 plus interest and other costs of issuance associated with the financing. The increase, the $13.8M just pertains to the financing authority. That was what we had contemplated all along with the project. When we issued debt in 2012, the decision was to limit the debt to that $7.1M and any future issuance of debt would be dependent on the developer's ability to move forward with the project and complete the project. The developer has accomplished those objectives.

We need to, in the first ordinance, increase the authority to the amount that was originally approved and contemplated in the development agreement. I don't know if you want to take action first on increasing the financing authority, or if you'd like me to review the actual financing on the second ordinance. **Chairman McKiernan** said if you wouldn't mind, I think it would make sense to just hear about both of them since they are linked together.

Mr. Levin said so really the companion piece allows us to move forward with the financing. The ordinance allows us to refund the bonds that were issued in 2012, subject to certain perimeters. The perimeters are identified in the ordinance. The principal is not to exceed $15.9M and I'm going to explain that a little further, but I'll go through the other items. The interest rate not to exceed 6%, final maturity no later than 2035, and bonds are subject to or callable after 10 years or December 1, 2026.

I mentioned that the authorization is for the principal not to exceed $15.9M and that really includes $2M of additional costs; $990,000, which is a Debt Service Reserve which is a protection for the bondholders. Capitalized interest, which we've already incurred from 2012, was $721,000; and cost of issuance for two financings, the financing that occurred in 2012 and the financing that will occur within the next 30 days, approximately $300,000. That's how the $15.9M figure was derived.

What's really positive about this project is it removes the government's annual appropriation. Right now we're backing the existing bonds that have been issued. Once we move forward with this financing, the backing is strictly the project revenues which include the NRA, which was established which is the property tax increment, the sales tax increment over a base which is actually escalating over the remaining term of the project in the CID pledge. In the CID pledge, you might remember we discussed that last month, we approved action that removes the pledge of those revenues from the developer's lender to this financing.

I did want to mention that this financing is backed strictly by project revenues. There's no GO backing or general obligation bond backing so it's not a negative to our credit rating. It's backed strictly by project revenues. I recommend moving forward with both of these actions.

Chairman McKiernan said so last month when we discussed this, I asked what's the risk and you said that really the risk is not to refinance because the refinancing removes us from that revenue stream and takes away our annual appropriation. Is that correct? **Mr. Levin** said that is correct.

Commissioner Murguia said move to approve the ordinance change. Can I move to also approve the financing or do I need to make them separate. **Chairman McKiernan** asked can we do both. **Ken Moore, Chief Counsel,** said you can make them together if your vote is the same.

Action: **Commissioner Murguia made a motion to approve the ordinance change and the financing on the Wyandotte Plaza project, seconded by Commissioner Walters.** Roll call was taken and there were six "Ayes," Alvey, Walters, Murguia, Townsend, Walker, McKiernan.

Item No. 2 – 15325…BUDGET REVISION: EMPLOYEE HEALTH FUND

Synopsis: Request to approve a budget revision in the amount of $750,000 that authorizes a supplemental payment to the Employee Health Fund from the County General Fund, submitted by Lew Levin, Chief Financial Officer.

Lew Levin, Chief Financial Officer, said we wanted to bring forward a budget revision to really strengthen the position of the Employee Health Fund. Last summer the government took action and we actually made a transfer of $2M to the Employee Health Fund. We've had a problem over the last several years that we realized we had to have an influx of additional funds to put that in a cash positive position. The performance of that fund, through the end of 2015, put us in a negative cash position. This action is really an interim measure but it accomplishes a couple of objectives.

That $750,000 will be viewed as a supplemental payment. We had previously deferred from the period 2009 – 2011, $4.8M in contributions to the Employee Health Fund. With the payment of the $2M that we made last year plus $950,000 that we had made in the prior two years, the outstanding balance will be approximately $1.2M. That's a positive step and it will also put the fund in, I'll say closer to a neutral position as we move forward to the year.

Other steps Administration has taken with the adoption of this year's budget is a 14% increase in employer contributions, both individual and family. Employees are correspondingly—the family rate for employees has increased 14% in 2016, effective February of this year, for all bargaining groups that have approved it today and the non-union groups will be implementing a $10 - $30 increase in individual contributions towards their coverage.

The approval of this revision is to move forward with, I'll say, improving the cash position of the Health Fund.

Chairman McKiernan said so this gets us closer to our goal of transferring funds to the Employee Health Fund that were deferred in some previous budget cycles. **Mr. Levin** said correct.

Commissioner Walker asked did you say that the cost for last year had gone up 14%. **Mr. Levin** said no. The cost in this year for individuals; two parts. The Unified Government employer contributions are increasing 14% this year. That represents approximately a $3M budget impact. That same 14% increase will be applied to employees that elect family coverage.

Under our current contract, we're paying 100% of individual coverage. What we've negotiated with a couple of bargaining units that have accepted the union proposal so far is the implementation of an increase, depending on the employee's salary, an increase ranging from $10 - $30 per month toward individual coverage.

Commissioner Walker said I guess what I'm curious about is every time when we increase cost of healthcare; it's based on the previous year experience, is it not. **Mr. Levin** said we had not increased employer contributions since, I believe, 2008. At that point, we entered the recession and we were in a position that the Employee Health Fund had a strong balance at that time. Really what's occurred over the last 6 – 7 years is we've spent down that balance and we really haven't addressed it in the form of increasing employer contributions. If we were really to do it on what you suggest, I would agree that's a better approach. Look at our experience in prior years and see what's needed and then make the adjustments. Under our contract, the maximum increase we can impose upon unions is a 14% increase, that being their share of the family contribution. We can do the same as our employer contribution.

Commissioner Walker said I'm not asking it right. Every year we spend a certain amount of money on healthcare. Employees spend what they spend in deductibles and the monthly premium. Individual coverage, up until this year, hasn't paid anything except whatever the deductibles were. Family coverage pays whatever the family premium is plus the deductibles. There is a total bottom line cost to health insurance…**Mr. Levin** said I can give you some overall numbers and these are approximate.

Commissioner Walker said I don't need to know tonight, but what is driving in our particular case. Is it the cost of going to a hospital or to a doctor has increased? A doctor charges you $100 for an office visit and now next year he's going to charge you $110. Is the hospital and the doctors driving the increase or is there a measurable way to determine—are our employees using healthcare more than what they have.

Commissioner Murguia asked are our employees more sickly. **Commissioner Walker** asked do we go to the doctor more often than we have in the past or to the hospital. Do we have an abnormal number of severe medical conditions that occur? **Mr. Levin** said I'm probably not the best one to answer that question. **Commissioner Walker** said I don't want the answer tonight. **Mr. Levin** said one thing we certainly can do is, we can ask United HealthCare. They make an annual presentation to our Employee Benefit Committee and we can provide that information to you. I'm certain they'd be willing to meet with this committee. **Commissioner Walker** said I would like that annual presentation. Every year I'm never sure who to blame. Is it our employees because they're running to the doctor with every little ache and pain, or is it the doctors and the hospitals that need to make more money for themselves?

Joe Connor, Assistant County Administrator, said, Commissioner, I can tell you that on the expense side, I don't know if there's been a year where pharmaceutical, hospital, or the doctor's office charges have not gone up across the country. There's never been a year where its remain flat. So our costs to purchase healthcare always goes up. On the utilization side, that's where the United HealthCare presentation would be helpful for how is our group utilizing healthcare. I think that will give you both pieces of the puzzle.

Commissioner Murguia said yes, I agree with you, Commissioner Walker. I'm curious also. I mean we hear all the time on the national news and even locally we get reports about how healthcare costs are skyrocketing. What we haven't heard is how is the health of our employees. Are we seeing an increase in significant illnesses, what kind of illnesses are we seeing an increase in, and if we're seeing an increase? I'd just be curious what's happening there.

Mr. Connor said we can certainly provide utilization data. With our new partnership with Cerner, we're going through a self-assessment process where employees are actually disclosing that kind of information. It will also include biometric information as well for those that have signed up. It's gone very well so far. We're a little slow on the biometric side. We'll be able to get a picture from those folks that participate what's their health like, what challenges do they have. I think that will be information we can bring forward when that's ready.

I will say that our plan does have a re-insurance policy that we purchased to kind of cap our losses for the really big claims, so we do have that built into our budget as well.

Commissioner Murguia said if when you're evaluating that data, it looks like we're not as healthy or we're becoming less healthy. Could you compare that to what's happening kind of in the nation? Do you have a benchmark of statistics? **Mr. Connor** said yes. **Commissioner Murguia** said it's always easier to take when you know you're in the same boat with a lot of other people.

