

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

REGULAR SESSION
MARCH 11, 2021

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, March 11, 2021, with ten members present via Zoom: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. Commissioner McKiernan was absent. The following officials were also in attendance: Doug Bach, County Administrator; Emerick Cross and Bridgette Cobbins, Assistant County Administrators; Angela Lawson, Acting Chief Counsel; Brett Deichler, Interim Unified Government Clerk; Ashley Hand, Director of Strategic Communication; Lynn Melton, Assistant to the Mayor's Office; Patrick Waters, Senior Attorney; Alley Porter, Commission Liaison; Kathleen VonAchen, Chief Financial Officer; Katherine Carttar, Director of Economic Development; Jud Knapp, Interim Land Bank Manager, Juliann VanLiew, Director of Health Department; Debbie Jonscher, Deputy Chief Financial Officer; Maureen Mahoney, Chief of Staff in Mayor's Office; Reginald Lindsey, Budget Manager; Wilba Miller, Director of Community Development; Stephanie Stauffer, Community Development Program Coordinator; Carol Godsil, Deputy Unified Government Clerk; and Allie Facio, Unified Government Clerk's Office.

Mayor Alvey said, before I call the meeting to order, I want to announce that due to COVID-19, commissioners, staff, and the public are attending remotely via Zoom or by phone. All participants joining by phone should mute their phones 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 the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, in-person public comment has been suspended unless otherwise required by law. The public is allowed to participate by Zoom or submit comments by email prior to the meeting, those comments are included in the record of this meeting. I'd ask the Clerk to please call the roll.

Roll call: Walters, Philbrook, Bynum, Burroughs, Townsend, Ramirez, Johnson, Kane, Markley, Alvey.

Invocation was given by Commissioner Harold Johnson of Faith Deliverance Church of God in Christ.

Mayor Alvey asked the Clerk, are there any revisions to tonight's agenda? **Brett Deichler, Interim Unified Government Clerk**, said there were none.

MAYOR'S AGENDA

Item No. 1 – 21719...RECOGNITION: PARKS' HEROES

Synopsis: Recognition of Parks' heroes.

Mayor Alvey said, our first order of business is the recognition of Parks Heroes. Jeff Miles, Public Works Fleet Manager, and several fleet team members are joining us tonight at the recently completed new fleet campus training room. Mr. Miles would like to share an update and recognize the actions of several of UG team members and their response to an incident that occurred at the fleet campus late last year. This recognition, they're calling it Heroes Work Here.

Jeff Miles, Public Works Fleet Manager, said, thank you for this opportunity to present this evening. On October 1st this past year, an accident occurred at the fleet campus that injured a team member, Tim Saint. I'm pleased to report that Tim is out of the hospital and continues his recovery. We expect Tim to return full-time to our team as a master fabricator, a welder, senior technician, and leader. Tim and his wife, Leeann, are here with us tonight.

Before tonight's presentation, there is a story I'd like to share with you. Prior to the accident, Tim took the initiative to build a new fleet campus sign. As a focal point of the sign, Tim used his skill to hand-cut a saying that I believe applies to all public servants. The sign reads, heroes work here. The goal in creating the sign wasn't just to thank his Fleet, Street, Parks, and Transit teammates. His goal was to remind everyone that came in and out of the fleet campus that work they do daily matters. His goal was to remind each and every one of us that we play an important role in improving the quality of life in our community. Tim believes in public service, and he

believes in his team. As a testament to his dedication and his resiliency, Tim and his wife, Leeann, are here with us tonight.

The reason we are gathered here this evening is directly related to the Heroes Work Here sign that Tim created. Following the incident, the fleet team worked closely with the HR safety team to analyze every detail leading up to the accident, every detail during the accident, and every detail immediately following the accident. Through this review, we discovered that several people responded immediately to the accident, but two individuals' actions really stood out as both exceptional and heroic.

On the day Tim was injured, Chance Thoman and Ryan Teel, members of the Parks and Recreation Department, saw something that caught their attention, and they took immediate proactive action to both investigate and render assistance. Through their proactive response, through their quick action, and through their selfless behavior, Chance and Ryan called for help, rendered aid, and changed what might have been. Their actions embody the essence of public service, and they're living representatives of Tim's Heroes Work Here sign.

For those reasons, on behalf of our team, I extend my thanks to Chance and Ryan for their heroic efforts on October 1, 2020. Our fleet team is honored to present them with these plaques recognizing their service and selflessness. As I do that, I'm going to join them in the training room, but lastly, we would like to thank all the KCK Fire Department team members that also responded, followed up, and rooted for Tim's recovery following the accident. Thank you. Those in attendance were Jeff Miles, Public Works Fleet Manager; Jeff Fisher, Jack Webb, Chance Thoman, Ryan Teel, Tony Riley, Cindy Bailey, Samantha Saysoff, Ricky Ledgerwood, Tim Saint, Leeann Saint, Russ Owens, and Eric Yeager, Public Works

Mayor Alvey said, thank you, Jeff. Thank you, gentlemen. Thank you all for your selfless sacrifice, for really attending to your fellow worker. Heroes do work here day in and day out, and on behalf of the people of Wyandotte County, we say thank you and just keep up the great work.

Item No. 2 – 21720...PROCLAMATION: COVID HEROES

Synopsis: Proclamation proclaiming March 7 – 13, 2021, as COVID Heroes Week in Wyandotte County.

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Doug Bach, County Administrator, said, we've launched COVID Heroes to mark this moment in our history, to pause and reflect on what we've lost, and celebrate the many COVID heroes in our midst, which is the entire Unified Government staff. While vaccine distribution has scaled quickly, we're still awaiting critical doses to make our entire community safe. We are tired and ready to move forward, but now it is more important than ever for us to persevere in our response. On this somber anniversary, we celebrate the incredible people of the Unified Government that have kept us moving even when we were safest at home.

COVID Heroes is an employee recognition program to thank the nearly 2,300 neighbors/employees that have worked tirelessly this past year to provide essential services and respond to the devastating pandemic. COVID Heroes is also an opportunity to look ahead as a community by convening our staff in a conversation about what is next for the Unified Government. Accepting the status quo of life before COVID-19 is not sustainable for us, as an organization or as a community. We are honored to look to our own staff for their inspiration, ideas, and heroism. So, I am asking you please nominate COVID heroes by sharing how the staff of the Unified Government has made a difference. Thank you.

Mayor Alvey said, I would like to begin first with just a moment of silence in remembrance of all those who have died through the pandemic, those who have suffered loss, and let's also remember in our silence those who stepped forward to continue to protect and promote the health and safety of our people. So, if you would, please join me in a moment of silence.

Mayor Alvey read the following proclamation:

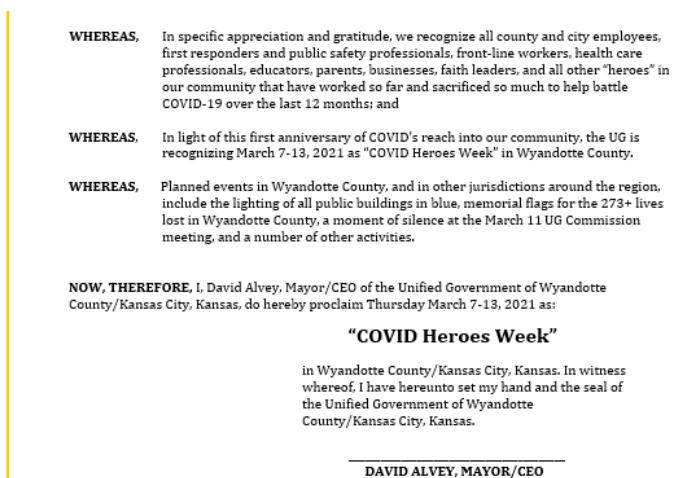


Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

- WHEREAS,** The COVID-19 pandemic has had a significant impact on our nation, state, and Wyandotte County, disrupting the day-to-day world we once took for granted, and taking a toll on human life, physical and mental health, and financial security for so many; and
- WHEREAS,** The first reported death from COVID-19 in Wyandotte County, and the state of Kansas, occurred on March 11, 2020; and
- WHEREAS,** On March 13, 2020, a State of Emergency/Disaster Emergency Proclamation was declared in Wyandotte County. Since then, the Unified Government (UG), the Unified Government Public Health Department (UGPHD), and the entire community has come together working hard and sacrificing to protect its vulnerable, initiating a public health education campaign, extensive testing capabilities, and more recently putting in place a comprehensive vaccination program; and
- WHEREAS,** We honor and offer our condolences to all of the victims of this disease and those touched by it, as well as those whose heroic actions have helped fight this pandemic preventing even more death, sickness, and disruption to our lives; and

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One year ago today, I recall receiving a call from Governor Kelly's office asking for me to come to Topeka to be with the governor and with Dr. Lee Norman and others to announce the first death of a Kansan, who was a Wyandotte County citizen, from COVID-19. At that moment, we were just learning about what COVID was and how it was moving. We were just trying to figure out how we might adapt to stop the spread. We were searching from the region and from the nation and from worldwide any kind of evidence, any kind of data that might show to us how we needed to respond to this public health crisis and kind of had to feel our way through this, because we had not experienced anything like this since the Spanish Flu Pandemic of 1917 through 1919.

