Economic Development and Finance Committee
Standing Committee Meeting Agenda
Monday, April 4, 2016
5:30 PM

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

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

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

II. **Revisions to April 4, 2016 Agenda**

Committee Agenda
New Item No. 6 - RESOLUTION: MOU WITH BONNER SPRINGS, KS
Synopsis: A resolution approving a Memorandum of Understanding (MOU) with Bonner Springs , KS, relating to capital improvements at Providence Medical Center Amphitheater, 633 N. 130th St., Bonner Springs, KS, submitted by Joe Connor, Assistant County Administrator.
Tracking #: 16529

III. **Approval of standing committee minutes from February 1, 2016.**

IV. **Committee Agenda**

Item No. 1 - RESOLUTION: SETTING A PUBLIC HEARING TO CONSIDER A NEW SMMID
Synopsis: A resolution setting a public hearing for May 26, 2016, to consider the establishment of a Self-Supported Municipal Improvement District (SSMID), submitted by

Patrick Waters, Senior Attorney.
Tracking #: 16499

Item No. 2 - PRESENTATION & DISCUSSION: PROPOSED PROJECT & DEVELOPMENT AGREEMENT

Synopsis: A resolution setting a public hearing for May 26, 2016, to consider adoption of the Redevelopment Project Plan in the Rainbow Village Redevelopment District (NW corner of 34th St. and Rainbow Blvd.), submitted by Marlon Goff, Management Analyst, Economic Development. Lane 4 Property Group is proposing the construction of an 89-bed hotel and certain site improvements.

On December 17, 2015, the commission unanimously approved Ordinance No. O-72-15 establishing said redevelopment district.

Tracking #: 16500

Item No. 3 - RESOLUTION: LEGACY PARK ESTATES - LOW INCOME HOUSING TAX CREDIT (LIHTC) PROJECT

A resolution of support for the use of Section 42 tax credits by Neighborhood Housing Services Oklahoma City, Inc., for the Legacy Park Estates development, located at 223 N. 65th Street, comprising of 30 new single-family homes with a lease-purchase option, submitted by Charles Brockman, Management Analyst, Economic Development.

Tracking #: 16502

Item No. 4 - RESOLUTION: INTENT TO ISSUE IRBS FOR ONGOAL, LLC SOCCER PROJECT

Synopsis: A resolution of intent to issue $82.225M in industrial revenue bonds (IRBs) for OnGoal, LLC to construct the US Soccer National Training Center, youth tournament fields and ancillary improvements and infrastructure, located at the southeast corner of Parallel Parkway and 98th St., submitted by George Brajkovic, Economic Development Director.

On April 9, 2015, the commission unanimously adopted Resolution No. R-26-15 approving the First Amendment to the Multi-Sport Stadium Specific Venture Agreement and also the US Soccer National Training Center Development Agreement.

Tracking #: 16503

Item No. 5 - REVIEW: TAX ABATEMENT POLICY

Synopsis: Presentation of the current Tax Abatement Policy adopted October 21, 2010, and seek input for any proposed changes, submitted by George Brajkovic, Economic Development Director.

For information and discussion only.

Tracking #: 16494

V. **Public Agenda**

VI. **Adjourn**

Staff Request for Commission Action

Tracking No. 16529

Full Commission Meeting Date: 4/14/16
Committee: Economic Development & Finance

Date of Standing Committee Action: NA (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
03/31/2016	Joe Connor, Assistant County Administrator	x6724	jconnor@wycokck.org	Administrator's Office

Item Description:

A Memorandum of Understanding and Resolution regarding the capital improvement project at our amphitheater now called Providence Medical Center Amphitheater. The MOU is with the City of Bonner Springs which describes the financial agreement with the UG for this project. The Resolution establishes a Capital Improvement Fund dedicated for the deposit of payments from Bonner Springs and financing payments and capital improvements at the facility.

Action Requested:

Approve the Memorandum of Understanding and adopt the Resolution.

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

Attachments List:
Res, MOU

RESOLUTION NO. ________________

A RESOLUTION relating to a Memorandum of Understanding with the City of Bonner Springs, Kansas and establishing a capital improvement fund to finance and repay debt obligations and fund capital improvements at the Providence Medical Center Amphitheater.

WHEREAS, the Unified Government of Wyandotte County/ Kansas City, Kansas ("Unified Government") owns and controls property located at 633 North 130th Street in Bonner Springs, Wyandotte County, Kansas 66012 on which is constructed an outdoor amphitheater (the "Amphitheater"), now known as Providence Medical Center Amphitheater; and

WHEREAS, to enhance the public benefit of the Amphitheater, the city of Bonner Springs and the Unified Government both desire to cooperate with one another to improve the viability of the Amphitheater through various capital improvements; and

WHEREAS, K.S.A. 12-2908 authorizes the parties to contract with each other to perform the above noted activity; and

WHEREAS, the Parties set forth their mutual understandings and actions required for financing of capital improvements at the Amphitheater in a Memorandum of Understanding; and

WHEREAS, the Memorandum of Understanding between the Unified Government and Bonner Springs requires the Unified Government to establish a capital improvement fund to receive payments from Bonner Springs and to restrict the use of these funds for capital improvements and for the repayment of debt obligations at the Providence Medical Center Amphitheater; and

WHEREAS, the Unified Government desires to deposit reimbursements and fees paid by the Manager of the Providence Medical Center Amphitheater, New West Presentations, Incorporated ("New West"), into a capital improvement fund and to restrict the use of these funds for capital improvements and for the repayment of debt obligations at the Providence Medical Center Amphitheater.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

1. That the Unified Government Board of Commission of Wyandotte County/ Kansas City, Kansas authorizes the Mayor to execute the Memorandum of Understanding with the City of Bonner Springs on behalf of the Unified Government.

2. That reimbursements from Bonner Springs and New West Presentations to the Unified Government for the capital improvements at Providence Medical Center Amphitheater, proceeds from the Bonner Springs Amusement Tax revenues paid to the Unified Government, fees from New West paid to the Unified Government, and the budgeted transfer of funds from other Unified Government funds shall be deposited into a capital improvement fund for the repayment of debt obligations and for capital improvements at the Providence Medical Center Amphitheater.

3. That, the Mayor, the County Administrator, and the Unified Government's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

ADOPTED BY THE COMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS _______ DAY OF ____________________, 2016.

____
Mark Holland, Mayor/CEO

ATTEST:

____
Unified Government Clerk

Approved as to Form:

____
Misty S. Brown, Senior Counsel

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BONNER SPRINGS AND THE UNIFIED GOVERNMENT RELATING TO CAPITAL IMPROVEMENTS AT PROVIDENCE MEDICAL CENTER AMPHITHEATER

This MEMORANDUM OF UNDERSTANDING ("MOU"), is made and entered into as of _______________, by and between the City of Bonner Springs, Kansas (hereinafter, the "City"), a municipal corporation and the Unified Government of Wyandotte County/Kansas City, Kansas, (hereinafter, the "Unified Government"), a municipal corporation, hereafter collectively referred to as "Parties."

