

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

REGULAR SESSION
JUNE 24, 2021

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, June 24, 2021, with ten members present via Zoom: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. Kane, Commissioner Fifth District, was absent. The following officials were also in attendance: Doug Bach, County Administrator; Alan Howze and Emerick Cross, Assistant County Administrators; Bridgette Cobbins, Interim Assistant County Administrator; Misty Brown, Chief Counsel; Brett Deichler, Interim Unified Government Clerk; Patrick Waters, Deputy Chief Counsel; Kathleen VonAchen, Chief Financial Officer; Jud Knapp, Interim Land Bank Manager; and Debbie Jonscher, Deputy Chief Financial Officer.

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, by phone, or on site. All participants joining by phone should mute their phones when not speaking to avoid background noise and reverberation, reverberation, reverberation.

During the meeting, please make sure that you announce yourself by name and title every time you speak so that the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, in-person public comment is allowed as required by law. The public is allowed to participate by Zoom or actually to attend in person. I will now call the meeting to order. Would the Clerk please call the roll?

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

Mayor Alvey said our invocation is being given by Commissioner Harold Johnson of Faith Deliverance Church of God in Christ.

Mayor Alvey asked, are there any revisions to tonight's agenda? **Brett Deichler, Interim Unified Government Clerk**, said, Mayor, there were no revisions to tonight's agenda.

CONSENT AGENDA

Mayor Alvey asked, does any member of our commission or 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 Bynum, to approve all items as submitted.** Roll call was taken and there were nine "Ayes," Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook, Bynum.

Item No. 1 – 21774...ORDINANCE: REVISIONS TO MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4)

Synopsis: An ordinance revising regulations to comply with the requirements of the 2020 KDHE MS4 Permit and comments made by the EPA related to the Unified Government's Pretreatment Program, submitted by Jeff Fisher, Executive Director of Public Works. On April 26, 2021, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **ORDINANCE NO. O-81-21**, "An ordinance relating to regulations, provisions, and standards for the protection of surface waters through the regulation of land disturbance activities, and the construction and maintenance of post-construction stormwater treatment facilities in Kansas City, Kansas; repealing original Articles XIV and XV of Chapter 8 the Code of the Unified Government of Wyandotte County/ Kansas City, Kansas and replacing with new Articles XIV and XV." **Commissioner Ramirez made a motion, seconded by Commissioner Bynum,**

to approve the ordinance. Roll call was taken and there were nine “Ayes,” Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook, Bynum.

Item No. 2 – 21874... RESOLUTION: SUPPLEMENTAL INDENTURE WITH REGARD TO INDUSTRIAL REVENUE BONDS (DAIRY FARMERS OF AMERICA PROJECT)

Synopsis: A resolution authorizing the execution of a Supplemental Indenture with regard to Industrial Revenue Bonds, Series 2017A (Dairy Farmers of America Project), submitted by Patrick Waters, Deputy Chief Legal Counsel. The original trust indenture was approved December 1, 2017. On June 7, 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-41-21**, “A resolution authorizing the execution of a supplemental indenture with regard to the Taxable Industrial Revenue Bonds (Dairy Farmers of America, Inc. Project—Building), Series 2017A, previously issued by the Unified Government of Wyandotte County/Kansas City, Kansas.” **Commissioner Ramirez made a motion, seconded by Commissioner Bynum, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook, Bynum.

Item No. 3 – 21890...RESOLUTION: APPOINTING INTERIM COUNTY APPRAISER

Synopsis: A resolution appointing Matthew Willard as the Interim Wyandotte County Appraiser, effective July 1, 2021, submitted by Doug Bach, County Administrator.

Action: **RESOLUTION NO. R-42-21**, “A resolution appointing Matthew Willard as the Interim Wyandotte County Appraiser, effective July 1, 2021.” **Commissioner Ramirez made a motion, seconded by Commissioner Bynum, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook, Bynum.

Item No. 4 – 21889... NOMINATION: BOARDS AND COMMISSION

Synopsis: Nomination of Pam Blood to the Wyandotte/Leavenworth Area Wide Advisory Council on Aging, 6/24/21-12/11/23, submitted by Commissioner McKiernan.

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

Item No. 5 - MINUTES

Synopsis: Minutes from regular session of May 13, 2021; and special sessions of May 13, May 20, and May 27, 2021.

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

Item No. 6 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated June 10 and 17, 2021.

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

PUBLIC HEARING AGENDA

Item No. 1 – 21816... PUBLIC HEARING ON APPROVING THE FIRST AMENDED AND RESTATED PROJECT PLANS FOR PROJECT AREAS 2B, 3 AND 5 WITHIN THE VILLAGE EAST STAR BOND DISTRICT

Synopsis: Conduct a public hearing on approving the Village East First Amended and Restated STAR Bond Project Plan for Project Areas 2B, 3 and 5, submitted by Kathleen VonAchen, Chief Financial Officer; and Patrick Waters, Deputy Chief Legal Counsel.