What we have found throughout this time in the past year is that yes, we have lost 273 lives and we have had many of our loved ones, people we work with, neighbors, friends, fellow churchgoers suffer, some severely, from the disease and many died. Yet throughout all this, we have shown our resiliency. We have shown that the goodwill of so many people in our community, and as employees in the Unified Government, as first responders, as members of the Public Health Department, our faith leaders throughout the community, those who provide social services, our next-door neighbors who would reach out to their neighbors. So many people have committed so much to preventing this from becoming an even greater pandemic, a greater threat to our life and well-being, and so it's a great opportunity to remember everyone who has suffered, but also those who have done so much to prevent even greater suffering and death.

So, one year ago today, I recall being with the governor to announce the first death in a very sad occasion. We have had 273-plus more since that time. We want to keep working to prevent any more, but let's continue our efforts, take this seriously, and follow what we must do to protect our fellow citizens. At this time, I'd ask Mr. Bach, if you would please introduce COVID Heroes.

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Mr. Bach said, I believe I'm going to have to recognize someone else on the program who has that piece.

Mayor Alvey said, I believe when they reference the COVID Heroes in my notes here, it is really the proclamation of what we'll be doing this coming week. I'd ask any member of the Commission who would like to offer just a few remarks on this occasion.

Commissioner Philbrook said, I want to say that you said everything very eloquently, Mayor, but I want to tell you that I'm so impressed by our CARES Act team that got together to help figure out how to disseminate the millions of dollars we were given through the state to us from the feds. It's just amazing. That team did so much work and all of the heads of all of our departments and everybody came together to make it work like clockwork. Those who are naysayers of our government, this act by itself should pull that down a few notches.

This is just amazing, and I can't say good enough things about how they operated, under pressure, and 80% of them from home, that's just a guess at the amount, but I'd guess that's pretty average, the average of what we did. I know that my CARES Act team that I was involved with, they know how I feel about it, but people need to understand out in our public that they were working 80-hour weeks and that's saying it nicely.

I'm looking over at Alan Howze right now, who looks halfway rested compared to what he did while we were really active in the middle of the CARES Act. So, our county, the Unified Government with the other two burgs, you know, Edwardsville and Bonner Springs, we all came together and worked like a team to take care of our community. I just want to thank them for that. I want to thank them, and our community.

Commissioner Bynum said, I do want to echo Commissioner Philbrook's comments, but I think in the larger scheme, I just want to thank our community because I feel like the community did what we do here in Wyandotte County and we really came together. I saw so much outpouring of generosity among our members of the community and our organizations. I've really never witnessed anything quite like that over such a sustained period, and it continues today, and it will continue for a good long while here in Wyandotte because of the economic and social situations that we face here. And for us to also look honestly at ourselves, both internally and externally, at

the challenges that we were facing, and sincerely and honestly try to handle those in an equitable manner.

I think my thanks mostly belong with the residents and the business owners and the churches, nonprofits here because I feel like everyone just really stepped forward to try to do something to be helpful and it was—I'll never forget it. As long as I live, I'll never forget what we saw, so thank you.

Commissioner Ramirez said, I want to mirror my comments of Commissioner Bynum. A big thank you to our community. You showed how resilient and adaptable we are as a community. We just had our strategic budget meeting and one of the things was what are you most proud of, and I said our community's resiliency. Because no matter what's thrown at us, we work together to overcome it, and that's what we definitely did with COVID-19 and everything that was going on during last year.

The next big thanks, of course, is to all of our employees for their resiliency and adaptability, and of course the number one, our Public Health Department. Our Health Department, which is a department that, usually, we never really hear about a lot. We know that they're there, they're doing good work in our community, but last year they were front and center. They were the most important part of this, they were the one guiding us, giving us all the data, and the updates on everything that was happening and, of course, it was data and information that was changing every minute. I thank you for your resiliency and adaptability to the crisis that we were going through and continue to do.

So, thank you to everyone, to all the UG staff, to administration, to our Public Health Department and, of course, like Commissioner Bynum said, our community. We see a light down a long tunnel. We're getting there, but let's continue to work together so that we can get back to some normalcy. Thank you, Mr. Mayor.

Item No. 3 – 21710...RESOLUTION: EXTENDING THE STATE OF LOCAL HEALTH EMERGENCY FOR THE COVID-19 PANDEMIC

Synopsis: A resolution extending the state of local health emergency for the COVID-19 pandemic for County of Wyandotte, Kansas, through June 15, 2021, submitted by Jeff Conway, Assistant Counsel.

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Doug Bach, County Administrator, said, I don't know if Julianne has much to present at this time. The recognition of the emergency order at this time for us is that this will really essentially keep us in line with federal disaster declarations so that if there is additional funding, we can collect through the FEMA program by continuing it through June. Additional costs that we are not able to recover through the federal funds that are coming down through the Recovery Act, we would be able to apply and potentially get partial reimbursement back through FEMA for some of those additional expenses. So, that's why we're bringing this forward and requested the Commission advance it for approval.

Mayor Alvey asked, any comments or questions from the Commission?

Action: **RESOLUTION NO. R-16-21**, "A resolution extending the state of local health emergency for the COVID-19 pandemic for the County of Wyandotte, Kansas, through June 15, 2021." **Commissioner Bynum made a motion, seconded by Commissioner Markley, to adopt the resolution.** Roll call was taken and there were nine "Ayes," Walters, Philbrook, Bynum, Burroughs, Townsend, Ramirez, Johnson, Kane, Markley.

Item No. 4 – 21716...RESOLUTION: NATIONWIDE STEPPING UP INITIATIVE

Synopsis: A resolution authorizing participation of the Unified Government in the nationwide Stepping Up initiative, a collaborative approach to reduce the number of people with mental illnesses in jails, submitted by Maureen Mahoney, Chief of Staff in Mayor's Office.

Randy Callstrom, Wyandotte Behavioral Health, said, thank you for the opportunity to present to you tonight the Stepping Up initiative. The Stepping Up initiative is a national initiative launched by the Council of State Governments, Justice Center, the National Association of Counties, and the American Psychiatric Association Foundation in May of 2015 to rally counties to achieve a measurable reduction in the number of people in jail who have mental illness. Stepping Up counties are encouraged to collect accurate, accessible baseline data on the prevalence of serious mental illnesses in their jails, a crucial step that helps county leaders identify key drivers of the problem and create an action plan tailored to their jurisdiction's most critical needs.

Over 500 counties across the country have become Stepping Up counties. Ironically, Wyandotte County has been doing this work for nearly a decade. Some of the accomplishments achieved here in Wyandotte County include the sequential intercept mapping, which helped identify all the touch points between the justice system and mental health, the CIT training of over 90% of law enforcement officers in the Kansas City, Kansas Police Department, the creation of a jail liaison, the creation of behavioral health court, the launching of a co-responder program, and having mental health clinicians embedded in community corrections. Each of these initiatives are already consistent with some of the activities of being a Stepping Up county.

In January of this year, Governor Kelly announced the launching of the Kansas Stepping Up Technical Assistance Center, which will provide Kansas counties with baseline data regarding the number of people with mental illnesses and substance abuse disorders in jails. Counties will also receive expert support to set reduction targets, measure progress, and achieve results. In addition to TA Center, we'll provide counties connections with sites across the state and country to facilitate peer learning and provide concrete examples of successful strategies and policies, access to national experts and essential information bank on best practices, and guidance on high-impact strategies and policies that achieve lasting results.

The benefits of a Stepping Up county include state and national recognition for the work already accomplished here in Wyandotte County, access to the Kansas TA Center resources, opportunities to help enhance the services and access to services for people experiencing mental health crisis, and further reduce the number of individuals in the county jail due to their mental illness. There is no cost to the county in declaring Wyandotte County a Stepping Up county. I encourage you to adopt the resolution that I believe is being proposed this evening and thank you for this opportunity.

Mayor Alvey asked, does any member of the commission have any comments or questions?

Action: **RESOLUTION NO. R-17-21**, “A resolution adopting the Stepping Up initiative to reduce the number of people with mental illnesses in jails.” **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Walters, Philbrook, Bynum, Burroughs, Townsend, Ramirez, Johnson, Kane, Markley.

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CONSENT AGENDA

Mayor Alvey asked, does any member of the Commission or the County Administrator wish to set aside any item on the Consent Agenda? If an item is not set aside, all items on the Consent Agenda will be voted on by one vote.

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

Item No. 1 – 21678...RESOLUTION: FIRST AMENDMENT TO THE 18TH STREET EXPRESSWAY MENARDS DEVELOPMENT AGREEMENT

Synopsis: A resolution approving the first amendment to the 18th Street Expressway Menards development agreement, submitted by Katherine Carttar, Director of Economic Development. This consists mainly of minor clean up edits to the development agreement, including the developer's right to self-insure. On March 1, 2021, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-18-21,** “A resolution adopting the first amendment to the 18th Street Expressway Menards development agreement.” **Commissioner Ramirez made a motion, seconded by Commissioner Markley, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Walters, Philbrook, Bynum, Burroughs, Townsend, Ramirez, Johnson, Kane, Markley.

Item No. 2 – 21672...RESOLUTION: MASTER LEASE/PURCHASE AGREEMENT

Synopsis: A resolution authorizing the Unified Government to enter into a master equipment lease/purchase agreement with Banc of America Public Capital Corp, submitted by Debbie Jonscher, Deputy Chief Financial Officer. On March 1, 2021, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

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Action: **RESOLUTION NO. R-19-21**, “A resolution authorizing the Unified Government to enter into a master equipment lease/purchase with Banc of America Public Capital Corp, the proceeds of which will be used to pay the costs of acquiring and installing certain equipment and approving the execution of certain documents in connection therewith.” **Commissioner Ramirez made a motion, seconded by Commissioner Markley, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Walters, Philbrook, Bynum, Burroughs, Townsend, Ramirez, Johnson, Kane, Markley.