Commissioner Walker said United HealthCare is not alone. I know when my daughter went to school back East; United HealthCare had coverage there for her because they were there. I was able to continue to cover her under my policy here. They've got to have some kind of data that we can take—them alone, let alone a national all insured type of look.

Mr. Levin said their annual report compares us with other peer groups and other clients.

Commissioner Walker said I guess I'm going to be asking—I see the Mayor's representative's here in the back. I'm assuming all commissioners would want to hear this because this is going to be an important part of the budget as it is. Let's ask the Mayor for a special session where United HealthCare comes in and we do this and we find out what we can. If you would rely that, Mr. Administrator, to the Mayor. **Mr. Connor** said sure. **Commissioner Walker** said it doesn't have to be immediately but sometime before we start lining the budget directly. **Mr. Connor** said I think that will be really good timing because they'll be closing out 2015. We should be getting a report either late Spring or early in the second quarter so that should work out pretty well.

Mr. Levin asked, Mr. Connor, do you want to add any information on the medical clinic for employees and how our expectation is to lower medical costs. **Mr. Connor** said the clinic that we're partnering with Cerner on, it's more of a long-term look at how to work with our population of employees to not only give them better access to care, as far as being more efficient and getting people back to work so they don't have to wait so long, but also providing health coaching, the biometric screening, and then Cerner will work with us as a group to decide what we should be working on this year with our employees and putting out training and programs and all kinds of other things for the employees to access and their families. In the 5 – 7 year range after the clinic opens, we should start to see either a flattening of our medical claims or start to see some reductions. It will be based on personal behavior and, again, targeting their programs, services, and training for what our population needs, our 2,200 covered employees plus their families.

Commissioner Murguia said wait, Joe, I have a question about that. Who is saying—are you saying that we will see a reduction in medical claims by the programs and by this clinic, or that we hope to see a reduction in medical claims by these programs and the clinic? **Mr. Connor** said that's the goal of having the Cerner partnership in the first place is to get to that point. I guess I can't sit here and say five years from now that it will be, but the goal of having them in place is to put ourselves in a position so that we can see a reduction. **Commissioner Murguia** asked will the programs just target education or will they actually be programs that incent employees to be more involved. **Mr. Connor** said the incentive part will come from us. They do have an incentive program and we do want to implement that. They also have a health coaching component where an employee can get a health coach and work with that person individually as well as other educational programs as well as a clinic that can provide more comprehensive service.

Commissioner Walters said so what we're being asked to do is increase the 2016 Amended Budget by this $750,000, sort of pre-approving this inclusion. **Mr. Levin** said it's not a formal amendment to the budget; it's a budget revision. You might remember our budget policy—if we exceed a budget revision of more than $50,000, we need to go before the governing body and that's what this action will do. We'll do it within existing budget authority. We'll take it from a personnel line item or a reserve line item, but this gives us authority to make that revision. We'll formally amend the budget during the budget process this summer. If this revision is approved, it would be included in the amended budget at that time.

Commissioner Walters said that really was my question; is there sufficient revenue to cover this expenditure. Are we going to hear that we are locked into a mill levy increase because of what we do here tonight. **Mr. Levin** said within the next two months, we're going to present a review of how we ended the year financially. What I'm estimating at this time is our General Fund revenues are going to exceed budget by approximately $3M, so that will give us sufficient capacity to make that amendment in the budget.

Commissioner Walker asked are you going to be here to make that presentation. **Mr. Levin** said I will work with staff. I may not be here on that day. **Commissioner Walker** said I was going to say, you're probably going to be out the door before that one has to be made.

Action: **BPU Board Member Alvey made a motion, seconded by Commissioner Walters, to approve the budget revision.** Roll call was taken and there were six "Ayes," Alvey, Walters, Murguia, Townsend, Walker, McKiernan.

Item No. 3 – 15321…REQUEST: SET A PUBLIC HEARING TO CONSIDER SSMID IMPROVEMENTS

Synopsis: Request to set a public hearing on January 28, 2016, for the authorization of the purchase of new banners and trash receptacles within the Self-Supported Municipal Improvement District (SSMID), submitted by Patrick Waters, Senior Attorney.

Patrick Waters, Senior Attorney, said in November of last year, the SSMID Advisory Board met and recommended approving two separate projects using additional funding that was available to the SSMID Board. The first project is to purchase 150 new banners that would be placed in downtown KCK that would promote the downtown area. The second project was to purchase 20 new, high-quality trash receptacles for the downtown area. The funding for these projects would come solely from the SSMID assessments. This would not come from the General Fund; however, state law requires that the Unified Government Board of Commissioners, as the governing body of the SSMID district, approve the request.

Tonight, we are requesting that the committee set a January 28th public hearing for consideration of these projects.

Chairman McKiernan said I have to say I was stunned when I found out we had to have a public hearing for them to be able to allocate spending money that we've already allocated for them to collect.

Commissioner Townsend asked what does a high-quality trash receptacle look like. **Lynn Kuluva, SSMID Board President,** said when the ATA put the transit center at 7th & Minnesota, they installed very nice trash receptacles. Recently, the Unified Government installed trash receptacles like this on the 700 Block of Minnesota Avenue. We got two bids to purchase 20 of these. MM Companies, LLC was the low bidder and is one of our local companies headquartered downtown KCK. We can purchase 20 of these and have them installed for $30,000. We have the funds. This is what the old ones look like.

Commissioner Townsend said thank you. Now I can put a name to the type that I prefer, the type of trash receptacle. **Mr. Kuluva** said they're identical to the ones that you folks installed on the streetscape on the 700 Block.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve setting the public hearing.** Roll call was taken and there were six "Ayes," Alvey, Walters, Murguia, Townsend, Walker, McKiernan.

Public Agenda:

Item No. 1 – 15323…PRESENTATION: CATALYTIC URBAN PREDEVELOPMENT FUND

Synopsis: Presentation by Steve Weatherford, Senior Program Officer with LISC of Greater Kansas City, regarding their $4M Catalytic Urban Predevelopment Fund, submitted by George Brajkovic, Economic Development Director.

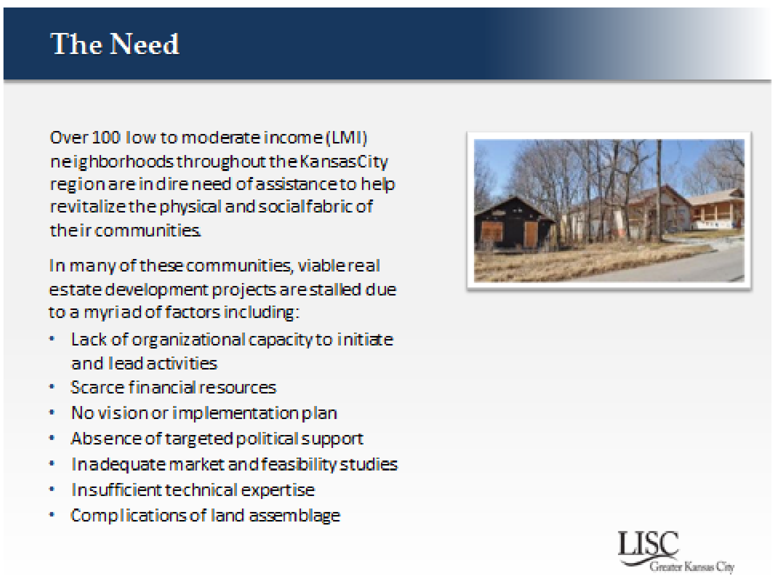
Marlon Goff, Economic Development Dept., said I'll start by wishing everyone a Happy New Year. Joining me tonight is Steve Weatherford. He's with Greater Kansas City LISC. He's one of the Senior Programming officers and he's here to talk about a new initiative that actually started last year.

Steve Weatherford, Senior Program Officer, LISC, said Greater Kansas City LISC is part of a national, non-profit organization. We have 30 offices throughout the country. Our national office is in New York City. We are a community development financed institute. We do all types of community revitalization and community development efforts.

Here in Kansas City, KS, one of the projects that I have had the pleasure to work on is the new single-family housing that has been built in Douglass/Sumner. As you know, that was a federal grant that was appropriated approximately 10 years ago and we built 4 houses. We are now taking the program income from the sale of those houses and we're starting to recycle that money into additional homes. We're going to be building our fifth home in the Douglass-Sumner neighborhood. CHWC will be breaking ground on that shortly.

What I am here this evening now to share with you is about our Catalytic Urban Predevelopment Fund. I have provided you with a folder that has our presentation here this evening. It has some additional information about the Predevelopment Fund. It also has our infamous Momentum Map. If you want to know anything about where LISC is operating in Kansas City, MO, or here in Wyandotte County, you can just refer to the Momentum Map. We're awfully proud of that. It has all of the initiatives that the Unified Government has prioritized here in the county and also shows you our focus areas.