RECITALS

WHEREAS, the Unified Government owns and controls property located at 633 North 130th Street, Bonner Springs, Wyandotte County, Kansas 66012 on which is constructed an outdoor amphitheater (the "Amphitheater"), now known as Providence Medical Center Amphitheater; and

WHEREAS, to enhance the public benefit of the Amphitheater to the citizens of Bonners Springs, the City desires to cooperate with the Unified Government in improving the viability of the Amphitheater through various capital improvements; and

WHEREAS, K.S.A. 12-2908 authorizes the parties to contract with each other to perform the above noted activity; and

NOW, THEREFORE, the Parties set forth their mutual understandings and actions required for financing of capital improvements at the Amphitheater, as follows:

UNDERSTANDINGS

1) **OBLIGATIONS**
   a. The Unified Government shall debt finance seven hundred and fifty thousand dollars ($750,000) to perform capital improvements (as defined in Exhibit A) for the Amphitheater. The details of this financing are set out in a separate Management Agreement between the Unified Government and New West Presentations, Inc., a Missouri corporation (New West).
   b. Upon execution of this MOU by both parties, the City will provide a one-time payment of thirty thousand dollars ($30,000.00) to the Unified Government to perform such capital improvements.
   c. The City will pay to the Unified Government certain proceeds from Amusement Tax revenues, as defined in Charter Ordinance No. 19A, as amended by Charter Ordinance No. 21 of the City of Bonner Springs, generated from tickets sales at the Amphitheater. These payments will be based on the following:
      I. The City collects Amusement Tax at the rate of $0.40 per ticket sold from 2016-2020 and at the rate of $0.45 per ticket sold for years 2021-2025.
      II. For the tickets sold at the Amphitheater according to Exhibit B, the City will collect the full amusement tax as provided by relevant ordinances and shall retain the first $15,000 collected. The City will pay the amount collected above

$15,000 to the Unified Government for years 2016-2025. Such payments shall be used toward repayment of debt as defined in Section 1a of this MOU.

III. For each ticket sold beyond the number set in Exhibit B in a given year, the City will pay to the Unified Government from the amusement tax collected $0.15 per ticket for years 2016-2020 and $0.20 per ticket for years 2021-2025 . Such payments shall be used for the repayment of debt or other capital costs for the facility. Capital costs shall be defined as improvements or large repairs that exceed $1,000.

d. The Unified Government agrees to provide the City with an invoice that reflects that amount due to pay the current year's bond payment thirty (30) days in advance of such payment becoming due. Such documentation shall be provided no later than December 31st of each year.

e. The Unified Government shall oversee the design and construction of all capital improvements and ensure compliance with local, state, and Federal laws.

f. The Unified Government will establish a Bond/Capital Improvements Fund to receive payments from the City of Bonner Springs. At the end of the term set forth in Section 2)a., all unused remaining funds from the city of Bonner Springs will be remitted to the City of Bonner Springs within sixty (60) days.

2) OTHER PROVISIONS

a. This MOU is effective on _________ and shall remain in force until December 31, 2025 unless extended or sooner terminated by full satisfaction by New West of its debt obligation, or by mutual consent of the Parties.

b. This MOU may be executed in counterparts. This MOU does not create a joint venture, partnership, or any other relationship of association among the parties. Nothing contained herein is intended, nor shall this MOU be construed, as an agreement to benefit any third parties. This MOU embodies the entire agreement of the parties in relation to the matters contained herein, and no other understanding whether verbal, written, or otherwise exists among the parties.

c. This Agreement is subject to, governed by, and construed according to the laws of the State of Kansas.

d. This Agreement may be modified or amended only in writing executed by both parties and will be subject to renegotiation in the event of changes to applicable law, rules, or regulations affecting the subject matter of this Agreement.

e. This Agreement is subject to the Kansas Cash Basis Law, K.S.A. 10-1101 *et seq.* and amendments thereto. Any automatic renewal of the terms of the Agreement shall create no legal obligation on either party. This Agreement shall be construed and interpreted so as to ensure that both parties shall at all times stay in conformity with such laws and, as a condition of this Agreement, both parties reserve the right to unilaterally sever, modify, or terminate this Agreement at any time if, in the opinion of its legal counsel, the Agreement is deemed to violate the terms of such law. Both parties are obligated only to pay periodic payments or monthly installments under the Agreement as may lawfully be made from (a) funds budgeted and appropriated for that purpose during the party's current budget year or (b) funds made available from any lawfully operated revenue producing source.

3) **NOTICES**

All notices, comments, consents, objections, approvals, waivers, and elections which any party shall be required or requested or may desire to make or give under this Agreement shall be in writing and shall be given only by hand delivery for which a receipt is obtained, or certified mail, prepaid with confirmation of delivery requested, or facsimile transmission. All such communications shall be addressed to the applicable addresses set forth below or as any party may otherwise designate in the manner prescribed in this paragraph.

UNIFIED GOVERNMENT:
Unified Government Clerk
Municipal Office Building
701 No. 7th Street
Kansas City, KS 66101

With a copy to:
Chief Counsel
Unified Government Legal Department
701 No. 7th Street, 9th Floor
Kansas City, KS 66101

CITY OF BONNER SPRINGS:
City of Bonner Springs
Attn: City Manager
205 E. 2nd Street, P.O. Box 38
Bonner Springs, KS 66012

The address to which notices are mailed may be changed from time to time through notice served as set out in this paragraph.

IN WITNESS WHEREOF, the Parties have entered into this Memorandum of Understanding as of the date first set forth above:

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

____
Douglas G. Bach, County Administrator

Attest:

By: ________________________________
Unified Government Clerk

Approved as to Form:

____

Misty S. Brown, Assistant Counsel

CITY OF BONNER SPRINGS, KANSAS

____

Sean Pederson, City Manager

Attest:

By: ______________________________

Amber McCullough, City Clerk

Approved as to Form:

____

Danny C. Trent, City Attorney

Exhibit A

CAPITAL IMPROVEMENTS LIST

Expense	Project	Description
$200,000	Seats	Replace lower seating and VIP boxes, refurbish upper seating. 1,200 regular seats -$130,000; 224 VIP seats - $30,000; refurbishment of 3,156 upper seats - $40,000
$100,000	Asphalt Repair	Repair entrances, walkways, plazas, employee lot and backstage lot
$30,000	Sealing	Seal and stripe over all asphalt, Brenner Drive, reserved parking lot, employee lot, backstage
$120,000	Concrete Work	Repair issues in seating areas and steps, lawn walkways and mixing booth
$120,000	Concession Stands/Restrooms (exterior)	Replace awnings, counters and windows, paint, add stone and trim
$35,000	Awnings	Replace all concession and merchandise stand awnings
$5,000	Landscaping/Irrigation	Install irrigation system near VIP Club and in back corners of lawn
$30,000	Backstage Pavilion	Create backstage party space for sponsors and artists
$10,000	Signage & Lighting	Update signage and replace lighting
$20,000	Fencing/Gates	Repair and stain fencing, repair and replace gates
$35,000	VIP Club	Reseal floor, paint, replace furniture and update bathrooms
$30,000	Public Restrooms (interior)	Repair and paint stalls and floors, replace walls and mirrors
$10,000	Backstage	Replace catering and kitchen floor, paint
$20,000	GA Pit/Walkway	Repair and epoxy finish in GA Pit; stain walkways near seating areas
$45,000	Stage	Electrical, plumbing and lighting work, repair insulation and interior walls, paint
$55,000	Concessions Coolers	Replacement of concessions compressors and eliminate R-22 coolant
Total: $865,000		

Exhibit B - Annual Ticket Sales Schedule
To Satisfy Minimum Commitment Levels

Year	Bond Payment	U.G.	Bonner Springs	Ticket Sales @ $3.00
1	$90,158	$50,000	$15,000	51,719
2	$93,465	$50,000	$15,000	52,822
3	$91,155	$50,000	$15,000	52,052
4	$93,845	$50,000	$15,000	52,948
5	$91,370	$50,000	$15,000	52,123
6	$88,895	$50,000	$15,000	51,298
7	$91,420	$50,000	$15,000	52,140
8	$93,780	$50,000	$15,000	52,927
9	$90,975	$50,000	$15,000	51,992
10	$93,170	$50,000	$15,000	52,723

ECONOMIC DEVELOPMENT AND FINANCE STANDING COMMITTEE MINUTES

Monday, February 1, 2016

The meeting of the Economic Development and Finance Standing Committee was held on Monday, February 1, 2016, at 6:10 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Walker, Townsend and Murguia. Commissioner Walters and BPU Board Member David Alvey were absent. The following officials were also in attendance: Gordon Criswell, Assistant County Administrator; Joe Connor, Assistant County Administrator; Melissa Mundt, Assistant County Administrator; Ken Moore, Chief Legal Counsel; Lew Levin, Chief Financial Officer; Reginald Lindsey, Budget Manager; Debbie Jonscher, Assistant Finance Director; George Brajkovic, Director of Economic Development; Dennis "Tib" Laughlin, General Services Director; Sharon Reed, Purchasing and Compliance Director; and Maureen Mahoney, Assistant to the Mayor/Chief of Staff.