Item No. 3 – 21711...APPOINTMENT: BOARDS AND COMMISSIONS

Synopsis: Appointment of Erica M. Simpson to the Wyandotte County Library Board, 3/11/21 - 12/13/21, submitted by Commissioner Kane.

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

Item No. 4 - MINUTES

Synopsis: Minutes from regular session of November 19, 2020; and special session of February 11, 2021.

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

Item No. 5 - WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated February 25, 2021.

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

PUBLIC HEARING AGENDA

Item No. 1 – 21718...PUBLIC HEARING: 2022 UNIFIED GOVERNMENT BUDGET PRIORITIES AND 2021 ANNUAL ACTION PLAN

Synopsis: Conduct a public hearing on the 2022 Unified Government Budget priorities and the 2021 Annual Action Plan, submitted by Kathleen VonAchen, Chief Financial Officer; Reginald Lindsey, Budget Director; and Wilba Miller, Community Development Director.

Doug Bach, County Administrator, said, this item officially kicks off our budget process.



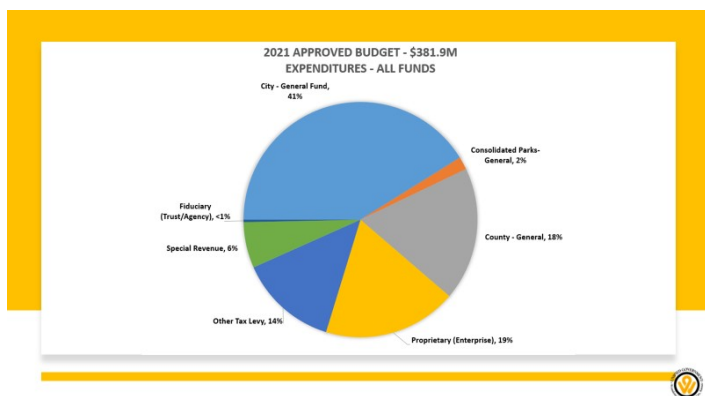
I guess one notch further than we did some strategic planning last week, but at this point, we're ready to solicit the input of the residents and businesses in our community as we go through the preparation process in building our budget and preparing our Community Development Block Grant Program for the coming year. So, with that, I ask Mr. Reginald Lindsey, with our Budget Department, to lead the presentation.

**2022 PROPOSED BUDGET PROCESS CALENDAR
FOR 2021**

Board of Commission 2022 Budget Planning	
February 25, 2021 (Thursday)	5 Year CMIP Special Session
March 4, 2021 (Thursday)	Commissioner Budget Retreat
March 11, 2021 (Thursday)	1 st Public HearingCommunity Development/Budget Office (7PM)
County Administrator's Budget Workshops/Proposed 2022 Budget Presentation	
April 2021	CMIP- Committee of the Whole Workshops
May 6, 2021 (Thursday)	1 st Budget Workshop
May 20, 2021 (Thursday)	2 nd Budget Workshop
June 24, 2021 (Thursday)	County Administrator's Budget Presentation (SPM)
July 1, 2021(Thursday)	3 rd Budget Workshop/Commission Set Maximum Mill Levy
July 2, 2021 (Friday)	Publish Maximum Mill Levy
July 12, 2021 (Monday)	2 nd Public HearingCommunity Development/Budget Office (SPM)
July 15, 2021 (Thursday)	Budget Adoption (7PM)

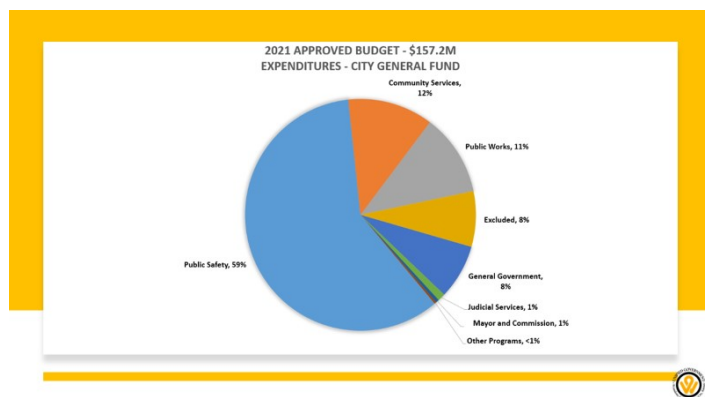
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Reginald Lindsey, Budget Manager, said, our 2022 proposed budget process calendar is on the screen right now. We've already started that process. On February 25th, we had a five-year CMIP special session. On March the 5th we just had a commissioner budget retreat; and today, March 11th, we're having our first public hearing. After this, we go into CMIP Committee of the Whole workshops in the month of April, and then we have our first budget workshop May the 6th. Then May the 20th, we have our second budget workshop, and then after those workshops, County Administrator Doug Bach will present his budget on June the 24th. July 1st, we will reconvene and have a third budget workshop, Commission will set the maximum mill levy, and then on July 2nd, we'll publish that maximum mill levy. On July 12th, we'll be back here again to have another public hearing, and that will be our second and final one. Then July 15th, the Commission will cast a vote on the budget.

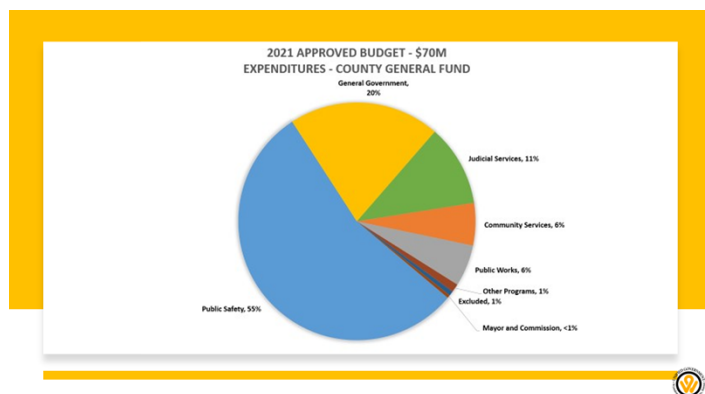


Our 2021 approved budget of \$382 million balance budget where revenues and expenditures are accounted for. It funds 29 state-certified funds and provides over 200 services to the community. Some of the large funds within the \$382 million budget are the City General Fund, which is a \$157

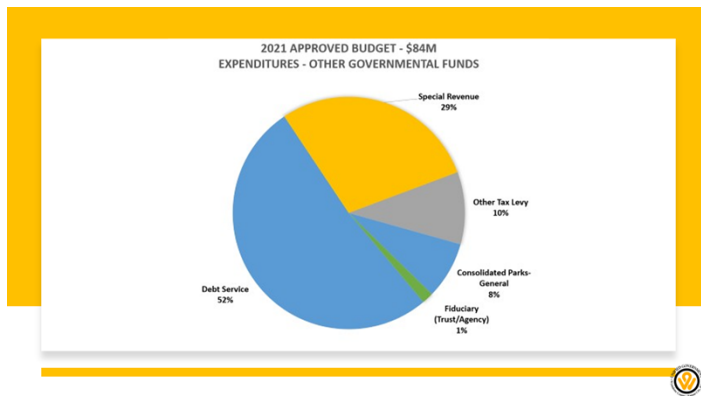
million budget, then also the County General Fund which is a \$70 million budget. Then the Sewer System, which is a \$52 million budget.



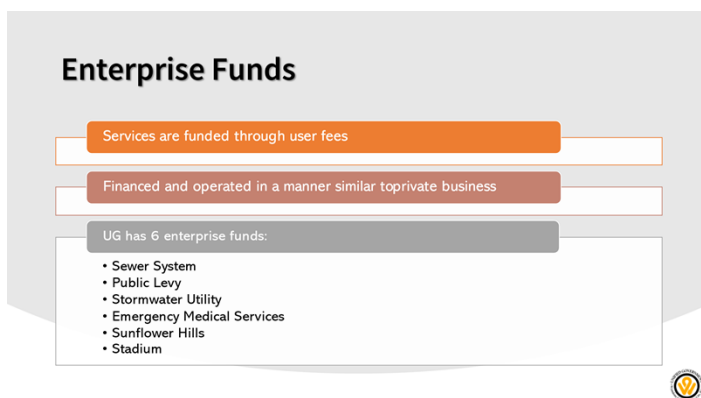
Now, I want to drill down into the \$157 million City General Fund and look at the different functional areas there. Public Safety is 59% of the pie, and it's a \$92 million budget. That includes departments such as the Police and the Fire Department. The second largest functional area is Community Services. This portion of the pie is 12%, which is about \$19 million. Some of the services over there from departments that are provided are Transit, Neighborhood Resource Center, and Urban Planning. Then the third largest functional area there is Public Works.



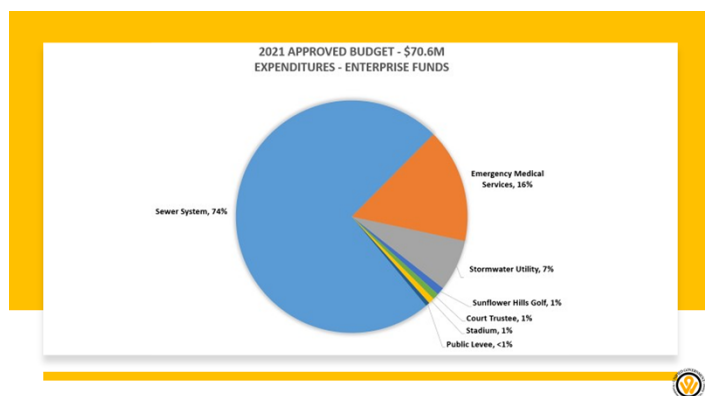
Now, I want to go into the \$70 million balance budget for the County General Fund. Public Safety is the largest functional area there at \$39 million. The largest departments there are the Sheriff's Department, Community Corrections, and Emergency Management. The second largest functional area is Legal, then Appraisers, then the Finance Department. The third largest functional area is Judicial Services, and that's \$8 million. There we have District Courts and District Attorney.