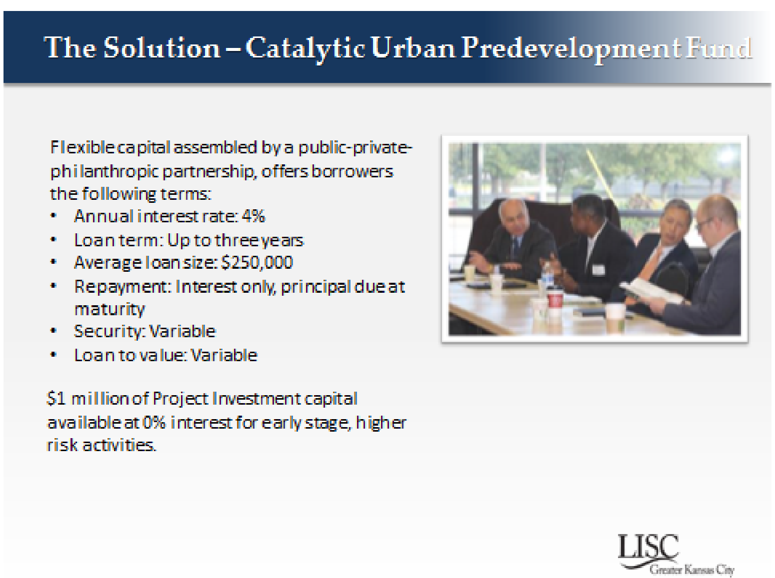
Why don't we get started now with our presentation.



In the first slide we talk about the need. As you know, there's over a hundred low to moderate income neighborhoods throughout the Kansas City Metropolitan area that are in dire need of assistance for revitalization, to revitalize their physical and social fabric of their communities. In many of these communities, the viable real estate development projects are stalled due to a myriad of factors which includes: a lack of organizational capacity, to initiate and lead the activities, scare financial resources, no vision or implementation plan, an absence of targeted political support, sometimes an inadequate market or feasibility study, insufficient technical expertise, and complications that arise in trying to assemble the land.

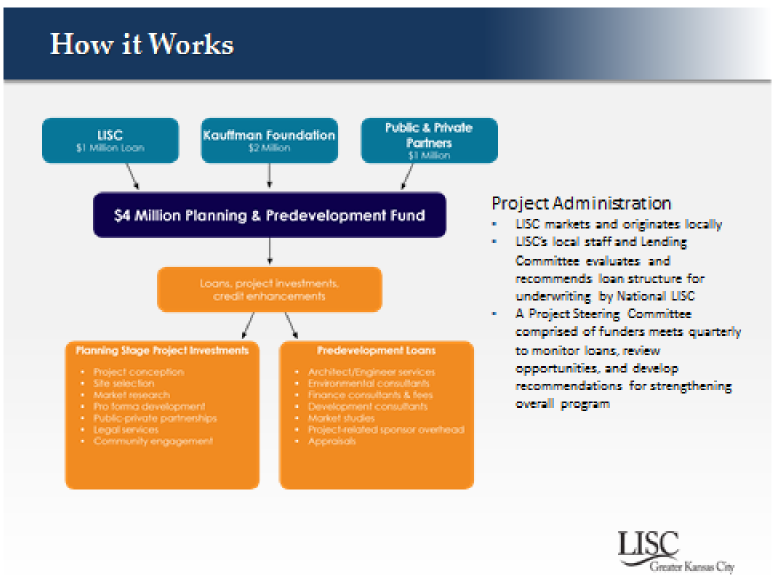
On our next slide, we begin now to focus on some of these risks. Due to the risks associated with the predevelopment activities in these tough neighborhood, urban environments, the physical challenges in public funding, additional financial and technical resources are best provided by a community development financial institution like LISC and our foundations that support our activities.

As a result now, we find that we can have in these financings lower loan to value ratios, more flexibility in the financing terms, a blend of both loans and grants, access to new public-private partnerships, technical assistance opportunities, and a capacity building of borrowers.



The solution, we believe, is now the development of the Catalytic Urban Predevelopment Fund. This is a flexible capital that has been assembled from a public-private and philanthropic partnership that offers borrowers some special or some good terms. As shown on this slide, a 4% interest rate, loan terms up to three years, we believe we're going to have an average loan size of approximately $250,000, the repayment now of these funds are interest only and the principal is due at maturity. The security is variable and the loan to value is also a negotiable item.

Out of this $4M fund, $1M of the fund is for project investments. This is capital now that's available at a 0% interest rate. As we go to the next slide, we can kind of see how all of this works.



So as you can see, the Kauffman Foundation put in $2M into the fund, LISC has invested another $1M and then we have public and private partners which includes the Hall Family Foundation, the city of Kansas City, MO, and hopefully the Unified Government making an investment of an additional $1M, so that's where the $4M comes from. We'll be making loans and project investments with these funds.

On the left side of the slide, you can see some of the planning stage or what might be considered for project investments. Those things include, if you can't quite see that, it's the project conception, site selection, market research, pro forma development, the public and private partnerships, legal services, and community engagement. Then on the right side you see typical predevelopment loan activities: your architectural and engineering, your environmental consultants, the finance consultants, the development consultants, the market studies, the project-related sponsor overhead, and the cost of the appraisals.

Now I do want to point out that the project administration will be all done here locally so it will be the local LISC staff. We'll be doing the marketing and the originating of the loans. We will have a lending committee that is comprised of the LISC Board and they will be doing valuations and recommendations on loan structures for the underwriting that will be done by the national LISC Credit Committee in New York.

I just was to emphasize that these are not grants; these are loans. They will be underwritten just as we do all of our loans when we're lending LISC capital.

We anticipate that there will be a project steering committee which will be comprised of the funders. We anticipate that they will be meeting on a quarterly basis to monitor the loans, review opportunities, and develop recommendations for strengthening the overall program.

Now I think it might be helpful if we just take a minute and just kind of talk about what a catalytic predevelopment loan might look like and what it might accomplish. So let's just envision that we have a predevelopment loan that amounts to $150,000. In order for this project that we are imagining to move forward, it's going to need a feasibility study to determine if the project that they're putting together is actually going to be feasible and going to work. So what we might do with our Catalytic Predevelopment Fund, let's say that the cost of the feasibility study is approximately $20,000. So the first part of the loan, the first $20,000, we'll make at a 0% interest rate to pay for the feasibility study. If the feasibility study comes back and says that the project is infeasible, that the project won't work, we'll stop at that point and we'll write that portion of the loan off. **Mr. Goff** said as a grant. **Mr. Weatherford** said as a grant, but I'm not using the G word. We're going to write that loan off.

If the project is feasible, then we move into the other parts of that loan. So the next $65,000 would be a 4% loan or a loan at a 4% rate. This might pay for preliminary drawings, for what all is going to be involved in the project, if it's housing, if it's mixed use, all of those things that are necessary at that stage. Then the third component then would be another $65,000. It would be at the 4% interest rate and that would be for the final drawings. It would pay for any application fees like if they were applying for low-income housing tax credits or new market tax credits or any of those types of things. So that's how we would then get to a $150,000 predevelopment loan. It would be paid back the first $20,000 at 0% and then the balance of $130,000, if my math is correct, would be paid back at the 4% rate. So that's kind of how the loans would actually work, and hopefully our little example demonstrates a little bit of the flexibility that you might find.

What I'm here for this evening is to answer any questions and to encourage you when you get the opportunity in the future to support the investment into the Catalytic Urban Predevelopment Fund with the resources of the Unified Government.

Commissioner Murguia asked so will the $4M that you have to loan out be limited to these areas that you service right now. **Mr. Weatherford** said will certainly those will be the focus but they are not limited. The only limitations that we have for LISC resources is it needs to be in a low and moderate income area. So anywhere in the Kansas City Metro area that is designated as an LMI then would be eligible, but those would be the areas of emphasis for us.

Commissioner Murguia asked how many projects do you support outside of these areas right now. **Mr. Weatherford** said I don't have that. I don't think I know that answer to that question, but I'd be happy to research it and get back with you.

Commissioner Townsend said we are very interested in development in the northeast area of KCK. Several of the commissioners, more than several, have supported that concept and we're moving to try and develop a plan. I noticed on some of the criteria you said we're trying to take off some of those things that are lacking. One of the things we're trying to do is look at raising funds to do the plan. So when you talk to us about the Catalytic Urban Predevelopment Fund and the $150,000 predevelopment loan…**Mr. Weatherford** said our example…**Commissioner Townsend** asked who is your target borrower there, question one. Question two, is your presentation tonight to us geared to seeking our endorsement as the UG of contributing to that fund?