Project plan links:

June 24, 2021

“Amended and Restated Project Plan – Project Area 2B (Village East).pdf” at:

[https://xfer.wycokck.org/public/file/wB5pwPTK20CtQ-gzSxx6tw/Amended%20and%20Restated%20Project%20Plan%20-%20Project%20Area%202B%20\(Village%20East\).pdf](https://xfer.wycokck.org/public/file/wB5pwPTK20CtQ-gzSxx6tw/Amended%20and%20Restated%20Project%20Plan%20-%20Project%20Area%202B%20(Village%20East).pdf)

“Amended and Restated Project Plan – Project Area 3 (Village East).pdf” at:

[https://xfer.wycokck.org/public/file/tYGBVTh7u06LZe7Pd6O1lQ/Amended%20and%20Restated%20Project%20Plan%20-%20Project%20Area%203%20\(Village%20East\).pdf](https://xfer.wycokck.org/public/file/tYGBVTh7u06LZe7Pd6O1lQ/Amended%20and%20Restated%20Project%20Plan%20-%20Project%20Area%203%20(Village%20East).pdf)

“Amended and Restated Project Plan – Project Area 5 (Village East).pdf” at:

[https://xfer.wycokck.org/public/file/0R0xal0MLU_CTeHR56jhag/Amended%20and%20Restated%20Project%20Plan%20-%20Project%20Area%205%20\(Village%20East\).pdf](https://xfer.wycokck.org/public/file/0R0xal0MLU_CTeHR56jhag/Amended%20and%20Restated%20Project%20Plan%20-%20Project%20Area%205%20(Village%20East).pdf)

Doug Bach, County Administrator, said, tonight before us is an item that is brought forward by the Homefield Development Project. They have originally come before the governing body and received approval to do a new project in the western part of our county. They’ve asked for this project plan to come back before the governing body for consideration for an amendment to it. I’ll just give you a brief reminder of what the current project is and how it is structured today.

HOMEFIELD

Full Commission
June 24, 2021

So, the developer bought ground in this area.

June 24, 2021

CURRENT DEAL

- Sale of UG Land to Developer
 - STAR Bond Financing - \$130M
 - First issuance: \$75M
 - Second issuance: \$55M
 - Sharing Menards Revenue
 - \$3.75M Community Capital Investment
-
- Developer has expended more than \$20M in land acquisition and demolition

It also includes the sale of some UG land that was on site that was held by the state and the Unified Government. STAR bond financing was approved in the amount of \$130M. Their first issuance was \$75M; the second to be \$55M. There has been no STAR bonds issued for the project yet. As part of this STAR area, there is some sharing of the Menards' revenue that would be within that as is standard in STAR bond deals that projects that are created in there do generate revenue and put it toward the future of that project. The developer has also committed to spend \$3.75M in other community capital investment outside of this area, particularly in the eastern portion of our community, in areas where it's more difficult to develop. I will note, to date, as the developer has been moving forward, they have expended more than \$20M in land acquisition and, as many of you have seen, demolition going on at the site.

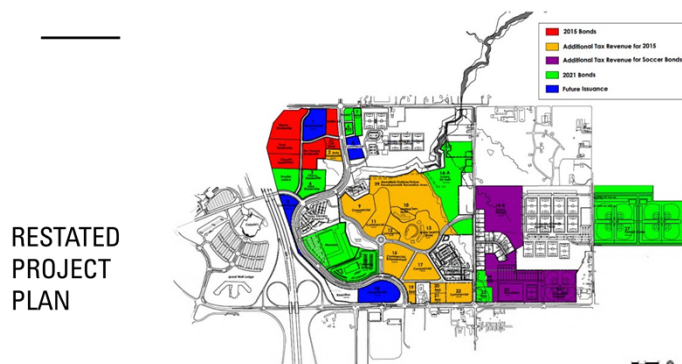
PERFECT GAME

- Premier provider of amateur baseball events, hosting high quality team tournaments and individual showcases throughout the country
 - The state-of-the-art facility will add an estimated \$30M to the project
-

So, at this point, they've decided they needed to come forward and work through the project to make some expansions because they have an opportunity with an organization called Perfect Game. In a moment, I'll recognize Rob Heineman with Homefield to describe them in a little bit more detail. They are a premier provider of amateur baseball events and they'll host high quality teams and tournaments that are out here. So, to bring this state-of-the-art facility, it's about a \$30M change in addition to the project, but they also need additional space.



So, earlier, the Commission had considered expanding the project district area. As you can see on the map, it shows the area that's marked in new in light blue on the side of the screen. Then, down where the cursor is hitting it now, where the old Frontier Steakhouse was, those are new areas being added into this and we've already taken action to approve this as the state has also approved this.



The action that comes forward to you tonight is one of exchanging the plan. With the plan, what we are giving them authority to do is they'd originally contemplated to put the Homefield project area, in the area where the cursor is, it's kind of yellow goldish. (inaudible). By amending the plan, it really provides them the opportunity to move it over into the purple area and then spread some of the other developments in other parts of it. So, that is really the biggest thing that's approved here.