Chairman McKiernan called the meeting to order. Roll call was taken and members were present as shown above.

Approval of standing committee minutes from December 7, 2015. **On motion of Commissioner Townsend, seconded by Commissioner Walker, the minutes were approved.** Motion carried unanimously.

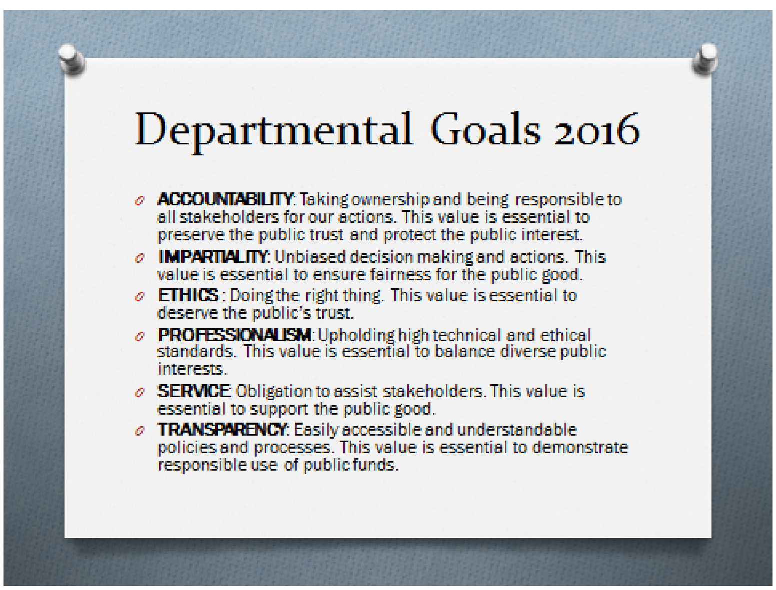
Measurable Goals:

Item No. 1 – 16362…MEASURABLE GOALS: PURCHASING AND COMPLIANCE DIVISION

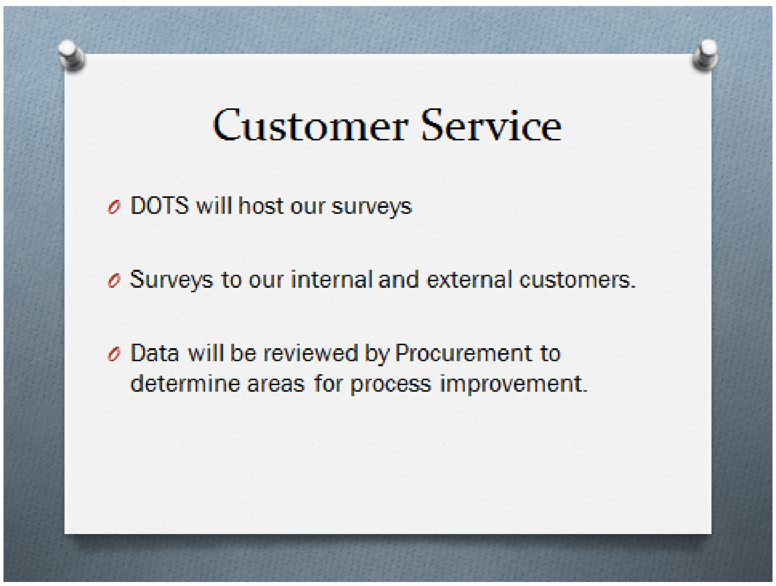
Synopsis: Presentation and discussion of the 2016 measurable goals for the Purchasing and Compliance Division, submitted by Dennis Laughlin, General Services Director.

Melissa Mundt, Assistant County Administrator, said tonight we have Sharon Reed here from Purchasing and Compliance and she is making a transition from reporting directly to me to Mr. Laughlin.

Sharon Reed, Purchasing and Compliance Director; said Procurement and Contract and Compliance from last year, one of our goals was to implement a survey for our department and actually we tried to set that up. We were successful internally and externally, but we had a hard time marketing it. I think we received a total of five internal and about ten external and then it went flat. Part of this is to show you how we're going to move forward.

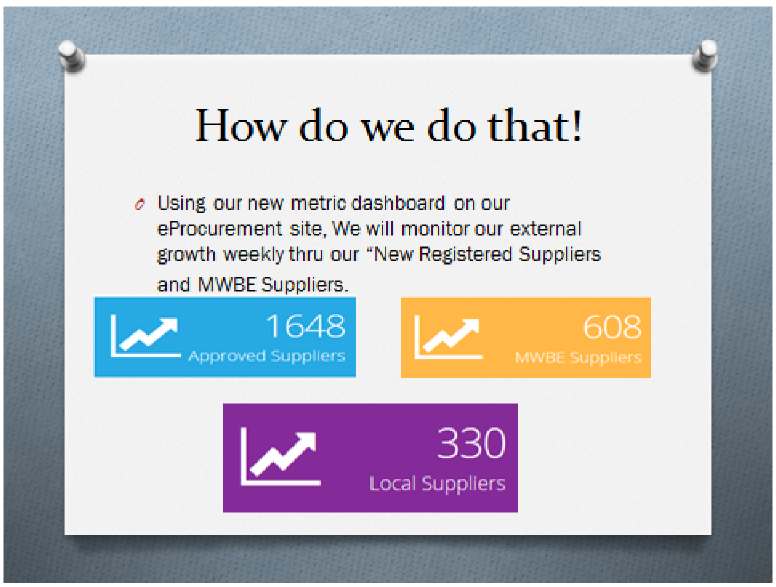


Our departmental goals for 2016, Accountability, for us to take ownership and to preserve the public's trust. Impartiality, unbiased decision making and actions to ensure fairness to the public good. Ethics, doing the right thing so we can deserve the public's trust. Professionalism, upholding the highest technical and ethical standards and to balance the public interest. Service, obligation to assist our stakeholders and the value of support for the public good. Transparency, to have easy accessibility, understanding and to be responsible for public funds.



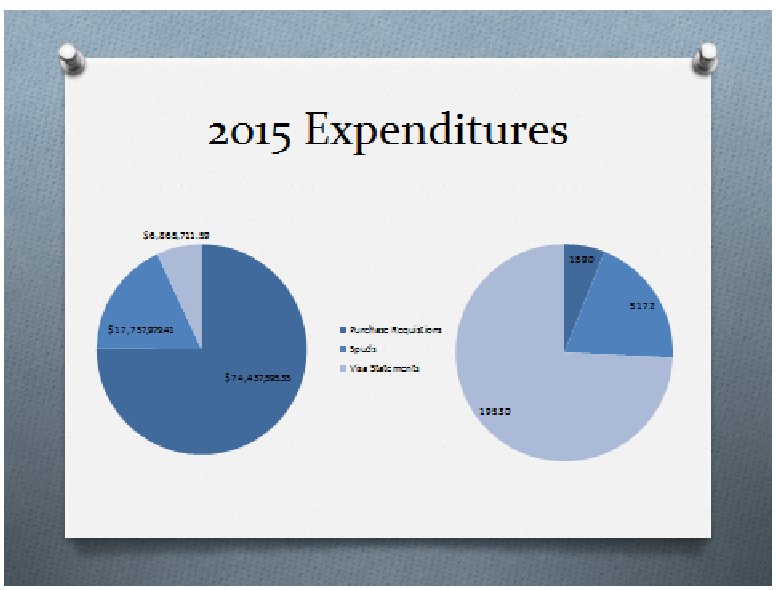
We're kind of going to get on the bandwagon with the Clerk's Office; DOTS is going to host our surveys. We're going to survey for our internal and external customers. We're going to review the data so we can determine our process improvements. This is just a sample of our survey that we're putting together as we move forward.