Mr. Weatherford said I think the answer to the first part of your question is each loan would have to have a borrower identified. Typically a borrower is the entity that is going to actually do the project. For instance, if it was a housing development, it might be like—CHWC would be a typical borrower, but it doesn't have to be a non-profit. It could be a for-profit entity. We'll look at and underwrite the credit or the financial strength of the borrower. In some cases, we need a guarantor to come in so you'll see a structure where you've got a borrower and a guarantor to provide the financial strength necessary to repay the loan.

The second part of your question is yes. I want you to endorse the Catalytic Predevelopment Fund. If given the opportunity to invest in it, I would really hope that you would look favorably upon that and support that.

Commissioner Townsend said just so that no one in our viewing audience is confused about this, certainly the Douglass/Sumner area would be a part of the Northeast end area that we're talking about.

Commissioner Walters said the question I would have is so when you are looking for funding, would this be an upfront donation or a grant of money or would it be centered on particular projects. In other words, if there was a particular project that is looking for a loan that maybe was located in KCK or Wyandotte County, then you would come and say could you support a contribution of $50,000 for this particular loan proposal.

Mr. Weatherford said I think the way that the fund is designed, what we would be looking for is an actual check or cash or a commitment into the fund. Then we'll be making decisions on individual projects as they arise, as they are applied for. We'll be tracking those funds to ensure that any funds that are invested by the UG would be spent here in Wyandotte County.

Commissioner Murguia asked is there action we need to take. **Chairman McKiernan** said, no, ma'am. There is no action that needs to be taken. This is simply informational for us. Do we have enough of these that we'll have—I would think that the other commissioners would at least be interested in seeing these packets. Can we get enough for the other commissioners as well? **Mr. Weatherford** said I'd be happy to do that. **Chairman McKiernan** said that would be five additional ones that we can distribute to them.

Action: For information only.

Adjourn
Chairman McKiernan adjourned the meeting at 6:50 p.m.

cg

Staff Request for Commission Action

Tracking No. 16464

Full Commission Meeting Date: NA

Committee: Economic Development & Finance

Date of Standing Committee Action: 3/7/16
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
02/19/2016	Lew Levin, Chief Financial Officer	x5186	llevin@wycokck.org	Finance

Item Description:
Fourth quarter budget to actual report - For information only.

Action Requested:
For information only.

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

Attachments List:
Fourth quarter budget to actual report

BUDGET TO ACTUAL REPORT, THRU DECEMBER 31, 2015

(Reflects 2015 Amended Budget)

Presented to Economic Development and Finance Standing Committee
March 7, 2016

Prepared by:
Finance Department
February 2016

Unified Government of Wyandotte County/Kansas City, Kansas
Budget to Actual through December 31, 2015
Fourth Quarter - Preliminary

	FUND BALANCE	REVENUES			EXPENDITURES			PRELIMINARY FUND BALANCE
ALL FUNDS	**12/31/2014**	**2015 Budget**	**2015 Actuals**	**% of Budget**	**2015 Budget**	**2015 Actuals**	**% of Budget**	**12/31/2015**
Tax Levy Funds								
General Fund - City	4,858,624	151,501,862	140,985,699	93.1%	147,756,205	131,301,323	88.9%	14,543,000
Bond & Interest - City	3,557,579	28,172,791	28,269,691	100.3%	29,984,739	27,511,321	91.8%	4,315,949
General Fund - County	2,028,271	54,708,651	56,150,432	102.6%	53,982,579	52,639,888	97.5%	5,538,815
General Fund - Consolidated Parks	447,872	5,501,020	5,559,315	101.1%	5,547,634	5,251,085	94.7%	756,102
Bond & Interest - County	213,464	2,266,825	2,297,966	101.4%	2,306,962	2,262,093	98.1%	249,336
CIFI Fund - County	476	1,524	1,483	97.3%	2,000	1,483	74.2%	477
Aging	279,442	1,272,505	1,308,113	102.8%	1,443,190	1,292,229	89.5%	295,326
Developmental Disabilities	237,317	422,873	432,349	102.2%	504,804	380,045	75.3%	289,621
Elections	533,668	1,071,033	1,106,027	103.3%	1,139,172	984,421	86.4%	655,274
Health	614,211	2,926,086	2,946,767	100.7%	3,170,693	2,889,219	91.1%	671,760
Mental Health	51,803	520,295	531,774	102.2%	533,331	528,331	99.1%	55,246
Total UG Tax Levy Funds	**12,822,726**	**248,365,465**	**239,589,617**	**96.5%**	**246,371,309**	**225,041,438**	**91.3%**	**27,370,906**
Other Funds								
Wyandotte County 911	305,431	715,000	728,210	101.8%	864,850	834,495	96.5%	199,146
Alcohol	498,243	540,100	585,226	108.4%	597,087	497,491	83.3%	585,978
Court Trustee	718,063	400,000	428,586	107.1%	543,753	382,288	70.3%	764,361
Dedicated Sales Tax	472,023	7,140,000	7,486,227	104.8%	6,951,939	6,948,776	100.0%	1,009,473
Emergency Medical Services	191,709	9,324,000	9,688,358	103.9%	9,379,329	9,376,743	100.0%	503,324
Environmental Trust	297,099	1,304,301	1,302,784	99.9%	1,130,000	911,996	80.7%	687,887
Jail Commissary	160,308	30,000	31,966	106.6%	60,000	28,317	47.2%	163,957
Parks & Recreation	65,465	550,000	583,077	106.0%	568,000	518,177	91.2%	130,365
Public Levee	321,544	361,800	328,420	90.8%	482,245	368,828	76.5%	281,136
Register of Deeds Technology	29,980	140,100	143,325	102.3%	120,000	112,390	93.7%	60,916
Clerk Technology	-	32,000	34,200	106.9%	15,000	-	0.0%	34,200
Treasury Technology	-	32,000	34,200	106.9%	15,000	-	0.0%	34,200
Sewer System	7,832,566	31,572,300	33,487,539	106.1%	32,599,488	28,549,502	87.6%	12,770,603
Stormwater	3,197,642	3,313,700	3,628,910	109.5%	5,252,211	4,779,045	91.0%	2,047,506
Street & Highway	185,846	6,802,000	6,847,615	100.7%	6,935,144	6,717,705	96.9%	315,755
Sunflower Hills Golf Course	16,384	768,100	598,344	77.9%	778,644	597,181	76.7%	17,546
Travel & Tourism	39,215	911,000	1,057,883	116.1%	909,917	909,716	100.0%	187,382
Stadium	2,295,681	55,000	212,057	385.6%	650,000	542,173	83.4%	1,965,565
Special Assets	-	16,910,000	9,010,857	53.3%	12,580,825	9,010,857	71.6%	-
Total Other Funds	**16,627,199**	**63,991,401**	**76,217,781**	**119.1%**	**80,433,432**	**71,085,682**	**88.4%**	**21,759,297**
TOTAL UG OPERATING BUDGET	**29,449,926**	**312,356,866**	**315,807,398**	**101.1%**	**326,804,741**	**296,127,120**	**91%**	**49,130,204**
***County Library Fund**	641,953	2,331,025	2,352,140	100.9%	2,519,396	2,350,881	93.3%	643,212
Total ALL Funds	**30,091,879**	**314,687,891**	**318,159,538**	**101.1%**	**329,324,137**	**298,478,001**	**90.6%**	**49,773,415**

*The County Library Mill Levy is set by the County Library Board and not the Unified Government Board of Commissioners.