This current chart breaks out 20 other funds that equal \$84 million. The largest one is the Debt Service Fund at \$42 million. Then, the other largest revenue functional area is our Special Revenue Funds, which total \$24 million. An example of a fund over there is our Dedicated Sales Tax, which is \$10 million. Then, our Consolidated Parks Fund is our third largest functional area over there at \$6.8 million.



The Unified Government also has six enterprise funds, and these are funds that provide services through user fees and they run much like a private business where they finance all their own expenses based on the service fees that they bring in.



This chart breaks out the six Enterprise Funds, there's \$70 million. You see the large one is the Sewer Fund, which is a \$52 million fund. Then, the second largest one is the Emergency Medical Service Fund, which is \$11.2 million. Then the third one is our Storm Utility Fund at \$5 million.



Please scan the code that's currently on the screen. This year, the Budget Office has created a new survey that will allow citizens and stakeholders the ability to provide feedback on community priorities and initiatives, which will directly shape the budget process this year. With the QR code that's on the screen, you can scan it with your mobile device, your tablet, or you can enter it from your phone and submit it right from all those devices. So, please scan the QR code. We want to hear from you. The deadline for this is April the 1st. I'm going to turn it over to Community Development now.



Community Development Highlights: Barrier Removal



Wilba Miller, Director of Community Development, said, the Unified Government receives an annual allocation of entitlement funds from the U.S. Department of Housing and Urban Development for the following programs: the Community Development Block Grant Program, known as CDBG; Home Investment Partnership, or HOME; and the Emergency Solutions Grant Program, called ESG. HUD provides these resources for the purpose of meeting the needs of low and moderate-income citizens.

I would like to take a minute to introduce Stephanie Stauffer, a program coordinator in our staff who will make a brief presentation on what we've been working on and accomplished in the last year.

Stephanie Stauffer, Community Development Program Coordinator, said Wilba said, we use these grants to fund a variety of programs and activities. The CDBG Emergency Home Repair Program assists income-qualified homeowners in maintaining safe and accessible housing through repair of critical systems such as plumbing, electrical, heating, roofing, and the removal of architectural barriers. You can see here an example of an architectural barrier removal program project.

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Community Development Highlights: Emergency Home Repair



This is a roof project where we replaced the roof on a home with the Emergency Home Repair Program.

Community Development Highlights: CDBG



This is a house that we used CDBG for to rehabilitate, and it was sold to a low to moderate-income household. It was rehabilitated by a community partner, Community Housing of Wyandotte County.



Community Development Highlights: HOME Program



- Community Housing Development Organizations (CHDO's) and other subrecipients receive sub-grants to rehabilitate or construct affordable housing
- Right: Habitat for Humanity
- Left: Community Housing of Wyandotte County (CHWC)



Here you can see a couple of recent home projects that we used the HOME Grant for. So, we use HOME funds for rehab of existing housing and construction of new homes to be purchased by low

to moderate-income families. Our tentative goal for the next year is to fund the construction of seven new affordable housing units and rehab one unit. This actual number will depend on the cost of materials and labor. HOME also funds CDs—CHIP Down-Payment Assistance Program, which provides assistance to low to moderate-income homebuyers. Our third grant is ESG, and those funds were awarded to partner agencies to assist and support for our at-risk homeless neighbors through activities such as homeless prevention, rapid rehousing, essential services, and data collection.

**Park Drive
Neighborhood
Revitalization
Strategy Area
(NRSA)
Highlights: City
Park**

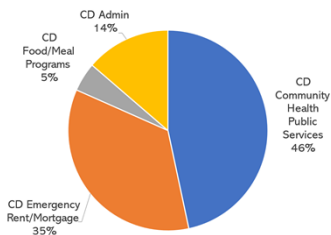


Additionally, this coming year will be the final year of the current Park Drive Neighborhood Revitalization Strategy Area Plan, or NRSA. This is a five-year plan to focus resources and engage in partnerships in the target area. The neighborhood was identified as a tipping-point neighborhood, or an area where strategic investment and attention could catalyze other development or private investments.

Last year, in partnership with Parks and Rec, CDBG funds were used for various revitalization projects at City Park, and you can see those pictures here. This work included the addition of two bathroom buildings at City Park, one at the bottom towards the ball fields, and another at the top of the park, new sidewalks, and a new service road. All of this work was done in compliance with ADA to make the park more accessible to residents. There have been numerous groups involved in the NRSA process thus far, some of the UG/NRSA partners have been SOAR, which I know you had a presentation from recently, Code Enforcement and Public Works.

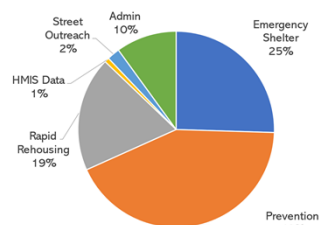
Another goal of the NRSA was to explore affordable infill housing, and in the coming year, three of the seven new home affordable housing units will be in the NRSA. So, this reflects our strategic investment into the area. This work would be impossible without our UG and community partners, so we're really thankful for their help in this strategic plan.

CARES Act CDBG/ Grants	Total
CDBGCV Administration	\$293,980
CDBGCV Community Health	\$1,000,000
CDBGCV Emergency	0
Rent/Mortgage	\$750,000
CDBGCV Food/Meals Programs	\$100,000
Grand Total	\$2,143,980



I know we've had a lot of presentations about this, but this is just a reminder about our CDBGCV CARES Act grants that we received in addition to our regular annual grants. So, here is just a breakdown of those approved projects. We are currently working out the recipient grant details and trying to get the installers out in the community.

CARES Act ESG Grants	Total
Emergency	\$609,605.56
Shelter	\$1,023,410.24
Prevention	\$450,956.00
Rapid Rehousing	\$18,447.50
HMIS Data	\$50,000.00
Street Outreach	\$239,157.70
Administration	
Grand Total	\$2,391,577



This is our CARES Act ESG grants. You can see here the projects that were submitted and approved by our community partners and the breakout of different activities there. With that, I'm going to turn it back over to Wilba.

2021 Annual Action Plan: Program Year October 2021-September 2022

- Allocation amounts for 2021 (Total ~~\$3,407,553~~)
 - CDBG- ~~\$2,328,634~~
 - HOME- ~~\$882,359~~
 - ESG- ~~\$196,560~~
- A public hearing is required before the Community Development 2021 Annual Action Plan and budget can be drafted. This allows for community feedback at the beginning of the process.
- Annual Action Plan must be submitted to HUD no later than August 15, 2021.



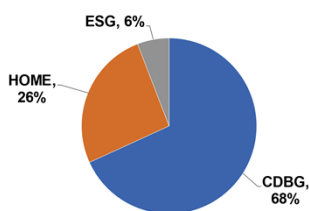
Ms. Miller said, in order to receive these grant funds, we are required to submit an annual action plan. This Program 2021 will be the fifth and final year of our current 2017 through 2021 Five-Year Plan. 2021 will also be the final year of our current Park Drive Neighborhood, as Stephanie

said. This evening we are fulfilling the HUD requirement to hold a public hearing to obtain comments from citizens and other stakeholders before developing our budget and the draft annual action plan.

We are seeking to assure citizens that they can participate and understand that the proposed plan will address housing and community development needs, the development of proposed activities, and review of program performance.

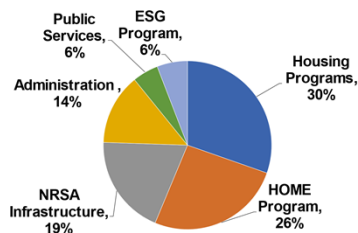
We have recently received our formula allocation amounts for the 2021 program year. CDBG will receive \$2,328,000, HOME at \$882,000, and ESG at \$196,000. These funds are—the amounts are fairly consistent with last year's allocations.

**2020 COMMUNITY DEVELOPMENT
ALLOCATION: \$3,378,858**



The following graphs will show the allocations and approved expenditures for last year's entitlement grants. The pie chart shows sources of support reflects \$2.3 million for CDBG, \$876,000 for HOME, and \$198,000 for ESG for a total of \$3,378,000.

**2020 COMMUNITY DEVELOPMENT APPROVED
EXPENDITURES TOTAL \$3,378,858**



As you can see, the approved expenditures pie chart reflects the following activities: CDBG housing programs, NRSA infrastructure, administration, public services, and the Emergency Solutions Grant and HOME programs, totaling the \$3.3 million. HOME activities do include down

payment assistance and construction or rehab of affordable housing. ESG activities does include homeless prevention, central services, rapid rehousing, and the homeless management information system.

A draft of the 2021 Annual Action Plan will be published in early June to allow citizens to review the plan and provide feedback for a 30-day period. A second public hearing is scheduled to be held in July, along with the adoption of the budget. The adoption of the 2021 Annual Action Plan is also scheduled to take place in July. The final annual action plan must be submitted to HUD no later than August 15th. According to federal regulations, failure to meet the requirement will automatically result in a loss of our CDBG funds. This does conclude our portion of the presentation. Thank you.