What are we looking for, to know what areas that we need to improve, understand and listen to the needs and wants of internal and our external customers and to formalize a plan of action.



We recently implemented in August of 2015 our new eProcurement site, so this is our dashboard. This dashboard, automatically when a supplier goes in there to register we can get the number of suppliers, we'll get the numbers of our MWBEs and then our number of local suppliers. As of August of last year, this is the total number that we have to date.

How do we intend to increase our vendor database, more visibility in our community, vendor fairs and partnership with BPU on how we can do business? In 2014 we partnered with BPU and we put on a Let's Talk Initiative where we had local vendors, where we invited them in to showcase their services and it went very well. We also partnered with Business License and with our Accounting Department to kind of show them how the business process works and participate in the promotion of minority and women owned businesses and how to do business with the Unified Government.



These are our expenditures for 2015. It shows the number of purchase requisitions that we did for 2015, our number of SPD's (Special Payment Document) and our Visa statements also equated with the dollar figures that we produced.

Ms. Mundt said I guess what we were doing last year was kind of setting a baseline for ourselves and then on what they're going to be working on this year is looking at more detail on sort of where we can do better based on the data that we're getting on the surveys particularly and now they have a baseline data for at least five months, I guess four months; of our suppliers and the types of things that are moving through our eProcurement website. Then we'll want to start establishing some matrixes once we have an idea of what we're trying to head as far as the customer service component is concerned. This was all done before we had a lot of that data rolling in, but that's the direction we'll be heading with this. Sharon and I have been talking and Tib will be picking up in that area.

Commissioner Murguia said I know we ask everybody a lot of questions and now no one's asking anything. I'll just tell you from my perspective as a commissioner we don't get a lot of constituents complaining about the procurement process, at least I don't. I didn't even really understand procurement until the last couple of years and how it works. I know you're new so I just didn't want you to feel bad like we didn't care because I do care and I'm glad that you're working to make it better. It's not a piece that I think politicians really have much direct contact with unless you guys do.

Commissioner Walker said I was going to say the same thing. I don't recall in the little over two years a single complaint about procurement. I think there's a general feeling that are we doing a good enough job in minority defined recruitment, maybe that's not the right word, but involvement in our procurement process. I know numbers are misleading. I was surprised there were 330 minority local businesses listed. I guess it's a matter of who you would ask. I suppose there are people either have not been able to participate or don't know how to participate, but aside from encouraging the continued vigilance of local and particularly a local minority community that wants to participate. I suppose when we have nothing to say, that's a good thing. **Ms. Reed** said that's a good thing. **Commissioner Walker** said because we're certainly quick about it when we have something bad to say.

Ms. Mundt said I think internally for us, on the customer service side with our internal customers is you know working to be there and be supportive when they're trying to get something out to bid. Our time to be able to assist them on that, to have standard supplied type contracts in place. There's a lot that Sharon and her staff do and then of course our Legal Department works with them on every contract they put out and our departments are working on those too. So efficiency and effectiveness of that if it's being done right, keeps everything moving much more quickly on projects. It also keeps us out of court if those things are done correctly too. I think there's a lot to be said about what we're going to learn from some of these surveys. I know Sharon knows there are a lot of new trends out there in the Purchasing world that we'd like to look at and how those might help save us money and be able to deliver services more effectively.

Commissioner Walker said I suppose since we're just talking and it's easy for us to give out ideas and more work for you and staff to do, I have to be honest; I probably haven't had a comprehensive review of the Procurement Code since I was employed here. Occasionally, there is an item on an agenda that does something, but I certainly would not feel opposed to the idea that as time goes on over the next year or two that we take a comprehensive look at the Procurement Code and see if there are efficiencies.

When it first was developed it was part of this new government and they, the staff and the Commission, were striving for a level playing board, no special consideration, anybody who competed and I always thought the Procurement Code was a little bit complicated for the small business person. It's yay thick. You know they hand you a Procurement Code or you go to the code online now and it's a little bit daunting to read it all. I know probably your people help, but I would certainly suggest that perhaps we look at new trends in governmental purchasing and see what things we can do to make it, not necessarily easier for a particular group or person, but easier for everybody to come in and participate. The better the participation, theoretically the better the price we're going to get and the better the service.

I also thought why not require if you're going to put in a bid, you put in a survey. I suppose the problem with that is everybody would be afraid to give an honest survey for fear that we wouldn't get their bid then if they put in a bad survey. Yes, it would be a hard market to crack to get people to bother to fill out a survey because if you do it before, I mean if you do it after, well you're going to have people that are not happy because they didn't get the bid so you may not get an honest one. I don't know how you're going to find your market to get a statistically significant report.

Commissioner Townsend said just so I'm clear and maybe others watching will better understand when you're talking about who your internal and your external are, who's in those respective groups? **Ms. Reed** said the internal are the stakeholders within the Unified Government, the external are the constituents outside. **Commissioner Townsend** said the stakeholders being what, different departments within the UG. **Ms. Reed** said different departments and the people we interact with on a daily basis. **Commissioner Townsend** said you talked about actively promoting women and minority owned businesses with the Unified Government through a variety of means and methods. If you would just share with me what are the means and methods that are being used currently and what is the department looking at in expanding those methods or how. **Ms. Reed** said well currently every solicitation that goes out we require that we do a local minority women owned business within those solicitations, even in the RFP process. I think where we've lacked is we don't engage the minority women owned businesses to come in to see how we do business. So we're going to take a look and see how we can corner that market.

One thing that I did say is that we partnered with BPU in 2014 to do a "Let's Talk" initiative where we let the locals come in and where they had an opportunity to showcase their goods and services, but we also had a forum to where we educated them on how to do business and how to go through the business license process and what it was going to take—the vendor number and have that process work and that was very enlightening for them. We're going to do another one and include the minority and women owned businesses for 2016 and I think that would be an opportunity for them to showcase their goods and services and give them the education piece on how we do business in partnering for not only us, the UG, but for BPU as well.

Commissioner Townsend said well let me ask another question. If a contract is going to be—if there's a solicitation, a request for proposal that's out, what methods or means are used currently to engage and make minority and woman owned businesses aware of those request for proposals or contracts that are being let. **Ms. Reed** said well currently out on our eProcurement site we do have where they can access what contracts are out there for 2014 and 2015, but we also have our database where it's set up to where we can do a search based on the commodity codes that they represent to where we can target those minority and business owned businesses specifically. Electronically we can pull them in and we email those notices to them. For some reason if they have not been active, we follow-up with them to find out is there a reason why you haven't participated in the bid process for a while. Sometimes it's just because the person is no longer there and that email address is no longer valid. So we're trying to communicate with them to find out how best we can meet their needs. **Commissioner Townsend** asked what about the woman or minority owned business that we have not done business with yet that's out there that may want to reply to an RFP. How would they be made aware of the contract that's out for let or the RFP. Let's say they are not one of these, what was the number, 308 minority businesses that are already I guess engaged. **Dennis ("Tib") Laughlin, Director for General Services,** said 638. **Commissioner Townsend** said it was 638, thank you. What if you were the 700th women or minority owned business. How would those entities be made aware of what's available. Do we actually through the newspapers or anything else try to make them aware? **Ms. Reed** said we advertise through *The Echo,* but sometimes we're in communication with some of the other city entities that maybe they've used the service for and we'll contact them and say hey, do you have a minority vendor that can provide this service and they give us that information; therefore we can contact them directly to let them know, hey this opportunity is coming available. Can you register in our database for them to have access to what's coming out? **Commissioner Townsend** said you said other cities, what geographic area are we talking about here beyond KCK. **Ms. Reed** said Olathe, Johnson County and Kansas City, MO. We have access and we network in that process.