They noted within the plan that they could generate a higher level of bonds and be able to return bonds. This does not give them the approval to do that tonight; this really just comes in and gives them the approval to move forward with the new plan area. If they want to do additional bonds on this project over and above what they are currently, they'll have to come in and show

justification as to how that would be done. That would require an amendment to our development agreement, and that is not for consideration this evening.

Really, to describe this project in a little bit more detail and provide some color, I think, to some of the successes that have been going on out there to date, I'd like to recognize Rob Heineman with Homefield for him to let us know how the project's succeeding and how this new addition of Perfect Game will work in this area.

Robb Heineman, Homefield, said, we're back before you because the project continues to have just a ton of momentum and we're excited about everything that's going on out there. I'd like to catch you up and give you a little bit of an update starting with this project plan.

So, if we start in kind of the northwest in the auto dealership area, very good discussions with a couple of dealers that we believe would add a ton of value to the site in areas 3 and 4. Those are discussions that are well down the road. We're feeling very good about both of them being at a point where they would be under contract in time for the bond issuance which we are now thinking is likely to occur sometime in the November timeframe, and are really excited about the prospect of bringing a couple of those dealers to the community. So, that's a big one for us.

If I hop across the road to parcel 6, we have that under contract today with a fast-food operator. The intention would be that they close on that piece of ground probably within the next 90 days. Again, just another good user out on the site. Area 7 is a piece of land that we sold to a developer by the name of Vimal Ranat. Mr. Ranat I know, has been through, I believe, most of his process with the city around building, I believe, a 90-room Fairfield Inn that will be going on that spot. I think his intention would be to start construction probably within the next 90 days, so again, feel very positive about everything that's kind of going on up in that area.

If I swing down to the southwest in kind of the green area, Camping World, located south of Menards, we have executed a 20-year lease agreement with Camping World. We are in planning right now. We have kind of designed drawings; we're getting close to selecting a general contractor for out there and feel very good about Camping World. The expectation and intention would be to probably have Camping World open sometime in early 2023. For us, it's a huge feather in the cap of this project because they're such a large sales tax generator. So, we're excited to have them kind of under contract and moving forward.

If I jump into the center of the project here, this is the area that formerly Homefield was going to be located, the Homefield Athletic Building, and I'm going to talk about that and its relocation over to the purple in a minute. We're really excited about what we're going to be replacing that in this area with, which is a 325-room water-themed water resort hotel. This is a hotel project that we now have under contract. Probably going to wind up somewhere in the neighborhood of a \$75M project, and think that this is kind of a full-service or a first-class hotel out in this area. We think it'll be something that not only will generate a ton of room nights, but also likely will have 25 to 30 thousand square feet of conference space as well. So, we think it could add a lot of conference business in this area. So, really thrilled to have that. It's a huge new get for us. It probably in-and-of-itself is a destination attraction amenity, so we're really excited to have that as part of our project.

Just up to the right from that we're showing a luxury RV park. Interestingly enough, the operator and the kind of brand that we're working with on the resort that I just mentioned is also in the luxury RV park business. So, we're going to be doing a deal with them to expand kind of their footprint out into this area and would expect that we could probably do something in the neighborhood of 150 slips for RVs out in this area. So, excited to have that and have a high-quality operator in tow.

Just below that in white, you'll actually see the Milhaus Apartment Project. Milhaus is, again, in planning. My expectation would be that they'll close on their ground in the month of July and probably start construction, I don't know, within 60 days probably following that. These are 280, approximately, apartments that will be out there. We also have some opportunity for them to grow to the north if they'd like in a phase two. So, really excited to have a nationally renowned apartment developer out here on site and moving forward. If you followed materials pricing over the course of the last couple months here, lumber has been a huge issue. The lumber market now has kind of stabilized and dropped quite a lot. So, it's going to allow some of these projects to move forward. So, we're very excited about that.

On parcels 19, 20, and 21, we're in active discussions with multiple restaurants on all those. We don't have a contract signed, but we would expect that we would have all those parcels designated probably within the next 60 to 90 days. So, we're feeling very positive about that. Another really positive development for the site is area 22. We're supposed to have a letter of intent from a national medical office provider for this site to basically do eight acres, or what

they've been telling us, 60 to 70 thousand square feet of medical office on site. Which, again, from just the development of the area, I think that would be something that would be wonderful to have out there. Also, from just a STAR bond perspective, it's a large amount of private spend and really helps prop up the development in total which is a metric that the state looks at really deeply. So, we're excited about having that going on.

If I hop over to the east in purple, we've now relocated the primary Homefield building over there. So, that building, just to kind of refresh your memory, is about a 225 thousand square foot building that inside of it will be comprised of nine basketball courts, six volleyball courts, two large 7v7 soccer or football fields, and then it'll have all sorts of associated amenities and spaces around speed, strength and agility, physical therapy, recovery, e-sports, all different sorts of things that will help assist in the ecosystem that we're trying to build in that building. You'll see outside of it, we are saying that we would have a multi-purpose field that would be lighted. That'd be used for lacrosse and football, potentially soccer from time to time, but you know, primarily I think, more of a lacrosse and football setting.