Mayor Alvey asked, do any members of the Commission have any questions or comments for Wilba or staff?

Commissioner Townsend said, good evening, Ms. Miller. I don't have any questions for you. Thank you for your presentation. I see how it has developed over the last four or five years, great. So, you've answered the questions that you know I look for. These home renovation funds are always so important to a lot of the constituents in my area and others as well, so thank you.

My question is really for Mr. Lindsey. I appreciate his very organized, as always, presentation tonight. My question deals specifically with the survey that he talked about. Since this is the first opportunity tonight for members of the public to have input into the 2022 Budget, my question is, if citizens respond to the survey, will that be equivalent to them having the opportunity to put forward specific uses of budget funds that they'd like to see, or is it merely a survey about what they like or don't like? That's really what I wanted to be clear about.

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Mr. Lindsey said, it does allow them to put forward input to the budget. On May 20th, I believe, we will come back to the Commission with a report on all the surveys that we've received and give a report. I think it's May 6th, I'm sorry.

Commissioner Townsend said, okay. So, they can, by responding to the survey, identify specific projects that they may be interested in. **Mr. Lindsey** said, yes. There's a section there where you can do two things. You can offer your opinion or you can submit a project. I talk about the form being on that QR code, but you can also get it from the Unified Government's website and it would be on the first—when you land on the Unified Government's webpage.

Commissioner Townsend said, okay. Is there another way that someone may be able to call in to one of our departments and merely request a form if they don't have access to...**Mr. Lindsey** said, yes, they can. They can call the Budget Office or email the Budget Office. **Commissioner Townsend** asked, and the number for the Budget Office is? **Mr. Lindsey** said, it is 573-5271. There's also an email address, ugbudget@wycokck.org.

Commissioner Townsend said, well, you answered my questions for the evening. Thank you very much.

Mayor Alvey said, I will now open the public hearing. Before I take public comments, I'd ask Mr. Deichler to read the statement governing the public hearing.

Brett Deichler, Interim UG Clerk, said, we would like to welcome all present to this public meeting of the Unified Government of Wyandotte County, Kansas City Kansas, regarding the 2022 Unified Government budget priorities and the 2021 Community Development One-Year Action Plan. We appreciate the attendance of everyone here this evening, and we recognize the importance of your views. We would, however, remind you that there are five individuals signed up to speak. Each person will be allowed three minutes to speak. Should you reach the two-minute mark, I will announce that you have one minute remaining, which will allow you time to wrap up your comments. As your name is called, please state your name and city for the record. On deck means that you will be next to speak. We would appreciate your efforts to be considerate to all during their comments and ask that your devices are muted so you will not disturb the hearing for recording purposes and those joining virtually.

There are five people scheduled. First up will be Mr. Dustin Hare followed on deck by Ms. Carolyn Wyatt.

Dustin Hare said, I am the cofounder of Wyco Mutual Aid. When the pandemic struck, our organization knew that there was going to be a lot of need in our community, and we immediately started doing boots-on-the-ground outreach to our most economically vulnerable residents. We helped folks who are food-insecure get access to food, we helped find rides for people who didn't have transportation, we provided cell phones to people who had become unemployed and unsheltered.

Unfortunately, in the category of homelessness, we had trouble fulfilling our community's needs. Some nonprofits were able to provide temporary solutions to folks experiencing housing insecurity, but the UG is largely ignoring the issue. There is no homeless shelter in our town, and instead of spending money to assist people experiencing homelessness, money is instead spent to police these folks to make sure they are uncomfortable in any area where they attempt to congregate. I, myself, have witnessed this on more than one occasion.

Over the last several months, I've been communicating with people who have become homeless as a result of the pandemic. On some occasions, we've been able to patch together money from mutual aid and support from nonprofits to provide hotels for single mothers who have lost their jobs and lost their housing. On other occasions, we've been unable to find resources, and I've had to tell people that I'm sorry I cannot help them, and they will have to sleep in their cars tonight, or on the ground. Throughout the cold winter months, this was a nightly occurrence for me. Our lack of a safety net exacerbates issues for our residents and turn short-term situations into long-term ones.

In reviewing the 900-page proposed 2021 Budget, I see the word homeless appear in only three different places throughout the document and a total of \$198,000 dedicated to solving the problem. This amount is woefully insufficient. In the short-term, we need to be dedicating millions to this issue. We need water stations and sanitation facilities in our congregant areas, we need a year-round shelter for people experiencing homelessness. We need to rehab Land Bank properties to support our housing-insecure residents. (**Mr. Deichler** said, you have one minute remaining.) We need to pay stipends to homeowners who are providing rooms to help community members who are without a home. This is just scratching the surface.

I don't purport to have all the answers about how to solve this crisis, which means we need to be hiring outreach workers to talk with folks who are struggling economically to better understand what the long-term needs are. Long-term, we're going to need to pump tens of millions of dollars into communities that we've been neglecting. I'm sure the response will be that there's no money for any of this stuff, but I would dispute that. Somehow, we continue to come up with money to police the very populations that I'm speaking about. Between the 2019 Budget and the proposed 2021 Budget, an additional \$8 million is being proposed for policing on top of the \$92 million per year that we're already spending. Where is this additional \$8 million coming from? I would like to see the entirety of that \$8 million shifted to programs and services that provide assistance. (**Mr. Deichler** said, your time has expired, Mr. Hare.) **Mr. Hare** said, ...to hire mental health professionals and social workers to respond. We need community advocates for the residents instead of policing them. Thank you.

Mr. Deichler said, next up is Ms. Carolyn Wyatt. On deck is Ms. Marge Gasnick

Carolyn Wyatt said, I want to say good evening to County Administrator Doug Bach, Mayor Alvey, and the commissioners. I live at 359 Troup, Kansas City Kansas. I'm a member of the Park Board.

Last week I visited Eisenhower Community Center on 72nd Street. I observed and was informed that the number of persons working at the center, a recreation specialist, a program coordinator, and a custodian. I would like to see each center functioning in the same capacity for our youth and seniors as well. The decision-makers can make this happen — County Administrator Doug Bach, the commissioners, and the park staff. It would be great if each six community centers had its own funds.

I know that for the last two years, Sunflower Golf was given a large amount of money, I think it's \$747,000, something like that. It's not a community center. Our community centers are sitting empty — well, except Eisenhower. They're running like a community center should run. So, we have five more centers in the Wyandotte County, and most of them don't have any programs for the youth or for the seniors. I know that for a fact that there's money available for our youth. They have a correctional center that I'm sure they would like to fill up, but if we were proactive, we would be having youth in the centers. A safe zone for them, something for them to do.

So, that's the main thing I was trying to say, is that I've been talking a lot about this center and having it fulfilled. (**Mr. Deichler** said, you have one minute remaining.) I don't know how many years I have been coming to the meetings and talking about this, and I'll probably continue talking like this until I don't have a voice anymore. So, I'm hoping the commissioners and administrators will come together and say that our youth are important. That the whole city is important, our seniors are important, and that they will have the centers operating like centers should operate. Youth centers, community centers. Thank you very much.

Mr. Deichler said, next up is Ms. Marge Gasnick. Ms. Dorothy McField is on deck.

Marge Gasnick said, I live at 3322 North 54th Street. I appreciate the opportunity to make a comment tonight about the budget. My comment tonight is based on some research I've done on the 2021 Unified Government Budget, as well as the budgets of some peer cities in our region. What I have learned is that in 2021, the city of Overland Park Fire Department budget is \$27.2 million. The city of Olathe's Fire Department budget is \$25.5 million. The Kansas City, Kansas Fire Department budget is \$62.3 million. The difference here is around \$35 million.

I next looked at the Police Department budgets. Overland Park's Police Department budget is just under \$43 million. Olathe's Police Department budget is \$31.4 million. The Kansas City, Kansas Police Department budget is \$60.2 million. The difference in this case is about \$17.2 million. These numbers give me pause and make me think about the size of Wyandotte County and Kansas City, Kansas, and the tax base that we have here to support all the different departments. I have to ask, why the budgets for these two departments are so outsized in comparison with the other two cities? I ask this question knowing that there are so many needs in Wyandotte County. Street repairs, sidewalks, transit service, parks and rec, housing and neighborhood services, just to name a few, not to mention, tax relief. I am a homeowner whose property taxes have increased 11% this year. (**Mr. Deichler** said, you have one minute remaining.)

Now, I want the Fire and Police departments to be adequately funded, but these current funding levels in proportion to our tax base and in comparison, with similarly sized cities strike me as way out of balance. Just not right and quite frankly, unsustainable. Thank you for your time.

Mr. Deichler said, next up is Dorothy McField followed by Marcia Rupp. Dorothy McField? She is not present. Ms. Marcia Rupp is up next.

Marcia Rupp said, I just want to start by saying that I think at this time—I know that we’ve talked about this for years because I’ve been at most of the budgets there in person and we’ve talked about lowering taxes. If we could help all the people in any way at all at this trying time, would be trying to lower the taxes. To look at everybody’s taxes and try, even if it’s a little bit, to lower it. Or if nothing else, to keep it the same and try to lower it some. The only thing—I know this is hard to do when you have things that you need done to the city.

I know we have a lot of road issues, roads that need to be repaired, but I’m really still looking at Parallel and I’m going to just tell you from 78th Street if you’re going in east to 72nd, that there needs to be looked at. From 51st Street to 55th, from east going west on both sides, from west going east and east going west, needs to—from 51st to 55th was never taken care of as far as mending those seams like they have been doing, which has really done a lot to help Parallel. So, if I could just ask for maybe that to have some attention.