Unified Government of Wyandotte County/Kansas City, Kansas

Budget to Actual through December 31, 2015

Fourth Quarter - Preliminary

CONSOLIDATED GENERAL		2015 Budget		2015 Actuals	% of Budget
Revenues					
Tax Revenue	**$**	**166,895,439**	**$**	**157,688,935**	**94.5%**
Property Tax	*$*	*58,803,700*	*$*	*58,502,973*	*99.5%*
Delinquent Tax	*$*	*2,610,500*	*$*	*3,232,909*	*123.8%*
Motor Vehicle Tax	*$*	*7,543,963*	*$*	*8,637,683*	*114.5%*
Sales & Use Tax	*$*	*35,650,000*	*$*	*37,397,646*	*104.9%*
Speedway Surplus	*$*	*560,000*	*$*	*906,223*	*161.8%*
Plaza At Speedway Surplus	*$*	*445,550*	*$*	*475,459*	*106.7%*
Mortgage Registration Tax	*$*	*1,265,000*	*$*	*1,571,001*	*124.2%*
BPU PILOT	*$*	*31,450,000*	*$*	*30,700,256*	*97.6%*
Other Franchise Tax	*$*	*8,074,500*	*$*	*8,020,711*	*99.3%*
Casino Tax	*$*	*3,310,000*	*$*	*3,250,868*	*98.2%*
Additonal 1% Casino Contribution	*$*	*-*	*$*	*-*	*0.0%*
Annual Appropriation Debt Revenues	*$*	*12,186,225*	*$*	*-*	*0.0%*
Occupation Tax	*$*	*1,900,000*	*$*	*1,929,753*	*101.6%*
Other Tax Revenues	*$*	*3,096,001*	*$*	*3,063,453*	*98.9%*
Licenses & Permits	**$**	**2,077,000**	**$**	**2,334,336**	**112.4%**
Intergovernmental Revenue	**$**	**3,843,500**	**$**	**3,854,285**	**100.3%**
Appropriation City General Fund	*$*	*3,150,000*	*$*	*3,150,000*	*100.0%*
Other Intergovernmental Revenues	*$*	*693,500*	*$*	*704,285*	*101.6%*
Charges for Service	**$**	**12,949,300**	**$**	**12,898,943**	**99.6%**
Residential Trash Fees	*$*	*7,816,000*	*$*	*7,839,881*	*100.3%*
Building Inspection Fees	*$*	*875,000*	*$*	*906,871*	*103.6%*
Jail Fee	*$*	*1,575,000*	*$*	*1,408,559*	*89.4%*
Park Shelters	*$*	*200,000*	*$*	*180,419*	*90.2%*
Field Rentals	*$*	*200,000*	*$*	*243,379*	*121.7%*
Other Charges for Services	*$*	*2,283,300*	*$*	*2,319,834*	*101.6%*
Fines Forfeits and Fees	**$**	**8,103,100**	**$**	**8,108,639**	**100.1%**
Municipal Court Revenue	*$*	*4,400,000*	*$*	*4,302,167*	*97.8%*
Other Fines Forfeits and Fees	*$*	*3,703,100*	*$*	*3,806,471*	*102.8%*
Interest Revenue	**$**	**1,625,000**	**$**	**1,536,186**	**94.5%**
Interest Revenue	*$*	*125,000*	*$*	*265,653*	*212.5%*
Interest on Delinquent Taxes	*$*	*1,500,000*	*$*	*1,270,534*	*84.7%*
Miscellaneous Revenue	**$**	**16,218,194**	**$**	**16,274,123**	**100.3%**
Indirect Charges	*$*	*1,422,788*	*$*	*1,255,144*	*88.2%*
EMS Transfer	*$*	*2,256,000*	*$*	*2,256,000*	*100.0%*
Fund Transfers	*$*	*2,000*	*$*	*1,483*	*74.2%*
Other Miscellaneous Revenue	*$*	*12,537,406*	*$*	*12,761,496*	*101.8%*
Total Revenues	**$**	**211,711,533**	**$**	**202,695,446**	**95.7%**

Unified Government of Wyandotte County/Kansas City, Kansas

Budget to Actual through December 31, 2015

Fourth Quarter - Preliminary

CONSOLIDATED GENERAL		**2015 Budget**		**2015 Actuals**	**% of Budget**
Expenditures					
Personnel	**$**	**142,179,594**	**$**	**141,659,001**	**99.6%**
Payroll	*$*	*95,778,610*	*$*	*95,364,271*	99.6%
Overtime	*$*	*3,488,008*	*$*	*4,614,784*	132.3%
KPERS	*$*	*16,510,158*	*$*	*18,745,568*	113.5%
Health Insurance	*$*	*16,642,053*	*$*	*15,608,514*	93.8%
Retiree Health Insurance	*$*	*545,026*	*$*	*540,730*	99.2%
Workers' Compensation	*$*	*1,079,852*	*$*	*1,364,762*	126.4%
Other	*$*	*8,135,887*	*$*	*5,420,372*	66.6%
Contractual	**$**	**31,656,907**	**$**	**28,670,682**	**90.6%**
Telephone	*$*	*854,004*	*$*	*864,998*	101.3%
Software Maintenance	*$*	*684,833*	*$*	*594,381*	86.8%
ATA/Transit Contract Fees	*$*	*3,060,454*	*$*	*2,991,742*	97.8%
Attorneys & Lawyers	*$*	*457,934*	*$*	*422,116*	92.2%
Jail Expense (Internal)	*$*	*372,195*	*$*	*12,542*	3.4%
Prisoner Housing (External)	*$*	*2,200,402*	*$*	*1,974,844*	89.7%
Prisoner Medical Contracts	*$*	*3,299,135*	*$*	*3,161,051*	95.8%
Trash Contract	*$*	*6,361,634*	*$*	*6,244,160*	98.2%
Other	*$*	*14,366,316*	*$*	*12,404,847*	86.3%
Commodity	**$**	**6,277,712**	**$**	**5,405,806**	**86.1%**
Natural Gas	*$*	*349,003*	*$*	*256,866*	73.6%
Fuel	*$*	*1,823,135*	*$*	*1,286,272*	70.6%
Auto Parts	*$*	*637,852*	*$*	*572,356*	89.7%
Other	*$*	*3,467,722*	*$*	*3,290,312*	94.9%
Capital Outlay	**$**	**4,631,720**	**$**	**4,740,475**	**102.3%**
Capital Equipment - Leases	*$*	*3,590,854*	*$*	*3,507,137*	97.7%
Capital Projects	*$*	*1,040,866*	*$*	*1,233,338*	118.5%
Grants, Claims, Shared Revenue	**$**	**5,133,516**	**$**	**4,562,154**	**88.9%**
Debt Service	**$**	**13,347,547**	**$**	**1,174,151**	**8.8%**
Debt Service (Not STAR/TDD)	*$*	*1,161,322*	*$*	*1,174,151*	101.1%
Debt Service (STAR/TDD)	*$*	*12,186,225*	*$*	*-*	0.0%
Intergovernmental Transfers (Out)	**$**	**-**	**$**	**-**	**0.0%**
Miscellaneous/Contingencies	**$**	**3,038,036**	**$**	**2,980,027**	**98.1%**
Reserves	**$**	**1,021,386**	**$**	**-**	**0.0%**
TOTAL Expenditures	**$**	**207,286,418**	**$**	**189,192,296**	**91.3%**

*Actual expenditures include encumbrances

Unified Government of Wyandotte County/Kansas City, Kansas
Budget to Actual through December 31, 2015
Fourth Quarter - Preliminary

CITY GENERAL **Revenues**		**2015** **Budget**		**2015** **Actuals**	**% of** **Budget**
Tax Revenue	**$**	**118,461,664**	**$**	**107,739,783**	**90.9%**
Property Tax	*$*	*24,953,600*	*$*	*24,795,655*	*99.4%*
Delinquent Tax	*$*	*1,212,700*	*$*	*1,497,463*	*123.5%*
Motor Vehicle Tax	*$*	*3,360,714*	*$*	*3,851,133*	*114.6%*
Sales & Use Tax	*$*	*31,000,000*	*$*	*32,341,428*	*104.3%*
Speedway Surplus	*$*	*500,000*	*$*	*815,601*	*163.1%*
Plaza At Speedway Surplus	*$*	*401,000*	*$*	*425,488*	*106.1%*
BPU PILOT	*$*	*31,450,000*	*$*	*30,700,256*	*97.6%*
Other Franchise Tax	*$*	*8,074,500*	*$*	*8,020,711*	*99.3%*
Casino Tax	*$*	*1,110,000*	*$*	*1,083,623*	*97.6%*
Additonal 1% Casino Contribution	*$*	*-*	*$*	*-*	*0.0%*
Annual Appropriation Debt Revenues	*$*	*12,186,225*	*$*	*-*	*0.0%*
Occupation Tax	*$*	*1,900,000*	*$*	*1,929,753*	*101.6%*
Other Tax Revenues	*$*	*2,312,925*	*$*	*2,278,672*	*98.5%*
	.				
Licenses & Permits	**$**	**1,132,000**	**$**	**1,188,398**	**105.0%**
Intergovernmental Revenue	**$**	**678,000**	**$**	**703,537**	**103.8%**
Charges for Service	**$**	**10,341,800**	**$**	**10,408,834**	**100.6%**
Residential Trash Fees	*$*	*7,816,000*	*$*	*7,839,881*	*100.3%*
Building Inspection Fees	*$*	*875,000*	*$*	*906,871*	*103.6%*
Other Charges for Services	*$*	*1,650,800*	*$*	*1,662,083*	*100.7%*
Fines Forfeits and Fees	**$**	**5,749,100**	**$**	**5,621,010**	**97.8%**
Municipal Court Revenue	*$*	*4,400,000*	*$*	*4,302,167*	*97.8%*
Other Fines Forfeits and Fees	*$*	*1,349,100*	*$*	*1,318,843*	*97.8%*
Interest Revenue	**$**	**25,000**	**$**	**77,152**	**308.6%**
Miscellaneous Revenue	**$**	**15,114,298**	**$**	**15,246,985**	**100.9%**
Indirect Charges	*$*	*916,392*	*$*	*828,795*	*90.4%*
EMS Transfer	*$*	*2,256,000*	*$*	*2,256,000*	*100.0%*
Other Miscellaneous Revenue	*$*	*11,941,906*	*$*	*12,162,190*	*101.8%*
Total Revenues	**$**	**151,501,862**	**$**	**140,985,699**	**93.1%**