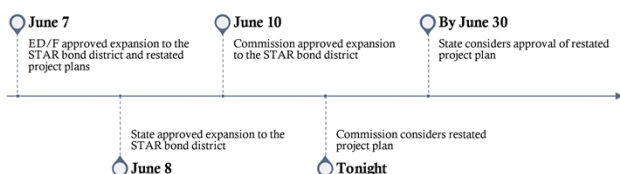
Then, I'm going to get into the big addition that we've made from an attraction standpoint here over the course of the last six months is Perfect Game. Doug touched on Perfect Game just briefly. Perfect Game, just to give you a snapshot, they're a leading tournament operator in the United States. If you are a premier youth playing baseball, you've interacted with Perfect Game likely in some fashion. They do a great job around statistical analysis and grading of players. Perfect Game is in the process right now of trying to locate basically three major campuses across the US, east coast, west coast, and Midwest. We were fortunate enough to be selected as the Midwest participant, in competition with a number of cities in this area. So, getting Perfect Game as part of this deal, we think, just changes the game in a big-time way.

What they will do is, from—call it roughly Memorial Day to Labor Day—will have tournaments in town virtually Tuesday to Sunday every week of that period. As part of their engagement with us, they're pledging 75 thousand room nights a year in the area, with those room nights getting first preference inside of Village East and Village West. Secondly, obviously, throughout the rest of the community in Wyandotte County, and thirdly, to the state of Kansas. So, we think they're going to be a massive generator out there and going to create a ton of traffic. When we talk to people like the hotel operator, for example, about somebody like Perfect Game, they're thrilled. They do backflips around it. So, very happy about where that's going.

So, that's just, I guess kind of at a high level, things that I would say are either signed or well down the road. I can tell you, we're getting new calls every day from retailers, from restaurants, from different attractions. We're working on a couple of very large deals on parcels 16 and 17, kind of over there in the mustard color. Nothing far enough along for me to report yet, but again, we just feel like the way the site's going, it's exceeding what our expectations could have been. I think we felt like we would have to develop the Homefield pieces and then hope for development to follow and frankly, we've got pieces of the development like the apartments, like Camping World that right now are ahead of the Homefield development, frankly. So, feel really good about that. Have a ton of good feedback from potential users about the area, about the district, and about the ecosystem that we're creating out there, and feel very positive about it. So, I guess that's kind of my high-level overview. I'm happy to answer any questions anyone may have about what's going on out there.

Mr. Bach said, thank you, Rob, we appreciate that input. Mayor, if I can go through and complete the presentation and then we can stand for questions as we move to the public hearing component.

TIMELINE



Just a quick reminder to the commission on the timeline. So, this did first come to the Commission through the Economic Development and Finance Committee, and it approved us to move forward with that. We received approval from the state of Kansas regarding the STAR bond district changes, and then on June 10th, the Commission took action to approve the expansion of the STAR bond district as I noted earlier. Tonight, we're considering the amendment to the project plan, and if we approve that, the state will consider that approval by the June 30th and submit that back to us. With that, I'm going to recognize Todd LaSala, our attorney that has been working on this

project, to go over a few details that need to be brought forward before we can conduct a public hearing.

Todd LaSala, Stinson, said, just a couple of things I'll say about the process tonight and where we are. Statutorily we're required to give you a presentation about the changes to the project plans. I'll do that very briefly because frankly, Doug and Rob did a very good job of explaining what's going on here. Primarily, we're here tonight because there are substantial changes. It's really in part adding Perfect Game and moving that indoor building from Project Area 3 to Project Area 5, like Rob and Doug have talked about.

So, each of the amended and restated project plans you have before you tonight include a description of the improvements in those project areas, references to the STAR bond district plan, and a summary of the updated feasibility analysis that we've done for each of these project areas. Canyon Southwest performed that feasibility study, and the feasibility study includes a market study, visitation expectations, some analysis about the unique qualities of the project, and ultimately, feasibility analysis about the projected revenues and whether those new sales tax revenues will support the STAR bonds that are requested.

The Canyon study does all of this. We can go into great detail about it if you like, but it ultimately concludes that if the UG and the state decide eventually to agree to issue as many as \$180M of STAR bonds, then the projected sales tax revenues from these project areas should provide enough support and coverage for that amount of STAR bonds. So, accordingly, tonight you'll consider those three new project plans that are on the agenda and after a public hearing, you can vote. So, Doug, that's all I have. Happy to answer questions.

Conduct a public hearing and adopt the First Amended
and Restated STAR Bond Project Plan for Project Areas
2B, 3 and 5.

Mr. Bach said, so, Mayor, with that, that concludes our presentation, and we are happy to answer any questions, but recommend we also have a public hearing on this.

Mayor Alvey said, I will now open the public hearing. Ask the Clerk if we've received any notification from the public who wishes to express comments on this item. **Brett Deichler, Interim UG Clerk**, said, Mayor, no requests from the public were received.