Action: **For information only.**

Committee Agenda:

Item No. 1 – 16356… REPORT: QUARTERLY INVESTMENT AND BUDGET REVISIONS

Synopsis: Quarterly Investment and Budget Revisions Report, December 2015, submitted by Lew Levin, Chief Financial Officer.

Unified Government Finance Office
Lew Levin
Chief Financial Officer

701 North 7th Street, Suite 330
Kansas City, Kansas 66101-3065

Phone: (913) 573-5186
Fax: (913) 573-5003

TO: Economic Development and Finance Standing Committee

FROM: Lew Levin, Chief Financial Officer

SUBJECT: Quarterly Investment and Budget Revision Report, December 2015

DATE: January 19, 2016

Attached you will find three schedules entitled "Investments By Type, Interest Revenue Earned, and Cash By Fund Type".

A fourth table lists budget revisions approved by Administration in excess of $10,000.

The first schedule contains details of the Unified Government cash currently invested indicating investment type, date invested, maturity date, as well as interest rate.

The second schedule is a chart comparing the total interest earned, and the average invested for years 2012, 2013, 2014 and 2015 through December 31, 2015.

The third schedule indicates the total cash held by fund type.

The final table provides a brief description of the budget revisions referred to above.

These reports are presented for inclusion in the information packet to the Standing Committee members and no action is required.

cc: Cash Management Committee

INVESTMENT BY TYPE
UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY /
KANSAS CITY, KANSAS
December 31, 2015

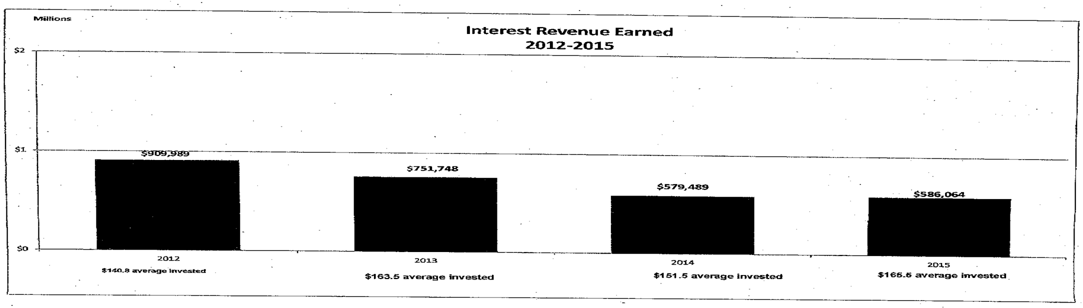
	Amount	Rate	Invest. Date	Mat. Date	Days to Mat.
UMB, NBA, Wyandotte - Oper.	$104,063,000	0.250%	12/31/15	01/04/16	4
UMB, NBA, Wyandotte - Health	855,000	0.250%	12/31/15	01/04/16	4
TOTAL REPURCHASE AGREEMENTS	$104,918,000	0.250% Average Rate of Interest			
Capital Federal	10,000,000	0.480%	05/13/14	05/23/16	144
Commerce	3,000,000	0.451%	05/23/14	05/23/16	144
Capital Federal	5,000,000	0.470%	05/22/13	07/24/16	206
Bank of Labor	95,000	0.450%	09/21/15	09/21/16	265
Liberty Bank	95,000	0.400%	09/21/15	09/21/16	
Capital Federal	5,000,000	0.640%	12/11/14	10/24/16	298
Liberty Bank	1,000,000	0.620%	12/14/12	12/13/16	348
Capital Federal	5,000,000	0.690%	05/22/13	04/28/17	484
Capital Federal	5,000,000	0.690%	05/22/13	05/22/17	508
Capital Federal	3,000,000	0.990%	12/11/14	10/23/17	662
Commerce	4,000,000	1.100%	05/09/14	11/01/17	671
Commerce	8,000,000	1.300%	05/09/14	05/04/18	855
Capital Federal	3,000,000	1.340%	12/11/14	10/25/18	1,029
Commerce	7,000,000	0.950%	01/08/15	08/11/17	589
Commerce	7,000,000	1.000%	02/05/15	03/09/18	799
Commerce	7,000,000	1.250%	01/08/15	08/13/18	956
Liberty Bank	1,000,000	1.300%	01/08/15	08/13/18	956
Capital Federal	4,000,000	1.240%	03/26/15	12/03/18	1,068
Capital Federal	4,000,000	1.510%	03/26/15	03/15/19	1,170
Commerce	8,000,000	1.285%	06/10/15	06/11/18	893
Commerce	8,000,000	1.585%	06/10/15	06/10/19	1,257
TOTAL CERTIFICATES OF DEPOSIT	$98,190,000	1.006% Average Rate of Interest			
UMB/ FHLMC	$854,326	0.500%	05/09/13	05/13/16	134
UMB/ FHCB	5,000,166	0.600%	12/14/12	12/12/16	347
UMB/FNMA	4,995,774	0.670%	06/06/13	03/06/17	431
UMB/FNMA	1,031,813	0.606%	09/25/14	09/15/16	259
UMB/FFCB	1,000,858	1.100%	09/25/14	09/22/17	631
UMB/ FHLB	5,086,631	1.564%	09/25/14	09/14/18	988
TOTAL U.S. TREASURY	$17,969,568	0.916% Average Rate of Interest			
TEMP NOTE 2014IV	75,125	0.700%	2/27/2014	8/1/2016	214
TEMP NOTE 2014IV	82,125	1.100%	2/27/2014	8/1/2017	579
TOTAL TEMPORARY NOTES	$157,250	0.909% Average Rate of Interest			

STATISTICS			
Total Investments	$221,234,818	Avg. Days	563
Overall Average Rate of Interest	0.64%		
Average Investment -YTD	$165,498,215		
Weighted Average Yield	0.86%		
91-day T-Bill Rate (Benchmark)	0.01%		
Average Weighted Maturity	353.69		
Interest Posted Through December 31, 2015	$586,064 *		

**ALL ABOVE INVESTMENTS ARE FULLY COLLATERALIZED IN COMPLIANCE WITH THE UNIFIED GOVERNMENT'S INVESTMENT POLICIES AND K.S.A. 9-1402

* INTEREST POSTED IS CALCULATED ON A GAAP BASIS.

Lew Levin, Chief Financial Officer, said as I've previously stated, this is simply our Quarterly Investment and Budget Revision Report and it's through the fourth quarter of 2015. No action is required by the Commission. I'll just review the summary table on investments by type. It should be in your packet. Some of the key numbers on the table at the end of the fourth quarter we had over $221M in investments. Fourth quarter, the figure is generally higher because it reflects the first half property tax collections that are not yet distributed. They were distributed in January.



CASH BY FUND TYPE
December 31, 2015

GENERAL FUND TYPE	25,233,617
SPECIAL REVENUE FUND TYPE	12,807,929
DEBT SERVICE FUND TYPE	4,773,411
CAPITAL PROJECT FUND TYPE	44,123,810
ENTERPRISE FUND TYPE	21,815,832
INTERNAL SERVICE FUND TYPE	(4,368,996)
TRUST AND AGENCY FUND TYPE	115,338,683
TOTAL CASH	219,724,286

The difference between the Cash by Fund Type and the Investment by Type report is the investment of reconciling items, such as outstanding warrants.

Our average investments year-to-date are at approximately $165M. Our interest earnings for the year were $586,000 or a little bit over that. That was slightly above last year. Really, we had been in a period of declining interest earnings, so that was positive. Our overall yield on our current portfolio was still a little bit under 1% at 0.86%. **Chairman McKiernan** said, Mr. Levin, the report says interest posted through September 30th, but that should be December 31st. **Mr. Levin** said yes and I noticed that correction today.