Unified Government of Wyandotte County/Kansas City, Kansas
Budget to Actual through December 31, 2015
Fourth Quarter - Preliminary

CITY GENERAL		2015 Budget		2015 Actuals	% of Budget
Expenditures					
Personnel	**$**	**101,065,260**	**$**	**100,202,599**	**99.1%**
Payroll	*$*	*67,618,929*	*$*	*67,984,831*	100.5%
Overtime	*$*	*1,928,818*	*$*	*2,371,464*	122.9%
KPERS	*$*	*13,154,803*	*$*	*15,137,570*	115.1%
Health Insurance	*$*	*11,135,480*	*$*	*10,482,939*	94.1%
Retiree Health Insurance	*$*	*445,936*	*$*	*445,935*	100.0%
Workers' Compensation	*$*	*723,132*	*$*	*703,175*	97.2%
Other	*$*	*6,058,162*	*$*	*3,076,684*	50.8%
Contractual	**$**	**17,843,754**	**$**	**16,349,763**	**91.6%**
Telephone	*$*	*548,592*	*$*	*533,834*	97.3%
Software Maintenance	*$*	*545,748*	*$*	*484,795*	88.8%
ATA/Transit Contract Fees	*$*	*3,060,454*	*$*	*2,991,742*	97.8%
Attorneys & Lawyers	*$*	*395,406*	*$*	*355,197*	89.8%
Jail Expense (Internal)	*$*	*372,195*	*$*	*12,542*	3.4%
Prisoner Housing (External)	*$*	*-*	*$*	*-*	0.0%
Prisoner Medical Contracts	*$*	*4,255*	*$*	*-*	0.0%
Trash Contract	*$*	*6,361,634*	*$*	*6,244,160*	98.2%
Other	*$*	*6,555,470*	*$*	*5,727,493*	87.4%
Commodity	**$**	**4,417,223**	**$**	**3,659,421**	**82.8%**
Natural Gas	*$*	*160,697*	*$*	*124,880*	77.7%
Fuel	*$*	*1,492,212*	*$*	*1,049,598*	70.3%
Auto Parts	*$*	*633,665*	*$*	*567,832*	89.6%
Other	*$*	*2,130,649*	*$*	*1,917,111*	90.0%
Capital Outlay	**$**	**3,320,700**	**$**	**3,106,856**	**93.6%**
Capital Equipment	*$*	*2,656,164*	*$*	*2,317,466*	87.2%
Capital Projects	*$*	*664,536*	*$*	*789,390*	118.8%
Grants, Claims, Shared Revenue	**$**	**4,266,649**	**$**	**3,855,168**	**90.4%**
Debt Service (Not STAR Bond/TDD)	**$**	**1,161,322**	**$**	**1,174,151**	**101.1%**
STAR Bond TDD Debt	**$**	**12,186,225**	**$**	**-**	**0.0%**
Miscellaneous/Contingencies	**$**	**2,909,077**	**$**	**2,953,365**	**101.5%**
Reserves	**$**	**585,995**	**$**	**-**	**0.0%**
TOTAL Expenditures	**$**	**147,756,205**	**$**	**131,301,323**	**88.9%**

*Actual expenditures include encumbrances

Unified Government of Wyandotte County/Kansas City, Kansas
Budget to Actual through December 31, 2015
Fourth Quarter - Preliminary

CONSOLIDATED PARKS		**2015 Budget**		**2015 Actuals**	**% of Budget**
Revenues					
Tax Revenue	**$**	**1,702,020**	**$**	**1,739,879**	**102.2%**
Property Tax	*$*	*1,423,700*	*$*	*1,420,571*	*99.8%*
Delinquent Tax	*$*	*63,900*	*$*	*78,604*	*123.0%*
Motor Vehicle Tax	*$*	*182,143*	*$*	*208,424*	*114.4%*
Other Tax Revenues	*$*	*32,277*	*$*	*32,280*	*100.0%*
Licenses & Permits	**$**	**-**	**$**	**-**	**0.0%**
Intergovernmental Revenue	**$**	**3,100,000**	**$**	**3,100,000**	**100.0%**
Appropriation City General Fund	*$*	*3,100,000*	*$*	*3,100,000*	*100.0%*
Charges for Service	**$**	**598,000**	**$**	**618,923**	**103.5%**
Park Shelters	*$*	*200,000*	*$*	*180,419*	*90.2%*
Field Rentals	*$*	*200,000*	*$*	*243,379*	*121.7%*
Other Charges for Service	*$*	*198,000*	*$*	*195,124*	*98.5%*
Fines Forfeits and Fees	**$**	**-**	**$**	**-**	**0.0%**
Interest	**$**	**-**	**$**	**-**	**0.0%**
Miscellaneous Revenue	**$**	**101,000**	**$**	**100,513**	**99.5%**
Fund Transfers	*$*	*-*	*$*	*-*	*0.0%*
Other Miscellaneous Revenue	*$*	*101,000*	*$*	*100,513*	*99.5%*
Total Revenues	**$**	**5,501,020**	**$**	**5,559,315**	**101.1%**

Unified Government of Wyandotte County/Kansas City, Kansas
Budget to Actual through December 31, 2015
Fourth Quarter - Preliminary

CONSOLIDATED PARKS		**2015 Budget**		**2015 Actuals**	**% of Budget**
Expenditures					
Personnel	**$**	**3,675,000**	**$**	**3,676,836**	**100.0%**
Payroll	*$*	*2,563,222*	*$*	*2,505,029*	97.7%
Overtime	*$*	*63,356*	*$*	*181,926*	287.1%
KPERS	*$*	*249,406*	*$*	*267,047*	107.1%
Health Insurance	*$*	*494,542*	*$*	*473,653*	95.8%
Retiree Health Insurance	*$*	*15,460*	*$*	*11,165*	72.2%
Workers' Compensation	*$*	*205*	*$*	*15,868*	7740.5%
Other	*$*	*288,809*	*$*	*222,148*	76.9%
Contractual	**$**	**901,545**	**$**	**787,286**	**87.3%**
Telephone	*$*	*18,388*	*$*	*21,691*	118.0%
Other	*$*	*883,157*	*$*	*765,595*	86.7%
Commodity	**$**	**581,704**	**$**	**485,027**	**83.4%**
Natural Gas	*$*	*94,506*	*$*	*47,004*	49.7%
Fuel	*$*	*173,073*	*$*	*104,860*	60.6%
Auto Parts	*$*	*3,937*	*$*	*4,391*	111.5%
Other	*$*	*310,188*	*$*	*328,772*	106.0%
Capital Outlay	**$**	**363,813**	**$**	**298,161**	**82.0%**
Capital Equipment	*$*	*218,813*	*$*	*210,042*	96.0%
Capital Projects	*$*	*145,000*	*$*	*88,119*	60.8%
Grants, Claims, Shared Revenue	**$**	**5,275**	**$**	**4,275**	**81.0%**
Miscellaneous/Contingencies	**$**	**1,110**	**$**	**(500)**	-45.0%
Reserves	**$**	**19,187**	**$**	**-**	0.0%
TOTAL Expenditures	**$**	**5,547,634**	**$**	**5,251,085**	**94.7%**

*Actual expenditures include encumbrances

Unified Government of Wyandotte County/Kansas City, Kansas
Budget to Actual through December 31, 2015
Fourth Quarter - Preliminary