Mayor Alvey asked, okay, and there is no one present I see to speak on this item unless they're in the queue. I'll, at this time, close the public hearing. Mr. LaSala or staff, do you have any closing comments? **Mr. Bach** said, Mayor, we do not. We are open for questions from the Commission if you have any.

Mayor Alvey said, I'm just going to begin with a couple of comments. I think it's interesting, Mr. Heineman, you said that the Homefield Project is—you thought was going to be the driver and the other areas would have to be developed. But, with all that other activity with the restaurants and Camping World and the apartments, clearly what we're seeing—I'm hoping—is that the interest in the Legends area, Village West, continues to be very strong and they are looking for—developers are looking for opportunities to really be a part of that. Is that basically how you would read this?

Mr. Heineman said, yeah it is, Mayor, and I think we've been, as I mentioned, pleasantly surprised about all the momentum. I guess I would just say from a collegial spirit perspective, I think we want Village East or whatever this winds up being called—Homefield or whatever, to generate even more traffic than our friends across the road at Village West. So, I think that's the way that we look at it. That's the vision that we have for this. This is a 20-year plan where we'd like this to be a development that, frankly, winds up being the largest tourist attraction in the state of Kansas. So, that's the way we're approaching it. I think the vision that we're selling to retailers and to attractions like Perfect Game is working, and so we just want to keep the momentum going.

Mayor Alvey said, I had not heard of Perfect Game. When it first came forward, I mentioned it to someone who actually had played college ball and was hoping to go to the pros and he was hoping to be selected to participate in Perfect Game. Even with his talent, he was not good enough to be a part of it. So, this is really premier baseball players playing in premier position, being seen by recruiters and scouts from across the country. Is that fairly accurate?

Mr. Heineman said, it is. What I don't want it to sound is like it's not an inclusive environment. It is. They do a lot of community-based programs. They do some rec tournaments as well. At the top level, kind of their statistical analysis and the way that they do data around players is at a whole different level. Just to give you sort of a crazy stat, they told me the other day in the last Major League Baseball draft, the top 50 picks, like 47 of those kids were quote unquote Perfect Game kids. So, if you do want to compete at the top level, this is definitely the funnel that you want to go through, but they do a lot of other things in baseball as well, at kind of all different age levels and competitive levels.

The thing that I will tell you as kind of the Homefield Project, we've been in early discussions now with the Wyandotte County Baseball Club out there and their group with the fields up there just north of our project and believe there's a great partnership in store for us. Hopefully, we can go do some improvements to some of those fields up there, give their kids access to these fields that we're developing down here as well. So, yeah, I think we just want to grow the game of baseball substantially in this community and feel like this is a great anchor point to do it.

Commissioner Ramirez said, I think this is an amazing project. It's going to be an amazing project for Wyandotte County, for our economic development. It's a great investment. I think it was said, I don't remember who may have said it during the presentation, about the community capital investment that you are pledging the \$3.75M. I would recommend that that be spent on the eastern portion of our county. I don't want us to forget our eastern portion, the northeast. They need some TLC, they need some investment as well, but I hope that those areas are what you're looking at for those community capital investments. It's your prerogative to invest and expend how you would like, but I would just highly recommend that those areas be a priority looking at because they've been historically disinvested and that's something that this Commission has been trying to overturn and turn the wheels back and try and reinvest in our eastern portion of our county.

Overall, like I said, this is an amazing project. I can't wait to see what it looks like. I know I have many people asking—I've had some of my constituents ask, they keep hearing about Homefield but they didn't know what it was. So, with me, I've had to explain that, and everyone seems excited. So, I can't wait to see how it looks all built out, and I can't wait to see what it does for our community. So, thank you.

Mr. Heineman said, Commissioner, if I could (inaudible) onto that too, if you wouldn't mind. I do want you to know that we're looking at a number of projects throughout the community right now, around the community investment pledge that we've made. I would tell you, there are projects in the east, and I think we're looking at all different types of projects. We're looking at housing, we're looking at some retail, we're looking at some hospitality. So, yeah. I mean, we definitely—that's something that we're committed and very interested in. I think there's real opportunity around doing something. So, thank you for your comments.

Commissioner McKiernan said, I agree with Commissioner Ramirez. I do think that this will be a spectacular project and it is a definite addition to the amenities that we have in Wyandotte County. But, a point that I made in our Economic Development and Finance Standing Committee is a point that I want to make again here today. While this is a STAR district, and while sales tax revenue will be going to pay back the bonds to create this amenity, all of these properties as they go vertical, as they appreciate in value will pay full property tax to the Unified Government. So, this project will not only be an amenity of value to the residents of Wyandotte County, but it will materially contribute to enhance our ability to provide services across the county as a part of our annual budget. So, I want to make sure we don't lose sight of the fact that we are going to get the property taxes from these properties as they appreciate in value and that is very useful to us. So, thank you very much for the project.

Commissioner Townsend said, you mentioned in your response accessibility, and I guess it was two weeks ago when this body last met, that there was actually a caller who asked about that very thing. When this project, Homefield, was first presented months ago at standing committee, that was one of the questions, issues, concern I had that people from anywhere in Wyandotte County, particularly the northeast end, would have access to the ballfields and the amenities that were in the gold area. Now we're talking about the expanded version for ballfields and those facilities will be in the purple area. So, I would like for you to take this opportunity to address that accessibility issue.