Commissioner Walker said it's really more of an issue I take with the way we do our business. I'm looking down the list of investments and candidly there's not one bank that is headquartered in Wyandotte County that has any of our investments. We have at least two and possibly three, I don't really know how to classify Security because it is also owned by a holding company, but Security Bank Corporation is headquartered here. Community First is headquartered here and Brotherhood Bank. I'm inclined to believe that a few hundredths of an interest point and call it a local—there's nothing you can do about it. Your report's fine. Your thoughts would be important because I know you're going to be leaving, but I also believe that helping our local businesses succeed and stay here is also important. Commerce Bank does no significant contribution to this community that I know of. Perhaps I'm wrong and somebody here can correct me. Most of these investors are Missouri owned banks or Missouri owned holding companies. They are not even Kansas banks. Even UMB Kansas is owned by a holding company, I believe, that is in Missouri.

I don't like doing business with first of all Missouri banks and second of all no banks whatsoever that are headquartered here and pay taxes here. You know I'm going to be on this issue throughout the rest of this year, your thoughts on that. **Mr. Levin** said we adhere to our investment policy that's reviewed annually by the governing policy. That policy currently states that we do offer the opportunity for our investment and vital funds to local banks and local banks as defined in the policy are if they have a physical presence in the county. You mentioned specifically Commerce Bank. I believe they have two locations within Wyandotte County. **Commissioner Walker** said yes, it's true but it is a Missouri owned bank. **Mr. Levin** said later in the year when we review our investment policy, if we want to have something, I guess we would have to define what constitutes a local bank other than a physical preference and if we wanted to say if the bid is within a certain number of basis points, we would go with that bid first. I think that may be one option. What we do have in the policy, and it's something we can expand upon, is that once a year we offer all banks in the county the opportunity to invest up to $95,000 on idle funds and you see two of the investments there. Bank of Labor which is Brotherhood Bank and Liberty Bank chose to participate in that and so that's an automatic amount. We could increase that amount to $250,000 which would be insured by FDIC and I mean that might be a way to go to at least expand that. **Commissioner Walker** said that's just my thinking on it that local banks should have some locally, I say locally owned, I mean I don't know who the actual owners of any banks are. **Commissioner Murguia** said I know some. **Commissioner Walker** said the headquartered ones in Wyandotte County and then secondarily in Kansas, it sounds provincial but we should be taking care of our own, if they want to be taken care of. Now maybe these amounts of money—I realize a bank has to have a certain amount of reserves when they take money. They may not want to bet on it, but they should have the opportunity to say no first. **Mr. Levin** said they all have the opportunity to bid on idle funds through our collateral requirements. Those collateral requirements are in our investment policy as well as established by state statute. That's another consideration. I would probably say Security Bank would be—I believe you might consider them as a local bank. They have chosen not to bid on our investments. We do a lot of business with them related to our trustee relationships with them and we view them as an important partner in the community. **Commissioner Walker** said thank you. It really didn't have much to do with—**Mr. Levin** said yes, the only other thing I was going to add on our investment policy, I think the expectation in December of 2015, the Federal Reserve raised the short-term interest rate to a quarter of a percent and what we'll see from that is more opportunities in short-term investment of funds. The expectation is we should be able to at least increase our interest earnings in 2016.

Commissioner Murguia said so it sounds like you're following the policy, Lew, and I hear that and that's great; but what I hear Commissioner Walker saying is he just wants to ensure that local banks here are aware of the opportunity and it's sort of being our job to make them aware; especially these local banks that go out of their way to reinvest in our community right here in Wyandotte County. I think that's very important also. If you think they know and they just lack the capacity or interest to take on these kinds of financing then fine, that's their choice, but if you think there's something that we can do, maybe a change in our policy that would entice them to get more involved, that would be great also. I think that's all I heard you really saying. **Commissioner Walker** said yes, really. **Mr. Levin** said I'll make note and I'll share that. **Commissioner Murguia** said as you're leaving us.

Mr. Levin said the other item in the report is the budget revisions over $10,000 in the fourth quarter. There were a significant number of them and I'll turn that over to Mr. Lindsey.

BUDGET REVISIONS $10,000 OR GREATER - FOURTH QUARTER 2015*(For information only)*

ENTRY	FUND	DEPARTMENT	CMIP/OPERATING	DESCRIPTION	AMOUNT	DATE APPROVED
1	County General Fund	Community Programs	Operating	Setup Land Bank Strategic Demolition Program	$11,103	October 12, 2015
2	County General Fund	Finance	Capital	Cricket Wireless Amphitheater Renovations	$80,000	October 6, 2015
3	Emergency Medical Services	Fire	Operating	October Medical Supplies	$43,500	October 12, 2015
4	County General Fund	Sheriff Department	Operating/Capital	Cover cost for vehicle repairs and CAD system expenses	$26,536	October 23, 2015
5	County General Fund	Sheriff Department	Operating/Capital	Pest Control/Security System Upgrades	$98,100	November 6, 2015
6	City General/Emergency Medical Services	Fire	Capital	Repairs for Fire Station #4	$100,000	November 16, 2015
7	County General	Public Works/Buildings & Logistics	Capital	Court House Fire Alarm Panel Upgrade	$60,000	November 16, 2015
8	City General	Public Works	Capital	Replace Damaged Street Sweeper	$40,000	November 16, 2015
9	City General	Legal	Operating	Labor Negotiation Fees	$15,000	November 17, 2015
10	Emergency Medical Services	Fire	Operating	November Medical Supplies	$30,697	November 17, 2015
11	County General	Coroner	Operating	Autopsies	$13,500	December 8, 2015
12	Sewer System Enterprise	Public Works	Operating	Oxygen-Sludge Process	$123,000	December 8, 2015
13	City General	Finance	Operating	Theater Closing Fees	$148,685	December 14, 2015
14	County General	WYCO Radio	Operating	Replace Headsets	$21,700	December 11, 2015
15	Emergency Medical Services	Fire	Operating	Shift to pay year end expenses	$32,741	December 21, 2015
16	City/County General	Clerk's Office	Operating	November & December Postage Expense	$43,447	December 22, 2015
17	County General	District Courts	Operating	Purchase Document Scanners	$32,000	December 16, 2015
18	Sewer System Enterprise	Public Works	Operating	Maintenance & Construction Materials	$78,242	December 18, 2015
19	Sewer System Enterprise	Public Works	Operating	Municipal Waste Charges	$200,000	December 18, 2015
20	City General/Emergency Medical Services/Dedicated Sales Tax	Fire	Capital	CAD System Equipment	$200,717	January 13, 2016
21	Dedicated Sales Tax	Fire	Operating	Shift funds to pay year end expenses	$48,967	January 13, 2016
				GRAND TOTAL	**$1,447,935**	

Reginald Lindsey, Budget Manager, said during the fourth quarter of 2015 we had 21 transactions of budget revisions. We had six come from contingencies; the rest came from within the departments themselves. Two of them came in front of the Commission. Are there any questions about any of them? **Chairman McKiernan** said it looks like no.

Action: For information only.

Item No. 2 – 16354…ORDINANCE: 39TH AND RAINBOW REFUNDING BONDS

Synopsis: An ordinance authorizing the issuance of special obligation tax increment revenue refunding bonds (39Rainbow South TIF Project), Series 2016 in the maximum principal amount of $4.3M to refund a 2013 bond issue, submitted by Lew Levin, Chief Financial Officer.

Lew Levin, Chief Financial Officer, said I'll introduce who just joined me. This is Phil Richter, he is Senior Vice President and Manager of Public Finance with United Missouri Bank (UMB) he might have—he's participating in this endeavor and he might have additional comments related to our previous discussion. Before I turn it over to Phil for some comments I just want to give you some background on what we're bringing before you this evening.