COUNTY GENERAL Revenues		2015 Budget		2015 Actuals	% of Budget
Tax Revenue	**$**	**46,731,755**	**$**	**48,209,273**	**103.2%**
Property Tax	*$*	*32,426,400*	*$*	*32,286,747*	*99.6%*
Delinquent Tax	*$*	*1,333,900*	*$*	*1,656,842*	*124.2%*
Motor Vehicle Tax	*$*	*4,001,106*	*$*	*4,578,126*	*114.4%*
Sales & Use Tax	*$*	*4,650,000*	*$*	*5,056,218*	*108.7%*
Speedway Surplus	*$*	*60,000*	*$*	*90,622*	*151.0%*
Plaza At Speedway Surplus	*$*	*44,550*	*$*	*49,971*	*112.2%*
Mortgage Registration Tax	*$*	*1,265,000*	*$*	*1,571,001*	*124.2%*
Casino Tax	*$*	*2,200,000*	*$*	*2,167,246*	*98.5%*
Other Tax Revenues	*$*	*750,799*	*$*	*752,501*	*100.2%*
Licenses & Permits	**$**	**945,000**	**$**	**1,145,938**	***121.3%***
Intergovernmental Revenue	**$**	**65,500**	**$**	**50,748**	**77.5%**
Appropriation City General Fund	*$*	*50,000*	*$*	*50,000*	*100.0%*
Other Intergovernmental Revenues	*$*	*15,500*	*$*	*748*	*4.8%*
Charges for Service	**$**	**2,009,500**	**$**	**1,871,186**	**93.1%**
Jail Fee	*$*	*1,575,000*	*$*	*1,408,559*	*89.4%*
Other Charges for Service	*$*	*434,500*	*$*	*462,627*	*106.5%*
Fines Forfeits and Fees	**$**	**2,354,000**	**$**	**2,487,627**	***105.7%***
Interest	**$**	**1,600,000**	**$**	**1,459,035**	**91.2%**
Interest Revenue	*$*	*100,000*	*$*	*188,501*	*188.5%*
Interest on Delinquent Taxes	*$*	*1,500,000*	*$*	*1,270,534*	*84.7%*
Miscellaneous Revenue	**$**	**1,002,896**	**$**	**926,625**	**92.4%**
Indirect Charges	*$*	*506,396*	*$*	*426,349*	*84.2%*
Fund Transfers	*$*	*2,000*	*$*	*1,483*	*74.2%*
Other Miscellaneous Revenue	*$*	*494,500*	*$*	*498,793*	*100.9%*
Total Revenues	**$**	**54,708,651**	**$**	**56,150,432**	**102.6%**

Unified Government of Wyandotte County/Kansas City, Kansas
Budget to Actual through December 31, 2015
Fourth Quarter - Preliminary

COUNTY GENERAL		2015 Budget		2015 Actuals	% of Budget
Expenditures					
Personnel	**$**	**37,439,334**	**$**	**37,779,566**	**100.9%**
Payroll	*$*	*25,596,459*	*$*	*24,874,411*	97.2%
Overtime	*$*	*1,495,834*	*$*	*2,061,394*	137.8%
KPERS	*$*	*3,105,949*	*$*	*3,340,950*	107.6%
Health Insurance	*$*	*5,012,031*	*$*	*4,651,922*	92.8%
Retiree Health Insurance	*$*	*83,630*	*$*	*83,630*	100.0%
Workers' Compensation	*$*	*356,515*	*$*	*645,719*	181.1%
Other	*$*	*1,788,916*	*$*	*2,121,540*	118.6%
Contractual	**$**	**12,911,608**	**$**	**11,533,633**	**89.3%**
Telephone	*$*	*287,024*	*$*	*309,473*	107.8%
Software Maintenance	*$*	*139,085*	*$*	*109,586*	78.8%
Attorneys & Lawyers	*$*	*62,528*	*$*	*66,919*	107.0%
Prisoner Housing (External)	*$*	*2,200,402*	*$*	*1,974,844*	89.7%
Prisoner Medical Contracts	*$*	*3,294,880*	*$*	*3,161,051*	95.9%
Other	*$*	*6,927,689*	*$*	*5,911,760*	85.3%
Commodity	**$**	**1,278,785**	**$**	**1,261,358**	**98.6%**
Natural Gas	*$*	*93,800*	*$*	*84,982*	90.6%
Fuel	*$*	*157,850*	*$*	*131,814*	83.5%
Auto Parts	*$*	*250*	*$*	*133*	53.2%
Other	*$*	*1,026,885*	*$*	*1,044,429*	101.7%
Capital Outlay	**$**	**947,207**	**$**	**1,335,458**	**141.0%**
Capital Equipment	*$*	*715,877*	*$*	*979,629*	136.8%
Capital Projects	*$*	*231,330*	*$*	*355,829*	153.8%
Grants, Claims, Shared Revenue	**$**	**861,592**	**$**	**702,711**	**81.6%**
Miscellaneous/Contingencies	**$**	**127,849**	**$**	**27,162**	**21.2%**
Reserves	**$**	**416,204**	**$**	**-**	**0.0%**
TOTAL Expenditures	**$**	**53,982,579**	**$**	**52,639,888**	**97.5%**

*Actual expenditures include encumbrances

Staff Request for Commission Action

Tracking No. 16474

Full Commission Meeting Date: 3/31/16
Committee: Economic Development & Finance

Date of Standing Committee Action: 3/7/16 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
02/24/2016	Debbie Jonscher, Deputy Director	x5847	djonscher@wycokck.org	Finance

Item Description:
A resolution authorizing the Unified Government of Wyandotte County/Kansas City, Kansas to amend its Master Equipment Lease Purchase Agreement dated October 17, 2013, with Banc of America Public Capital Corp. in connection with paying the costs of acquiring and installing certain equipment and to approve execution of certain documents in connection therewith.

Maximum amount not to exceed $7,000,000.

Documentation forthcoming.

Action Requested:
Approve resolution.

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

Attachments List:
Resolution , Exhibit A: Amendment #2, 2016 Lease Finance

RESOLUTION NO. R-___-16

RESOLUTION AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO AMEND ITS MASTER EQUIPMENT LEASE PURCHASE AGREEMENT WITH BANC OF AMERICA PUBLIC CAPITAL CORP, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF ACQUIRING AND INSTALLING CERTAIN EQUIPMENT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") desires to obtain funds to pay the costs of acquiring and installing some or all of the equipment identified on **Annex 2** attached hereto (the "Equipment"); and

WHEREAS, in order to facilitate the foregoing and to pay the cost thereof, it is necessary and desirable for the Unified Government, to amend its annually renewable Master Equipment Lease Purchase Agreement (the "Lease") with Banc of America Public Capital Corp (the "Lessor"), dated as of October 17, 2013, to extend the Origination Period (as defined in the Lease).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY KANSAS, AS FOLLOWS:

Section 1. Authorization of Lease Amendment. The Chief Financial Officer of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby authorized to execute Amendment Number 2 to the Lease (the "Amendment"), attached hereto as ***Exhibit A***, and take all other necessary action to amend the Lease.

Section 2. Authorization of Lease Transaction. The Unified Government states its intent to lease pursuant to the Lease and pursuant to separate Schedules of Equipment (the "Schedules") some or all of the Equipment in a maximum principal amount of $7,000,000. The Equipment to be leased and the related Schedule will be approved by subsequent resolution(s) of the Board of Commissioners.

Section 3. Authorization and Approval of Unified Government Documents. The Amendment is hereby approved in substantially the form submitted to and reviewed by the Board of Commissioners on the date hereof, with such changes therein as are approved by the County Administrator, the County Administrator's execution of the Amendment being conclusive evidence of such approval.

The obligation of the Unified Government to pay Rental Payments (as defined in the Lease) under the Lease and any Schedules is subject to annual appropriation and will constitute a current expense of the Unified Government and will not in any way be construed to be an indebtedness or liability of the Unified Government in contravention of any applicable constitutional, charter or statutory limitation or requirement concerning the creation of indebtedness or liability by the Unified Government, nor will anything contained in the Lease or any Schedule constitute a pledge of the general tax revenues, funds or moneys of the Unified Government, and all provisions of the Lease and any Schedule will be construed so as to give effect to such intent.

The County Administrator is hereby authorized and directed to execute and deliver any Schedules on behalf of and as the act and deed of the Unified Government.

Section 4. Further Authority. The Unified Government will, and the officials and agents of the Unified Government are hereby authorized and directed to, take such actions, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and to carry out, comply with and perform the duties of the Unified Government with respect to the Lease, any Schedules and the Equipment.

Section 5. Effective Date. This Resolution will take effect and be in full force from and after its passage by the Board of Commissioners.

ADOPTED by the Board of Commissioners of the Unified Government of Wyandotte County, Kansas City, Kansas, this March 31, 2016.