Before I say that, had the pleasure a couple of weeks ago to throw out the first pitch at the newly renovated Quindaro Baseball. Now, I threw out the pitch even though, if you see the video, it looked in the end more like I was bowling which I'm a little bit better at, but I'm looking at a great

field that was redone over a four- or five-year period, but things like a scoreboard are still needed and there are other things. As you consider where the money may go, if we're going to promote, or if your project is going to promote baseball, we need to look at the fields we currently have and what their needs might be. A shameless plug, but a plug nevertheless for consideration, but I'd appreciate if you would talk about accessibility of these fields. Maybe some of the kids I saw two weeks ago who were like maybe nine to twelve, thirteen years old, may one day be of the caliber of player, but not right now. So, accessibility is a big issue. If you could speak to that, please.

Mr. Heineman said, so, a couple points on that. Number one, we want this to be as inclusive as possible and again, what Homefield—at the end of the day, what we're trying to do is, we're trying to provide opportunities for kids to be better athletes and probably then, hopefully, better people in general; what they learn through the competitive environment. We are going to go seek out kids that we think are exceptional and have talent. Socioeconomics shouldn't stand in the way of that, of us trying to find kids that have talent and then giving them the opportunities to see if they can succeed and do better for themselves through sports. So, that, for us, is just—that's sort of a life blood. Try to just find and provide opportunities for all different shapes and sizes of kids from all different walks of life to try to see if we can help them be the best athlete that they can be.

Secondarily, proximity to this is really important to us and making sure that we're activating a radius of rooftops around us because sports is a big commitment. You know, having to go to baseball practice two, three, four times a week. Obviously, having proximity or living near to the complex is better for us, it makes it easier, more accessible for kids to get there. It makes it less of a hassle for parents to have to deal with it. So, us kind of marketing and reaching out to our area of Kansas City, Kansas, we will absolutely be committed to doing that.

As it relates to improving fields, I mentioned in my comments that we're working with the Wyandotte Baseball Club just up the street here. We're going to do some improvements to those fields up there, those are fields that—and I think they were built in the '60s, maybe, and so they've got some drainage issues and some of the lighting is probably pretty old at this point. So, I would say us having a community reinvestment program around developing fields or places to play is probably another thing that is very likely that we'll do. I don't know if you recall Sporting, my involvement with Sporting. We built futsal courts all throughout the community. So, us doing things to quote unquote grow the game throughout the community, it's great for the community, but it's also self-serving. It does really well for us too, to help develop and identify kids. So, I

can tell you that we have every incentive in the world to try to go activate this and make this as inclusive as possible.

Candidly, I also think the way that we've spoken to both the city and the state about this, is obviously, Wyandotte County residents, whether that's an adult or a child, are going to have preferred access, they're going to have preferred pricing. Again, we'll definitely be working with the school districts around, how do we utilize this to improve some of their athletic programs as well. So, I can't tell you that we've got it all drawn out on a piece of paper right now and how exactly it's going to work, but it's easy for us to commit to doing something like that because it's great for the community, but it's also really great for us. It's great for our business model as well, so more than happy to continue to provide you information on that as we have things that are more ingrained and solid.

Commissioner Townsend said, well, thank you, and while those plans are being drawn up, I would wholeheartedly advocate that you look at some of these young teens. Of the kind that I saw who were in the parks and rec program that played at Quindaro, they also play at Klammer, and having days or opportunities where those teens could come out to Homefield and have the opportunity to access those fields and be inspired by some of these players you said are of such a great caliber. I do remember your association with Sporting KC and am appreciative of the fine futsal court that was put in at Garland Park. Underutilized, so it may need some help in pumping that up, but a great soccer field and was not done at the expense of having to sacrifice, which was the original plan, some tennis courts elsewhere. So, thank you very much. Appreciate it.

Commissioner Bynum said, I had a question. Good evening, Mr. Heineman, thanks for the project. Obviously, we're very excited about all the growth in this area. I think my question might be for Mr. LaSala or perhaps Kathleen VonAchen. So, we are talking about a current STAR bond letting totaling 130M, correct, Mr. Bach? 130M. **Mr. Bach** said, yes, current project is approved for the 130M.

Commissioner Bynum said, if you look in our agenda packet on page twelve hundred and something, you see total STAR bond revenue. STAR bond revenues for Project Areas 2B, 3, and 5 are estimated at 4.8M in '21, 8.9M in '22, 13.9M in '23, 18.4M in '24, 21.4M at stabilization in '25 as outlined in the table within the chart of the big report that was done. Throughout the 20-

year life of Village East Project Areas 2B, 3, and 5 are estimated to generate net STAR bond revenues totaling approximately 445M. That's in the Canyon research report and the question is, for me and the public because we've actually been living in the STAR bond world here in Wyandotte County for possibly 20 years now with the inception of Village West. I still don't think we understand how the STAR bonds operate. So, I'm asking this question. 130M in STAR bonds let and by the 20-year life, STAR bond revenues totaling approximately 445M. So, can you just give us the Cliff's Notes version of how we get there?