Please remember police. We need more police officers. That’s not something that you want to defund or get less of, especially since we’re so close to Kansas City, Missouri, and our crime is slow right now, (**Mr. Deichler** said, you have one minute remaining.) but it won’t be being so close to them because it all seems to trickle down over here. So, please keep the police coming in, keep our fire department and sheriff department strong, and all of you take care. Thank you.

Mr. Deichler said, I will call Ms. Dorothy McField one more time and ask if she is present to at least raise her hand, to see if our staff can recognize her. No hands were raised. That concludes our speakers, Mayor.

Mayor Alvey said, if there is anyone who did not sign up who wished to speak on this item, just raise your hand at this time to be recognized. **Mr. Deichler** said, no hands were raised, Mayor.

Mayor Alvey said, I will now close the public hearing. Thank each of you for joining us tonight. Obviously, we have competing desires here, that’s why we have the budget process.

Action: The public hearing was held.

Item No. 2 – 21679...PUBLIC HEARING/RESOLUTION: INTENT TO ISSUE IRBs FOR MILHAUS MULTIFAMILY PROJECT

Synopsis: Conduct a public hearing to consider a resolution of intent to issue industrial revenue bonds in the amount not to exceed \$45,000,000 to finance the costs of acquiring, constructing, and equipping a commercial multifamily facility for the benefit of Milhaus Properties LLC, submitted by Katherine Carttar, Director of Economic Development. On March 1, 2021, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Public Hearing:
Resolution

A resolution of intent to issue industrial revenue bonds in the amount not to exceed \$45,000,000 to finance the costs of acquiring, constructing, and equipping a commercial multifamily facility for the benefit of Milhaus Properties LLC.

Katherine Carttar, Director of Economic Development, said, I'm going to give a brief presentation about this property. This was the same presentation that was given at the Economic Development and Finance Committee back on the 1st of March. The request is a—this is actually a resolution of intent to issue industrial revenue bonds in an amount not to exceed \$45 million for a multifamily facility.



1 Site Plan

March 11, 2021

Here is the location. So you've got 94th Street on the east, and then this is just a little bit raised up just north of State Avenue. This is part of the larger Homefield project. This is actually a project that has been approved by the Commission, kind of in concept, as part of the Homefield development agreement. This was referenced as the only other project that would receive any kind of industrial revenue bond incentive besides the actual homefield project itself. All the rest of the development, as part of Homefield, would be—kind of all the other retail would be fully taxable starting in year one. You can see the layout. You've got a nice trail here that would actually connect this kind of up north, which would actually go through the entire Homefield property.



These are rendering what they're anticipating.

Project Description

The Homefield project is a 274-unit, garden-style, luxury apartment development seated in Wyandotte County, adjacent the old Schlitterbahn Waterpark. The project contains 9-unit buildings and 1 clubhouse, distributed across the 18.34-acre site, whereas roughly 7-acres will remain untouched to keep an existing, natural forested area to the northeast corner of the site. Unit offerings will include studios (or dark one-bedroom), one-bedroom, two-bedroom, and three-bedroom units.

Amenity List

- + Amazon Package Delivery/Pickup
- + Indoor Bike Storage + Bike Repair
- + Pet Wash
- + Pet Park
- + Coffee Bar
- + Fitness Center
- + Resident Lounge and Co-Working
- + Conference
- + Event Space/Club Room
- + Pool with Sun Deck and Outdoor Lounge
- + Outdoor Kitchen with Gas Grills
- + Outdoor Firepits



So, it's a 274-unit, garden-style, luxury apartment. As you can see, they've got a number of different buildings, nine different buildings, and would really try to take advantage of this space. Right now, you do have a decent amount that has some good trees on it, and it has some wooded aspects, so really trying to keep that natural forested area as an amenity. You can see here the amenity list, highly-amenitized. It's kind of everything that people anticipate now as part of their market-rate living, so including pool, bike storage, fitness center, etcetera.

March 11, 2021

Construction Timeline

- Construction Start – July/Aug 2021
- First Units Delivered – Aug 2022
- Construction Completion – March/April 2023
- Total Construction Duration – ~20 Months

Industrial Revenue Bond financing

- 10 year, 100% PILOT based on a projected per unit value of \$53,719 (equal to \$970 annual PILOT per door)
- Starts at \$262,089 annual PILOT with a 1% annual escalator
- UG will collect a total of \$2.9 million in PILOT over 10 years
- LBE/MBE/WBE goals are in place with a 1% annual penalty
- Additional tax payments (8 mills) for the statutorily required school district's capital outlay levy will be paid separately

Their anticipation would be to start construction this summer, so July or August. They would do a couple of buildings first, then kind of slowly start bringing them on as they're completed. So, with the entirety of all nine buildings being complete, March/April of 2023.

Now, as part of the development agreement, it was contemplated an industrial revenue bond financing. So, this would be what we call a certainty bond. So, yes, it is a 100% property tax abatement, but there is a payment in lieu of taxes which really provides nearly 100% of what that property tax would be. The goal there is to provide certainty; provide certainty to the developer so they know they can put it into their model. They'll know exactly how much they're paying in property taxes for that first ten years. It also provides certainty to the Unified Government and other taxing jurisdictions so we know exactly how much we can expect.

So, you can see the projected per-unit value is \$53,000 which is equal to about \$978 of property tax per door. So that would be, again, paid as a payment in lieu of taxes as a PILOT. There would be an annual escalator, so we would be receiving, through that PILOT, just over a quarter of a million dollars to start, and then that, of course, would over time continue to escalate for a total of just about \$3 million over the ten years.

There are LMW goals in place. I know the developer has already met with our Procurement Office, and he's getting that process started. Then finally, the additional tax payment, the eight mills that are statutorily required for the school district, capital outlay would be paid separately on top of the PILOT agreement.

PILOT SCHEDULE					
Value/Unit	# of Units	Projected Value	2020 mill rate	PILOT	PILOT per floor
\$53,719.19	270	\$14,504,181.30	167.470438	\$262,089.00	\$970.70

Year	With L/M/W		Without L/M/W	
	Per Unit	Annual PILOT Payment	Per Unit	Annual PILOT Payment
1	\$970.70	\$262,089.00	\$970.70	\$262,089.00
2	\$979.76	\$264,535.20	\$990.10	\$267,327.00
3	\$1,009.83	\$272,648.70	\$1,036.29	\$279,798.30
4	\$1,040.77	\$281,007.90	\$1,084.50	\$292,839.30
5	\$1,072.64	\$289,618.20	\$1,135.08	\$306,471.60
6	\$1,105.54	\$298,499.80	\$1,187.49	\$320,750.30
7	\$1,139.41	\$307,640.70	\$1,243.11	\$335,639.70
8	\$1,174.11	\$317,063.70	\$1,300.89	\$351,229.50
9	\$1,209.77	\$326,772.90	\$1,361.27	\$367,529.40
10	\$1,247.32	\$336,776.40	\$1,424.35	\$384,574.50
Total		\$2,956,648.50		\$3,168,228.60

Participation Percentage Goal - Percentage of Total Construction Cost for the Project	
Business Category	
LBE	22%
MBE	6%
WBE	4%

Here's just a snapshot of the amount of PILOT. If for some reason, again, we would not anticipate that they would not reach their LMW goals but there is a penalty, so they would have to pay more. You can see the goals there down at the bottom of the slide. With that, any questions? We do have someone from the development team if there are any questions I can't answer.

Mayor Alvey said, I'm not seeing any questions, so I would now open the public hearing and ask the Clerk if he has received any notification from the public who wish to express comments in favor of this item? **Brett Deichler, Interim UG Clerk**, said, no notifications from the public were received by the Clerk, sir. **Mayor Alvey** asked, anyone present who would like to speak in favor of this item? If so, please raise your hand to be recognized. **Mr. Deichler** said, no hands, sir.

Mayor Alvey asked, seeing no one else in favor, have we received any notification from the public who wish to express their comments in opposition? **Mr. Deichler** said, no notifications from the public were received by the Clerk as well, sir. **Mayor Alvey** asked, anyone present who would like to speak in opposition? **Allie Facio, UG Clerk's Office**, said, I see no hands raised.

Mayor Alvey said, I will now close the public hearing. Do any members of the Commission have any questions or comments?

Commissioner Ramirez said, thank you, Katherine, for the presentation and for the project. The question I have is more so for the community, for the people who are watching. When a development or developer are paying PILOT payments, and we receive the PILOT payments, where do the PILOT payments go? Do they go to the General Fund?

Doug Bach, County Administrator, said, yes. I mean, the money comes back to us, we collect it, and then we distribute it back out into each taxing jurisdiction just as we would normally to each one. So, it doesn't just — the Unified Government gets our share as a city/county, school district gets their share, community college. So, it just comes in as normal tax dollars would.

Commissioner Ramirez said, that was something I did not know. That's very good to know. I wanted to make sure that I answered that question because I know with our community, the biggest thing that we talk about is PILOT, but then there's the BPU PILOT and then this PILOT is different from that BPU PILOT. So, I just wanted to make sure the community understands the difference with that. Thank you, Mr. Bach, for that explanation. I did not know. That's very interesting.

Action: **RESOLUTION NO. R-20-21**, "A resolution determining the intent of the Unified Government of Wyandotte County/Kansas City, Kansas, to issue its industrial revenue bonds in the amount not to exceed \$45,000,000 to finance the costs of acquiring, constructing, improving and equipping a commercial multifamily facility for the benefit of Milhaus Properties LLC, and its successors and assigns."
Commissioner Philbrook made a motion, seconded by Commissioner Markley, to adopt the resolution. Roll call was taken and there were nine "Ayes," Walters, Philbrook, Bynum, Burroughs, Townsend, Ramirez, Johnson, Kane, Markley.