You certainly are well aware of the project that we're referencing is 39Rainbow South. That was the first phase of development of 39th & Rainbow. The major part of that project is a combination of the Holiday Inn hotel development plus about four to six retail establishments. The project's been very successful. The government participated in the backing of an initial temporary note on that project. The developer took out that temporary note two years ago and our expectation was that when we had the ability to refinance that project and with the opportunity to go to a lower interest rate. The current interest rate with that is 5%.

We've worked with Phil and UMB and they've brought forth a proposal that would allow for refunding to go forward. The specific parameters and they're listed on the document that you have in front of you is that the principle is not to exceed $4.3M. There are two series to the financing. There's a fixed rate component and a variable rate component. The fixed rate interest rate not to exceed 4.25% and the variable rate not to exceed 3.75%. We've worked with Phil to structure the variable rate to minimize the risk of a variable rate. The variable rate would not occur, Phil, is that five years into—**Phil Richter, Senior Vice President & Manager of Public Finance with United Missouri Bank,** said seven. **Mr. Levin** said seven years. It's just a ten year financing with the variable rate not occur until year seven and we put a limitation on the increase at that time. UMB is doing a private placement on the deal with the placement fee that cannot exceed 1.5%. I think just as an overall summary, what the refinancing does, it allows for a considerable reduction in the interest rate. Currently, these bonds are—the schedule is for final payoff in 2031 based on the current revenue flow and the reduction and interest rate, we believe we can—where they're currently tracking they will be paid off three years early and what that means once they are paid off we end the TIF and the revenues fully flow back to the government. With that I'm going to turn it over to Phil for additional comments.

Mr. Richter said essentially the interest rate was about 5% as Lew mentioned and currently the market that we anticipated having this completed at would be at a rate of about 3.6% so we saved almost 1.5% in terms of interest. Of course that interest then goes to pay off the debt that much faster which means it's that much quicker that the county and the city are able to realize the tax revenues and so that's of course the goal here. Essentially the financing we would be issuing a new bond that would be backed by the TIF revenues at the lower interest rate and as result we would be able to pay off the higher interest rate, the 5% bond and as we say get that paid off that much faster. That's essentially the transaction. It would not be a public sale so it would be a private placement which I think lowers the cost of doing the financing as well as keeps the transaction in institutional hands as opposed to being able to be sold publically. **Mr. Levin** said I guess one of the key points on that is that there is no government backing. The backing on these bonds are strictly the project revenues.

Action: **Commissioner Walker made a motion, seconded by Commissioner Townsend, to approve subject to all the perimeters that were listed and approve the ordinance as submitted.** Roll call was taken and there were four "Ayes," Murguia, Townsend, Walker, McKiernan.

Item No. 3 – 16355…RESOLUTION: SALE OF GO REFUNDING BONDS SERIES 2016-B AND TAXABLE GO REFUNDING BONDS SERIES 2016-C

Synopsis: A resolution authorizing the offering for sale of General Obligation Refunding Bonds Series 2016-B and Taxable General Obligation Refunding Bonds Series 2016-C, submitted by

Debbie Jonscher, Deputy Finance Director. This action will result in future debt savings of approximately $2.7M. It is requested that this item be fast tracked to the February 4, 2016 full commission meeting.

Chairman McKiernan said just for staff, this item doesn't appear to have a request for action facing page once you get into the body of the agenda itself. **Commissioner Walker** said request to approve resolution. **Chairman McKiernan** said for those of us who get the electronic version and download it off SuiteOne, we don't have a RFA facing page, which evidently did get printed for the paper edition. As long as we can make sure there are electronic facing pages, that would be great. This is a resolution to authorize the sale of GO Refunding Bonds.

Debbie Jonscher, Deputy Finance Director, said we do have the RFA page. I think we can get that to you. This is a resolution authorizing the sale of General Obligation Refunding Bonds Series 2016-B and Taxable Series 2016-C. This is a refunding of our 2008 Series. In 2008, we had four series issued, two tax-exempt and two taxable. We are looking to do a refinancing and combine those into two issues, one taxable and one tax exempt. We believe that due to the current interest rate environment we do have an opportunity to achieve some savings on the interest cost with a more favorable interest rate.

Also included in your packet was a feasibility analysis, it was done by Springsted our financial advisor. With that analysis, we believe that the refunding would result in an approximate savings of $2.7M over the remaining term of the bond. I would just like to say the remaining term is the same as the original term on the 2008 bond. We're not extending the term. It's the same term. I'm just going to refer to the table that is in that feasibility analysis. They did do a summary of all of all four issues. It is listed as an advanced crossover refunding. I just wanted to point out what—an advanced refunding is when you refund an issue more than 90 days before the call date. If it's within 90 days then it's called a current refunding, so that's why it's listed as an advance.

The table also does give the future net savings over the life of the bond per issue. It also gives us a present value savings percentage. The reason I wanted to note that, in our debt policy that was approved by the Commission several years ago, we did state a target of wanting to attain at least 3% present value savings when we look at refundings. For each of these issues the percentage is anywhere between 5.7% and 12%, with an average over all four issues at 9%. Due to the fact that this is above our target, we do view this as a favorable transaction.

My last point, we are asking that this item be fast tracked to this Thursday's commission meeting. The reason for that is that the sale is set to occur on February 25th, that would be the morning prior to our next Commission meeting, so in order to get this approved, we needed to get this before the Commission this Thursday. With that I'll stand for any questions.

Action: **Commissioner Walker made a motion, seconded by Commissioner Townsend, to approve and fast track to the February 4, 2016 Commission Meeting.** Roll call was taken and there were four "Ayes," Murguia, Townsend, Walker, McKiernan.

Item No. 4 – 16360…RESOLUTION: PAYMENT TO BONNER SPRINGS, KS

Synopsis: A resolution authorizing payment to Bonner Springs, KS, for sales tax associated with the relocation of Bonner Springs Ford from Bonner Springs to the Vacation Village STAR Bond District, Project Area 2 (auto mall), submitted by George Brajkovic, Economic Development Director. Based on sales figures, for FY2016 (if needed) and an additional 5-year term, Bonner Springs will receive an annual payment of $81,250.

George Brajkovic, Economic Development Director, said I'd like to recognize Marsha Harrington, Director of Economic Development for Bonner Springs. I'm sure you all recall that we did amended project plans for the Vacation Village Star District which included the development of an auto mall. Part of the interest in the auto mall came from two dealerships that were already in Wyandotte County, the Dodge dealership on State Avenue and the Ford dealership in Bonner Springs. There was a real threat that both of those dealerships would leave the county because there weren't a lot of viable options for them to expand until the auto mall development came.

As part of the compromise though with agreeing to move those into the auto mall was to establish base sales values and use those base sales values to have those revenues still flow to the local community. As we were establishing all of that, there was a commitment made from a staff level to Bonner Springs to ensure that if the dealership got relocated from Bonner Springs, there would be a continued revenue flow from the sales that were currently generated at that site for some period of time. The document you have before you tonight, the resolution is an attempt to memorialize that agreement. It's a defined amount and it's for a five-year term. The five-year term is a staff recommendation. We feel that's an adequate amount of time for Bonner Springs to redevelop that particular site. It's still a shadow type development from the Walmart that exists in their community. What we're asking for you to consider tonight—all of this has been vetted with Bonner Springs' staff. I don't speak for Marsha, but I think they've given us reason to believe they're okay with the deal as it's presented. We're asking you to consider that. Again, it is a fixed amount, a five-year term, however; it also includes this year because we think that at some point in this year, probably in the fall, that dealership will actually relocate and so the agreement contemplates that if the amount of sales that have been directed to Bonner Springs from the sales that are still occurring at that site, if they're not sufficient to meet that number, we'll allow enough revenue to flow back to make them whole on that number. It's really a five-year term plus current year.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Murguia, to approve.** Roll call was taken and there were four "Ayes," Murguia, Townsend, Walker, McKiernan.