Mr. Bach said, yes, I can. So, when a firm such as Canyon goes out and does research on a project like this, they go through and they will reach a number like that by analyzing what is the potential output that could come if all projects make their fullest potential within the area. We then take a look at that kind of project and scale it to what is more practical. So, their number—and I would let Robb or Todd jump in on it—is really one that to reach that 400 plus number is everything would have to start building immediately, open up, and reach a high number of productivity throughout the 20-year time period. We know not everything is going to open up immediately and that's when they'll come back through and they'll do their analysis, to say this is where we think it is, where it can be. They project it into this, if they think this project could easily cover \$180M worth of STAR bonds and that's what they do.

Before we ever sell any STAR bonds, then we go back and we do another analysis on a project like this and we'll hire a different firm that really gets in the granular detail of what development agreements are in place and Mr. Heineman has signed, when is their projected construction date going to complete, and then does a value breakdown of each individual development to determine how much they can produce on an annual basis, what's the average—not nationwide, but in the Midwest—or if there's something new, like the Homefield ball fields, which is kind of an interesting one. They give great discounts to those, and then they come back and say okay, we'll take—you think you can take this to market to sell the bonds.

Now, our hope is that we are always producing at a higher level and in the case of Village West, that is one where we did. That project started in 2001, we said we could retire the bonds in 2021. As you recall, we quickly turned that date back because of the performance of projects in that area from Nebraska Furniture Mart, Cabela's, and the Legends to be hitting a date of 2013. We added in Sporting to that project, and we still retired all the bonds to this whole project by 2016. So, they

were all performing at a higher level even adding to it. This is the same thing we would look at here before we go through and issue any bonds and how that comes to that. Robb, Todd, anything to add to what I said?

Mr. LaSala said, no, that was very well said. Commissioner, there is a very conservative approach to issuing bonds for really the reasons Doug's talking about. So, importantly, that page that you're looking at with the \$445M number on it gets down all the way down and ultimately says this could support more than \$180M worth of bonds. It includes coverage ratios and debt service reserves, and it includes some conservative things in the process. They're designed to protect the bond buyer. The bond buyer doesn't know—they go in buying these bonds knowing it's not just dollar for dollar. There's coverage, there's more bond revenue here available than what we really even need to service the bonds. So, some of what you're seeing there was such a big number to ultimately support a smaller number of bonds is about the conservative nature of that process. So, I'd only add that.

Action: **ORDINANCE NO. O-82-21**, “An ordinance approving the amended and restated STAR Bond project plans for Project Areas 2B, 3 & 5, all within the 2021 expanded STAR Bond District commonly known as Village East in the city of Kansas City, Kansas.” **Commissioner Markley made a motion, seconded by Commissioner Ramirez, to approve.** Roll call was taken and there were nine “Ayes,” Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook, Bynum.

COMMISSIONERS' AGENDA

Item No. 1 – 21891...RECOMMENDATIONS: DISBURSEMENT OF 2021 CASINO GRANT FUNDS

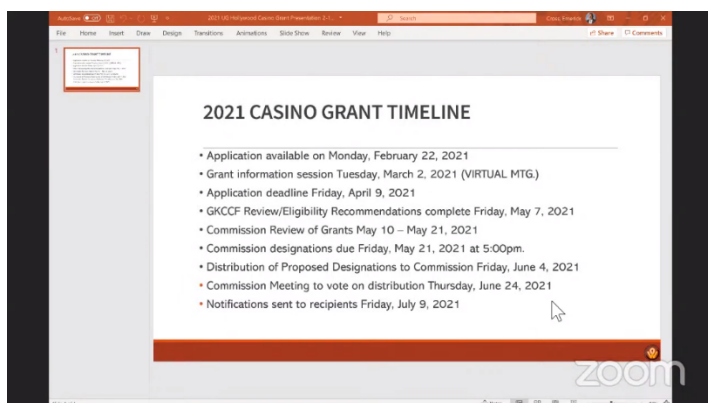
Synopsis: Request approval to disburse 2021 UG/Hollywood Casino grant funds as recommended by the Mayor and Commissioners, submitted by Emerick Cross, Assistant County Administrator.

Doug Bach, County Administrator, said, Mayor, I will recognize Assistant County Administrator Emerick Cross to present this item this evening, who has been working on it with the governing body.

Emerick Cross, Assistant County Administrator, said, so, we're in the second-to-last step for the 2021 Casino grant timeline. Tonight, what I'm asking is the Commission to vote on the distribution of the designations for the 2021 UG/Hollywood Casino Grant process. After a brutal year last year due to COVID, we're going to designate \$793,809. This year, Mayor, I know a lot of 501c3s were hurting, and these funds will certainly help our community and those organizations in all their different endeavors. So, tonight I'm asking for approval and if approved, the notifications will be sent to the recipients who receive these designated grants on Friday, July 9th, in a couple of weeks. So, with that, Mayor, I will ask for approval.