Item No. 3 – 21680...PUBLIC HEARING/RESOLUTION: INTENT TO ISSUE IRBs FOR LEGENDS 267 MULTIFAMILY PROJECT

Synopsis: Conduct a public hearing to consider a resolution of intent to issue industrial revenue bonds in the amount not to exceed \$54,820,000 to finance the costs of acquiring, constructing, improving and equipping a commercial multifamily facility for the benefit of Legends 267, LLC, submitted by Katherine Carttar, Director of Economic Development. On March 1, 2021, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Public Hearing:
Resolution

A resolution of intent to issue industrial revenue bonds in the amount not to exceed \$54,820,000 to finance the costs of acquiring, constructing, and equipping a commercial multifamily facility for the benefit of Legends 267, LLC.

Katherine Carttar, Director of Economic Development, said, this is a very similar in concept idea here. Again, this is something that this Commission has already seen the development agreement come through about two months ago maybe, and now we're really excited to hear that they are ready and gearing up to start building. So, the plan is to start that work here this month, so that's really exciting. So, again, this is kind of another procedural type of action—resolution of intent to issue industrial revenue bonds in the amount not to exceed \$54,820,000, again, for a multifamily project.



Just as kind of a bit of a refresher, I know you saw a lot of this just recently. This is the project site here, the corner of Village West Parkway and Parallel, just next to the public parking garage for the Legends. This is a project that has been a long time coming. So, this is something that was originally approved about five years ago, and there have been a number of issues. It's a challenging site; it's a challenging project.



Part of the reason that it is challenging is because there is actually parking underneath, so there is about a few levels of parking and then the apartment complex on top. So, with this, there is public parking involved. There's a number of different things happening here, so we are—feel really good about Beck Cal Development and Luke Drailey Construction who have come in, they have purchased the ground; and as I mentioned, they are gearing up to get going.



So, kind of a quick overview of the project, 267 units. Class A style, one/two bedrooms. Again, parking garage, which would be fully covered, and then a very nice, long list of amenities. This would be a great place to live. You just leave your front door and basically cross the street and you've got shopping and restaurants and everything you could really want there just right at the Legends. I think it'll be a really popular destination, a place to live.

Project Details:

- Newly-constructed first-class apartment complex and structured parking garage
- \$53.7 million overall project budget (approximately \$13.3 M of improvements are to be paid for with the CID bonds)
- 267 units (original Development Agreement called for no less than 265 units)
- 620 parking spaces
 - 350 must be public spaces
- Parking Garage completed by March 1, 2022
- Apartment building completed by August 1, 2024
- Additional public benefit:
 - Vehicular bridge connection to current parking garage
 - Sidewalk construction in the vicinity

So, as I mentioned, there will be built 620 parking spaces as part of the original agreement and we have kept this through all of the various iterations, but 350 of those must be public spaces. They will be connected to the other parking garage, the current parking garage, and they are going to get going here in the next month and anticipate that parking garage will be complete within the year. The apartment complex will be completed about a year and a half after that.

Project Deal Terms:

- CID bond proceeds of approximately \$13.3 M that can be used to pay eligible expenses (land, sidewalks, and the Parking Garage)
- Industrial Revenue Bond financing
 - 10 year, 100% PILOT based on a projected per unit value of \$65,000 (equal to \$1,317.89 annual PILOT per door)
 - Starts at \$351,877 annual PILOT with a 1% annual escalator
 - UG will collect a total of \$3.7 million in PILOT over 10 years
 - LBE/MBE/WBE goals are in place with a 1% annual penalty and a reduction of \$400,000 in CID proceeds available to the developer if not met
- Developer will provide for a guaranteed maximum price and payment and performance bonds for the Improvement

So, there is a portion of this that is CID. It's not what we're really talking about today, but just wanted to remind you of the full project. That portion was approved a couple of years ago and is solely to focus on the public parking spaces and the parking garage.

What you are looking at tonight is the industrial revenue bond financing, very similar to the last one. We're talking about a certainty IRB, so this is a structure again where we have the projected value of the unit. This one is about \$65,000. That equates to just over \$1,300 per door, annually. So, we'll have just about—just over \$350,000 in annual payment in lieu of taxes, again with an escalator. So, that would be about \$3.7 million over the course of ten years.

LMW goals are in place, and actually are quite strict. Not only the penalty will be a penalty on the PILOT payment, but also a reduction in the CID proceeds. Just like the last developer, this developer has also already had conversations with our Procurement Department, are well aware of that process and what they need to do.

PILOT Schedule					
Value/unit	# of units	Projected Value	2020 mill rate	PILOT	PILOT per door
\$65,000.00	265	\$19,500,000.00	\$70.061285	\$349,240.85	\$1,317.89
*Includes \$9,142 fixed land cost					
Annual Increase					1%
Annual Increase if Failure on L/M/WBE					2%
Year	Annual PILOT	Annual PILOT if L/M/WBE Failure			
1	\$349,241	\$349,241			
2	\$352,733	\$356,226			
3	\$356,261	\$363,350			
4	\$359,823	\$370,617			
5	\$363,421	\$378,030			
6	\$367,056	\$385,590			
7	\$370,726	\$393,302			
8	\$374,433	\$401,168			
9	\$378,178	\$409,191			
10	\$381,960	\$417,375			
	\$3,653,832	\$3,824,090			

So, here is just kind of a snapshot of what that PILOT schedule looks like. And with that, any questions?

Mayor Alvey said, I'm going to ask, is there anyone present who would like to speak in favor of this item? **Brett Deichler, Interim UG Clerk**, said, it doesn't appear so. **Mayor Alvey** asked, did we have any notification from the public who wished to express their comments in favor of this item? **Mr. Deichler** said, no notifications from the public were received by the Clerk, sir.

Mayor Alvey asked, did we have anyone present who would like to speak in opposition to this item? **Allie Facio, UG Clerk's Office**, said, there are no hands raised. **Mayor Alvey**, said, since there are no further comments from the public, I'll close the public hearing. Any members of the Commission have any questions or comments?

Commissioner Philbrook said, I just want to say thank you for getting this out of the ground soon. We've been looking at this option for quite a while, and it'll be nice to see something happen. So, thank you to those who are deciding to build.

Action: **RESOLUTION NO. R-21-21**, "A resolution determining the intent of the Unified Government of Wyandotte County/Kansas City, Kansas, to issue its industrial revenue bonds in the amount not to exceed \$54,820,000 to finance the costs of acquiring, constructing, improving and equipping a commercial multifamily facility for the benefit of Legends 267, LLC, and its successors and assigns." **Commissioner Johnson made a motion, seconded by Commissioner Bynum, to**

adopt the resolution. Roll call was taken and there were nine “Ayes,” Walters, Philbrook, Bynum, Burroughs, Townsend, Ramirez, Johnson, Kane, Markley.

ADMINISTRATOR’S AGENDA

Item No. 1 – 21712...RESOLUTION: EXPEND FUNDS FOR HEALTH DEPARTMENT TO COMBAT COVID-19

Synopsis: A resolution approving a 2021 Budget revision for the City General Fund to support costs associated with the Health Department's county-wide COVID-19 pandemic vaccination effort, submitted by Kathleen VonAchen, Chief Financial Officer; and Juliann VanLiew, Health Department Director. On March 1, 2021, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission. Due to some modifications, the item is not placed on the Consent Agenda.

Doug Bach, County Administrator, said, this item appeared before standing committee earlier on March 1st. The item was presented to them as a movement to transfer the money over to the Health Department Fund to help us cover costs of operating in that area. It was approved by the standing committee by a unanimous vote. It would otherwise be on Consent Agenda; however, upon further review with the Finance Department and the Legal Department, we determined that we did not want to transfer the monies between funds. We would keep it in the General Fund accounts where it currently is, and then allow the Health Department to have access to spend these dollars up to the point needed, though there might be money available from the federal government. So, there’s really no change in the operational spend which we did. It’s really an accounting measure of how we plan to keep this. Our departments are here and prepared to give the presentation they gave to standing committee, which was voted on if you would like. But at this, I would recommend for approval as it is.

Mayor Alvey asked, do any members of the Commission have any questions or comments?

Commissioner Burroughs said, Administrator Bach, I do sincerely appreciate you bringing that forward because the question I was going to raise this evening is if the Budget Subcommittee or the committee that this appeared in front of, had the authority to transfer those \$2 million without

consent of the full agenda, or the full Commission. So, I was very concerned about that, and I had asked about keeping the money in the General Fund and only utilizing it when needed. So, I am pleased to see that Legal went back and that the decision has been made to handle the funds that way. It puts me at much more ease. So, thank you, Administrator Bach, for clarification.

Commissioner Philbrook asked, Mr. Bach, do you mind just giving the rest of us who weren't present at that meeting a little bit of a nutshell of how that went and how the monies look? **Mr. Bach** said, we certainly will. I will turn this over to Ms. VonAchen and Ms. VanLiew to go through parts of the presentation. I don't know that you need to give it all, Juliann or Kathleen, but you can go through and kind of give them, like she said, a snapshot of what we're talking about.