____
Mayor/CEO

ATTEST:

____
Unified Government Clerk

APPROVED AS TO FORM:

____
Assistant Counsel

SCHEDULE I

2015-2016 Unified Government Possible Lease Finance Equipment Projects

CMIP Project #	Item/Project	Cost	Term (yrs)
2015 Equipment Carried Over to 2016			
Fire	Pumper	$ 660,000	10
	Pumper	660,000	10
	Pumper	660,000	10
	Air/Lights/Rehab vehicle	550,000	10
311 Call Center	Computer System upgrade	53,000	3
2016 Equipment			
Fire	Pumper	660,000	10
	Ambulances	630,000	3
Police	Vehicles	700,000	3
NRC	Computer database upgrade	264,000	3
Aging	Buses	160,000	5
Public Works	Vehicles	48,000	3
Appraiser	Vehicles	93,000	3
Sheriff	Vehicles	75,000	3
Contingency	Other	1,787,000	
TOTAL		**$ 7,000,000**	

Bank of America

Amendment Number 2
to Master Equipment Lease Purchase Agreement
dated as of October 17, 2013

This Amendment Number 2, made this 31st day of March, 2016 to the Master Equipment Lease Purchase Agreement dated October 17, 2013 ("Agreement") between Banc of America Public Capital Corp ("Lessor") and the Unified Government of Wyandotte County/Kansas City, Kansas ("Lessee")

W I T N E S S E T H :

WHEREAS, Lessor and Lessee are parties to the Agreement; and

WHEREAS, Lessor and Lessee desire to amend certain provisions of the Agreement;

NOW, THEREFORE, in consideration of the premises and the mutual obligations hereinafter contained, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, the parties hereto agree as follows:

1. Section 1.01 "Origination Period": is amended by deleting the reference to December 31, 2015, and replacing it with December 31, 2016.

2. Except as amended hereby, the Agreement shall remain in full force and effect and is in all respects hereby ratified and affirmed. Capitalized terms not otherwise defined herein shall have the meanings ascribed them in the Agreement.

IN WITNESS WHEREOF, the parties hereunto have caused this instrument to be executed by their duly authorized officers as of the day and year first above written.

Banc of America Public Capital Corp (Lessor)	Unified Government of Wyandotte County/Kansas City, Kansas (Lessee)
By: ______________________	By: ______________________
Printed Name: ______________________	Printed Name: ______________________
Title: ______________________	Title: ______________________

Exhibit A

Annex 2 - 2015-2016 Unified Government Lease Financed Equipment Projects

CMIP Project #	Item/Project	Term (yrs)	Rate*	Principal**	Interest***	Annual Pmt****	Service, Maintenance
2015 equipment (not financed)							
Fire	Pumper	10		$ 660,000	54,695	120,695	0
	Pumper	10		660,000	54,695	120,695	0
	Pumper	10		660,000	54,695	120,695	
	Air/Lights/Rehab vehicle	10		550,000	45,579	100,579	
311 Call Center	Computer System upgrade	3		53,000	673	18,340	0
							0
2016 Equipment							0
Fire	Pumper	10		660,000	54,595	120,595	
	Ambulances	3		630,000	7,991	217,991	0
Police	Vehicles	3		700,000	8,879	242,212	0
							0
NRC	Computer database upgrade	3		264,000	3,349	91,349	
							0
Aging	Buses	5		160,000	4,479	36,479	0
Public Works	Vehicles	3		48,000	609	16,609	0
Appraiser	Vehicles	3		93,000	1,180	32,180	0
Sheriff	Vehicles	3		75,000	**952**	25,952	
Contingency	Other			1,787,000			
TOTAL				$ 7,000,000			

* Interest is estimated, based on a formula in the master lease. Estimated rates as of February 19, 2016:

3 year: 0.92%

5 year: 1.17%

7 year: 1.40%

10 year: 1.66%

Staff Request for Commission Action

Tracking No. 16465

Full Commission Meeting Date: 3/31/16
Committee: Economic Development & Finance

Date of Standing Committee Action: 3/7/16 (If none, please explain):

Publication Required: Yes 04/07/2016

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
02/19/2016	Lew Levin, Chief Financial Officer	x5186	llevin@wycokck.org	Finance

Item Description:
An Ordinance terminating the Adams Street/Kansas Avenue Redevelopment District created pursuant to Ordinance No. O-70-04 and terminating tax increment financing with respect to such redevelopment district.

Action Requested:
Approve ordinance.

Budget Impact: (if applicable)
Amount: $81,000.00
Source:
Included In Budget:
Other (explain): The $81,000 is allocated among all the taxing entities

Attachments List:
Ordinance Terminating Adams St/Kansas Ave TIF district, Exhibit A

(Published in *Wyandotte Echo* on _____________ ____, 2016)

ORDINANCE NO. ________

AN ORDINANCE TERMINATING THE ADAMS STREET/KANSAS AVENUE REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-07-04 AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH REDEVELOPMENT DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") adopted tax increment financing by creating a Redevelopment District pursuant to the Kansas Tax Increment Redevelopment Act, constituting sections K.S.A. 12-1770 *et seq*., as amended (the "Act") and Ordinance No. O-07-04 of the Unified Government, adopted on January 22, 2004 and published on January 28, 2004, for the real property described therein; and

WHEREAS, pursuant to Ordinance No. O-32-04, adopted on May 6, 2004 and published on May 12, 2004, the Unified Government adopted Redevelopment Plan A within the Redevelopment District, and, pursuant to Ordinance No. O-97-06, adopted on September 21, 2006 and published on September 27, 2006, the Unified Government adopted Redevelopment Plan B within the Redevelopment District; and

WHEREAS, all the redevelopment project costs have been paid and all bonds and obligations are deemed paid with respect to the Redevelopment Project (the "Project") within the Redevelopment District; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the Redevelopment District, including both Redevelopment Plan A and Redevelopment Plan B, and to terminate tax increment financing in connection with the Project effective upon publication of this Ordinance.

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

Section 1. Termination of Tax Increment Financing. The Unified Government hereby terminates the Redevelopment District created pursuant to Ordinance No. O-07-04, and legally described as attached in ***Exhibit A***. Tax increment financing for all Projects within the Redevelopment District shall terminate, effective upon publication of this Ordinance.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication in the official Unified Government newspaper.

PASSED by the governing body of the Unified Government on March ___, 2016, and **APPROVED AND SIGNED** by the Mayor/CEO.

(SEAL)

____
Mayor/CEO

ATTEST:

____
Unified Government Clerk

EXHIBIT A

A tract of land in Section 15, Township 11, Range 25 and Section 22, Township 11, Range 25, Kansas City, Wyandotte County, Kansas being more particularly described as follows:

Commencing at the Southeast corner of Lot 35, Block 11, in the "First Addition to Armourdale," a subdivision of land now in a part of Kansas City, Wyandotte County, Kansas, said point being on the North line of Kansas Avenue as now established; thence Northeasterly along said North line of Kansas Avenue, 30 feet to the POINT OF BEGINNING;
thence Northwesterly along the West line of that portion of First Street vacated by Ordinance #57429 and perpendicular to Kansas Avenue, 122.5 feet;
thence continuing along said West line, Northerly 210.02 feet to the North line of said vacated First Street;
thence Easterly along said South line, 417.82 feet;
thence East-Southeasterly continuing along said South line, 18.5 feet;
thence continuing along said South line on a 328.9 feet radius curve to the right, 198.54 feet to a point on the North line of said Kansas Avenue;
thence Northeasterly along said North line of said Kansas Avenue, 730 feet more or less;
thence Southeasterly and perpendicular to Kansas Avenue, 80 feet to a point on the South line of said Kansas Avenue, said point being on the centerline of the vacated West 15 feet of Railroad Street, vacated by Ordinances Nos. 25612(303653), 10056, & 15105;
thence Southerly along said centerline of said vacation, 20.66 feet;
thence Easterly and perpendicular to vacated Railroad Street to the centerline of vacated Railroad Street, vacated by Ordinance No. 65957;
thence Southerly along said vacated centerline of said Railroad Street, 1081.12 feet;
thence Westerly and perpendicular to said centerline, 9.60 feet;
thence Northwesterly 138.03 feet;
thence Westerly 249.43 feet to a point on the East line of Adams Street as now established;
thence Northerly along said East line and the Northerly extension of said East line, 864.05 feet to a point on said South line of said Kansas Avenue;
thence Southwesterly along said South line, 52.43 feet to the Southeast corner of said Adams Street and said Kansas Avenue;
thence Southwesterly 1,016 feet more or less to a point 80 feet Southeasterly of the Point of Beginning;
thence Northwesterly and perpendicular to said Kansas Avenue, 80 feet to the Point of Beginning. Containig 11.22 acres more or less.