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

Commissioner Townsend said, thank you, Mr. Cross, for all your efforts on what has been an unusual year but a better year for us to have the ability, as you say, to disburse more funds than we did the last couple of years.



I'm going to ask you the question that all of the recipients want to know. Notifications, you say, will be sent July 9th. When will the checks go to the recipients?

Mr. Cross said, so, those checks, according to Denise St. Omer over at the Greater Kansas City Community Foundation, will follow very shortly once they receive their notifications. We go through our approval process here through the Clerk's Office, and then I will notify Ms. St. Omer and those checks should be going out right after that Friday, July 9th.

Commissioner Townsend said, okay, and refresh my recollection again, please. The checks will be coming from Ms. St. Omer's organization? **Mr. Cross** said, yes, ma'am, they will be coming

from the Greater Kansas City Community Foundation. That's the organization that all of the grant recipients have submitted their applications to, and they've communicated with her, and they work closely with that organization. So, they're familiar with her, and if they have any questions, feel free to contact me or Ms. St. Omer if anybody has any questions.

Commissioner Townsend said, okay, so it would be safe to tell them that within several weeks after the July 9th notification, checks are to follow. **Mr. Cross** said, yes, ma'am.

Commissioner Bynum asked, Emerick, would you ask Denise St. Omer of the Community Foundation if she would forward to all of the commissioners and the mayor a copy of the cover letter that the community foundation sends with the check? That letter outlines for the grant recipients their reporting responsibilities and, as you know, in the past I've asked you almost every year to give me the updates on reports that are lacking.

Grant recipients need to make sure that they submit their reports timely, and I would like, personally, to be able to have a copy of the letter that goes with the check so that I can remind the grantees that I supported that reports are coming due. I'm always, it seems like, every year I'm emailing one of the recipients to say it looks like you have a report that you missed. So, I'm just asking for a copy of that letter. I know I write grants for my job and keeping the letter is important. Don't throw it away and cash the check and not pay attention to what the letter says. Keep the letter. It has important information in it. So, I'd like to have a copy of it.

Mr. Cross said, yes, ma'am. I'll get a copy of that from Denise and the Greater Kansas City Community Foundation and I will send that out to the mayor and all the commissioners, and we'll get that to Alley Porter as well.

Commissioner Philbrook said, ditto on that with Melissa's comments because yes, we do get informed. I don't think it's because people don't really want to be in compliance. Time gets away from them and it's not something that they may normally do is write a report saying this is how I spent the money. So, I'd appreciate having that information too, but I also am so happy that this process has gotten better over the years. Thank you, Angela Markley, for helping guiding us because she had some really great ideas about how we needed to do this. So, thanks Angela, I really do appreciate that and thanks to the rest of the Commission who has decided to handle

(inaudible) because it lets us, the commissioners, help folks out there not only in our particular community, but in the whole city or Wyandotte County. So, thanks a lot.

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

Mayor Alvey said, that concludes the portion of our regular meeting. We are adjourned in that capacity. I’ll 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 McKiernan made a motion, seconded by Commissioner Burroughs, to approve all items as submitted.** Roll call was taken and there were nine “Ayes,” Burroughs, Townsend, McKiernan, Ramirez, Johnson, Markley, Walters, Philbrook, Bynum.

Item No. 1 – 21870... LAND BANK OPTION APPLICATIONS

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

- A. New Construction - Single Family Homes - 12 Total
 - Jeff Johnson (City Spaces Real Estate Development) 3 Homes
 - 27 S Cherokee St - 139829
 - 101 S Cherokee St - 139861
 - 747 Seminary St – 902318
 - Steve Miller (Miller Property Development INC) 2 Homes
 - 8708 Yecker Ave - 041208
 - 10740 Miller Ln – 148906
 - Nathaniel McCormack 1 Home
 - 645 Sandusky Ave – 198815

Zachary Jones (Zygomatic Innovations LLC) 1 Home

- 2219 S Ferree St – 126608

Frank Piper 1 Home

- 2806 Wood Ave – 195463

Taylor Miller (Miller Construction KC) 1 Home

- 1835 S 5th St – 157893

Juan Mendoza 1 Home

- 105 S 14th St – 212803

Ken Hinds (Silverlake Properties, LLC) 1 Home

- 2600 Yates Ave – 150622

Chris Garcia (JC Keys LLC) 1 Home

- 1268 Pennsylvania Ave – 068111

B. Garage 1 Total

Guadalupe Adrian Rubio

- 1206 Rowland Ave – 157502

On June 7, 2021, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

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

Item No. 2 – 21871... LAND BANK PROPERTY TRANSFERS

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

2 Yard Extension Requests

Mike Dixon

- 3061 Cissna St – 115611

William Weaver

- 1034 Everett Ave - 080227

June 24, 2021

On June 7, 2021, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.

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

MAYOR ALVEY
ADJOURNED THE MEETING AT 7:50 P.M.
JUNE 24, 2021

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

af

June 24, 2021