Amendment to 2021 Health Levy Fund for Wyandotte COVID response

March 11, 2021, 5:00pm, Board of Commissioners

Kathleen VonAchen, Chief Financial Officer
Juliann Van Liew, UGPHD Director
Wesley McKain, UGPHD COVID Resources Manager (acting)

Unified Government Public Health Department

CARES/ SPARK Committee Public Safety Reimbursement (2020)

Kathleen VonAchen

Credits against Personnel Cost Accounts

FUND	REIMBURSEMENT
City General Fund	\$ 5,900,226
County General Fund	805,070
SUBTOTAL: GENERAL FUND	\$6,705,296
Dedicated Sales Tax Fund	348,431
Emergency Medical Services Fund	493,895
GRAND TOTAL	\$ 7,547,622



Kathleen VonAchen, Chief Financial Officer, said, at the end of fiscal year 2020, we determined that given the reimbursement amount that the state CARES/SPARK committee provided us in terms of public safety reimbursement, that some of those funds were reducing the amount of personnel in our City/County General Funds and in our Dedicated Sales Tax and Emergency

Services Funds. So, as a result, these are the amounts that were reimbursed or reduced our personnel costs because of the reimbursements.

Reimbursements Used to Cover COVID-Related Needs	
CITY GENERAL FUND	Item/Project
	Reimbursement Redirected
	COVID Communications (Citizen)
	\$ 500,000
	Open Cities Web Re-Design
	52,500
	HVAC Building Systems Improvements
	334,000
	FIBER Improvements (grant match)
	250,000
	Bathrooms – Parks & Recreation
	800,000
	SCOUT - Procurement Module (remote processing)
	289,064
	Adaptive insights (data analysis)
	284,300
	ERP Duration UG Team (18-mos)
	442,177
	SUBTOTAL - PROJECTS
	\$ 2,952,041
	Remaining Funds for Health Department 2021 Vaccinations Project
	2,948,186
	GRAND TOTAL-Redirected Reimbursements
	\$ 5,900,226

So, with those funds, we identified a variety of projects that we felt would further in the fight against COVID. So those all projects are listed here. They total \$2.9 million. That left another 2.9 million. This is just the City General Fund. That left another 2.9 million of the total that was reimbursed available for us to do other COVID-fighting activities such as helping the Health Department with their 2021 vaccination project.

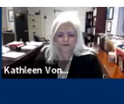
Proposed 2021 Expenditure Authorization	
Year-End 2020 City General Fund Resources Available for Health Department	
Transfer Description	Amount
Re-Direct CARES Reimbursement	\$ 2,948,186
Additional City General Fund \$	2,000,000
TOTAL FOR HEALTH DEPARTMENT	\$ 4,948,186
- Affordability - Combined General Fund estimated to end 2020 with a reserve that's 20% of operating expenditures (including this \$4.9 M for Health Department) - Minimum target reserve policy = 16.67% or 2-months expenditures - Formal approval - During Amended 2021/Proposed 2022 Budget 2nd Public Hearing (July 2021)	

So those funds between the 2.9 and then later on we—because the City's General Fund performed better than we anticipated in 2020. As you know, sales tax came in better than we projected, we identified another 2 million that was available that we could dedicate to assist the Health Department with the vaccination effort. So, the combination of this 2.9 and the 2 million totals 4.9 million that we want to provide to the Health Department to help them with the vaccination effort.

I do want to remind the Commission that this is kind of a cashflow issue, because at the time or at the moment, we don't know when federal funds will be made available, and the (inaudible) really needs those monies. So, this is more to address the cashflow issue and, of course, once federal funds do start coming in, these funds will be backfilled. I did want to just point out there that the General Fund, even given this \$2 million dedication, the General Fund expects to end the year above the two-month operating reserve target, minimum reserve target.



Objectives



Kathleen Von...

- **Review goals:** Review of UGPHD COVID response goals and success
- **Preview costs:** Preview major cost categories for 2021 UGPHD COVID response, including vaccination
- **Review funding opportunities:** Describe upcoming 2021 federal funding opportunities for COVID response
- **Prioritize funding:** Describe funding source prioritization— federal dollars before local dollars



Then lastly, I just wanted to point out that as part of the upcoming 2021 Amended Budget and Proposed '22 Budget process, we expect to bring forward to the Commission a formal approval of this expenditure difference or the budget revision. I'd like to go ahead and pass this off to either Juliann or Wes to talk a little bit about their plans for these funds and the objectives.

Juliann VanLiew, Director of Health Department, said, Commission, is that something you all would like to see? I'm happy to do that. I don't know that you are interested in seeing kind of a review of our COVID goals and what we've accomplished and what we plan in the next few months. I'm happy to do that, but it really is a cashflow issue that I think maybe we could stay focused on.

Mr. Bach asked, Commissioner Philbrook, did this answer the question to what you were after? **Commissioner Philbrook** said, yeah, I appreciate that because that gives me a better feeling for what the mindset was and how the money had been now directed to flow, and so I do appreciate that. Thank you so much. I think that pretty much answers my questions. If I have any more, I'll be sure to let you know.

Mr. Bach said, unless there are no other questions, Mayor, I would recommend for approval.

Action: **RESOLUTION NO. R-22-21**, “A resolution authorizing the expenditure of CARES Act reimbursement funds and reserve funds in the amount of \$4.9 million for purposes of combating the COVID-19 pandemic.” **Commissioner Burroughs made a motion, seconded by Commissioner Philbrook to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Walters, Philbrook, Bynum, Burroughs, Townsend, Ramirez, Johnson, Kane, Markley.

Item No. 2 – 21714...RESOLUTION: AUTHORIZING THE ADDITION OF A PLANNING AND ZONING AGENDA TO THE APRIL 8, 2021 FULL COMMISSION MEETING

Synopsis: A resolution authorizing the addition of a Planning and Zoning Agenda to the April 8, 2021 Full Commission meeting in order to hear the items placed on the March 15, 2021 Planning Commission Special Session, submitted by Patrick Waters, Senior Attorney.

Doug Bach, County Administrator, said, we had a publication miss in our earlier items that were going forward on the Planning & Zoning Agenda. Our hope was made that we could move those forward. We had a hearing on them; have them scheduled coming up for Monday. That would not meet the statutory time to put it on our next regular scheduled Planning & Zoning meeting, so instead of making the parties that were going forward for that meeting wait a full another month, we’re requesting to just add to the current April 8th Commission meeting and make that also a Planning & Zoning meeting so those items can be heard at that time, as well and move those items along if the Commission is so inclined.

Mayor Alvey said, so again, this is because there was a miss in getting it published. Some people would be left waiting for their items to come before the full Commission, so we’re asking this to come before the full Commission at our next meeting. April 8th, I’m sorry.

Action: **RESOLUTION NO. R-23-21**, “A resolution to add certain Planning Commission items to the full Commission meeting of the Unified Government Board of

Commissioners that is scheduled for April 8, 2021.” **Commissioner Bynum made a motion, seconded by Commissioner Philbrook, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Walters, Philbrook, Bynum, Burroughs, Townsend, Ramirez, Johnson, Kane, Markley.

Mayor Alvey said, that concludes the regular portion of our meeting. We are adjourned in that capacity. I now call us back to order as the Land Bank Board of Trustees.

LAND BANK BOARD OF TRUSTEES’ CONSENT AGENDA

Mayor Alvey asked, does any member of the Commission or County Administrator wish to set aside any item on the Land Bank Consent Agenda?

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

Item No. 1 - 21673...LAND BANK OPTION APPLICATIONS

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Interim Land Bank Manager.

1 Single Family Home

- 2630 N. 102nd St. - 147223 - Dr. Dana Jackson

1 Garage

- 1310 Troup Ave. - 213733 & 2000 N. 13th St. – 213732

On March 1, 2021, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

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

Item No. 2 – 21676...LAND BANK PROPERTY TRANSFERS

Synopsis: Request consideration of the following Land Bank transfers, submitted by Jud Knapp, Interim Land Bank Manager.

Yard Extension

- 923 Pacific Ave - 069246 - Mark Sappington

Land Bank to UG / BPU ownership

- 258602 – 605 N. 110th St. – Communication Tower
- 263403 – 10301 Troup Ave. – Water Tower
- 923420 – 6543 Riverview Ave. – Service Center Complex
- 923419 - 6617 Riverview Ave. – Service Center Complex
- 923508 – 6632 R Riverview Ave. – Service Center Complex
- 923422 – 6539 Riverview Ave. – Service Center Complex
- 923423 – 6515 Riverview Ave. – Service Center Complex
- 923421 – 6541 Riverview Ave. – Service Center Complex
- 003801 – 5535 Parallel Pkwy. – Water Reservoir and Pump Station
- 920713 – 4139 Brenner Dr. – Water Production
- 917403 – 4151 Nearman Dr. – Water Production
- 061454 – 1415 N. 40th St. – Water Tower
- 124801 – 2206 Vernon Ave. - Communication Tower
- 098097 – 1817 N. 11th St. – Substation
- 195265 – 375 S. 11th St. - Part of parking lot
- 074906 – 300 Shawnee Ave. - Substation
- 143244 – 1734 S. 16th St. – Substation, Transmission, Google Hut
- 143245 – 1740 S. 16th St. – Substation Transmission
- 125814 – 2116 S. 11th Pl. - Communication Tower
- 905603 – 1839 S. 10th St. – Transmission

(This is mainly an administrative process to move these properties to the current owner and out of the Land Bank's inventory.)

On March 1, 2021, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

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

March 11, 2021

**MAYOR ALVEY
ADJOURNED THE MEETING AT 8:34 P.M.
MARCH 11, 2021**

Brett A. Deichler, PMP|CPM
Interim Unified Government Clerk

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March 11, 2021