Item No. 5 – 16363…RESOLUTION: HEALTH CARE FOUNDATION GRANT

Synopsis: A resolution authorizing the Unified Government to enter into a contract with the Health Care Foundation of Greater Kansas City to accept a $150,000 grant in support of the Healthy Campus Project, submitted by Jason Banks, Assistant to the Mayor/Manager. No Unified Government match is required.

Misty Brown, Senior Attorney, said the Unified Government received a $150,000 grant from the Health Care Foundation of Greater Kansas City. You have before you a resolution that would authorize the Unified Government to enter into this grant award agreement which is required by the foundation. It sets out the obligations of the Unified Government. I believe the funds are going to be used for project management services for the Healthy Campus. **Chairman McKiernan** said so there is no local match required. **Ms. Brown** said no, Commissioner.

Chairman McKiernan said we simply need to authorize the UG to accept the money and then direct it for that purpose. **Ms. Brown** said that's correct. **Commissioner Walker** asked what is the purpose. **Commissioner Murguia** said I was going to say what Healthy Campus. **Chairman McKiernan** said I believe it's the project manager who actually came and spoke with us last week. **Commissioner Walker** asked is this to pay Mr. Crandle. **Ms. Brown** said yes, Commissioner. **Commissioner Murguia** said the Healthcare Foundation is paying grant money to pay a developer to work on the development of the Healthy Campus. **Ms. Brown** said that's my understanding. My understanding is that they had approached the Unified Government with some funds and these funds became available. This was an idea to help—**Commissioner Murguia** asked is this a State Healthcare Foundation. Sorry Hal, I'm sorry. Do you have questions too? **Commissioner Walker** said no, go right ahead. **Commissioner Murguia** asked is this a State Healthcare Foundation or is this the Greater Kansas City Healthcare Foundation. **Ms. Brown** said it's the Greater Kansas City. **Commissioner Murguia** said they are going to pay for a developer to develop a Healthy Campus. **Ms. Brown** said yes, but they had brought funds to the Unified Government. This proposal was given to them to utilize these funds to get the developer to start working on it to see if could become viable and did authorize a grant for that. **Commissioner Murguia** said wow. Okay.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Townsend, to approve.**

Commissioner Townsend said I did have questions on some of the supporting documents. That's all I was asking for clarification. There's an Attachment B as I look back through this. I too was under the impression as I read this that some of these funds in whole or part would go toward the renumeration of the gentleman, the company that made the presentation Thursday to us, the update on that. On the Attachment B I'm just curious where they do the predevelopment services, Item B under 1 it talks about compensation for phase of services. There's a monthly retainer of $9,475 per month, July 1, 2015 to June 30, 2016 and then July 1, 2016 that amount would increase to $16,000 and some change. Do you have any idea why the cost of the retainer in 2016 increased? **Ms. Brown** said I believe I do. My understanding is that it's hoped that the work in the beginning was phased. It would start out more as the development part and then it would increase and that more work would be coming in as different items came onboard and would require more of CBC's time at that point.

Commissioner Walker asked does this contact have a fail-safe prevention if this Healthy Campus doesn't go forward later this year. Are we still obligated, are these funds obligated. Do we have a repayment obligation for the Healthcare Foundation? **Ms. Brown** said no, there is no repayment obligation. I'm assuming if we terminate it and didn't use the funds, had them still left over that we need to return them, but there's no repayment if the campus doesn't proceed.

Commissioner Murguia asked do you happen to have the detail of what this exactly is supposed to pay for. I write grants to the Healthcare Foundation. Their grants are very detailed. What is this money supposed to pay for specifically, to rally community residents around this healthcare Healthy Campus initiative? I mean what exactly is it. **Lindsay Behgam, Executive Coordinator to the Mayor,** Commissioner, do you want me to speak to that? I'm not Jason Banks but sometimes people get us confused. I submitted this proposal to the Healthcare Foundation of Greater Kansas City in November of 2014, specifically to fund a project manager for the Healthy Campus. We had already drafted a potential job description that we would send to RFP if we were able to find funding for that project management position. We had that job description drafted. We submitted that as a proposal to the Healthcare Foundation of Greater Kansas City in November of 2014. **Commissioner Murguia** said so you're just getting the money now. **Ms. Behgam** said we are, we were notified of the award in January of 2015. My understanding was that the pool of funding is within their special initiatives pool so it's a little bit outside of their normal grant process, but it went to their board between November and late January. They came back and notified us that we were awarded the grant, but it did take a while to get through some of the paperwork between then and now. **Commissioner Murguia** asked under what category did you receive this funding. **Ms. Behgam** said Special Initiative Funding was what they called it. **Commissioner Murguia** said that's why it had to go to the board. **Ms. Behgam** said it did go to the board, yes. **Commissioner Murguia** asked is there a particular grant person over there that you worked with. **Ms. Behgam** said we are working with Andres Dominguez. He's our program officer.

Roll call was taken and there were four "Ayes," Murguia, Townsend, Walker, McKiernan.

Commissioner Walker said I would like for the record, Ms. Behgam, I'm going to want a bit more information at the regular commission meeting. I'm sure I'm not the only one as to how these numbers were reached to pay $9,000 and $16,000. I'm real unclear about this. It's great. I'm glad we don't have a match. I'm certainly glad to hear that we don't have any obligation in the event we do not move forward on the Healthy Campus but I would like to see this grant in writing. **Ms. Behgam** said sure and—**Commissioner Walker** said any contract that they have. I don't think it was in this thing. It was just the RFA. This will come up on when. Is this fast tracked? This won't come up until the 26th so it's plenty of time to get the documentation out. **Ms. Behgam** said sure and I'll say too that when we were notified of the grant award when we wrote the proposal, this was before the Commission changed their policy to have grant funding over I think it's $58,000 come before the Commission. The process changed between the time when we submitted the original proposal and today which is why you didn't see it on the frontend. **Commissioner Walker** said that was a question I had. I'm glad you answered that too. So you applied for this in 2014 and you just got notified in the beginning of this year. **Ms. Behgam** said we applied November 2014. We were notified in January of 2015. It was just a couple of months. **Commissioner Walker** said it's been a full year since you were notified that you got the grant. **Ms. Behgam** said a little over a year, about a year. **Commissioner Walker** said it's taken a year to get it to us. **Ms. Behgam** said yes. **Commissioner Murguia** asked why so long. **Ms. Behgam** said I'm not sure. I think Andres would be happy to come to the full commission meeting if we'd like to have him there. Because it was outside of their normal grant process, I think my understanding was that they weren't on a timeline and so they weren't rushing it on their end. We sent in all the paperwork they needed from us and we didn't touch base for a while and then came back together in the summer to work on the legal agreement. I know Andres was out a little bit in the fall and came back. I just think it was—because it was outside of their normal grant process they weren't on the same deadline. **Commissioner Murguia** asked could you invite Andres to the meeting to answer questions. That'd be great. **Ms. Behgam** said sure, I'd be happy to.

Adjourn

Chairman McKiernan adjourned the meeting at 7:03 p.m.

tpl

Staff Request for Commission Action

Tracking No. 16499

Full Commission Meeting Date: 4/14/16
Committee: Economic Development & Finance

Date of Standing Committee Action: 4/4/16 (If none, please explain):

Publication Required: Yes 04/28/2016 05/05/2016

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
03/22/2016	Patrick Waters, Senior Attorney	x5079	patrickwaters@wycokck.org	Legal

Item Description:
A resolution setting a public hearing for May 26, 2016, to consider the establishment of a Self-Supported Municipal Improvement District (SSMID), submitted by Patrick Waters, Senior Attorney.

Action Requested:
Adopt the Resolution and set a public hearing date of May 26, 2016.

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

Attachments List:
SSMID Resolution , Exhibit 1

RESOLUTION NO. ____________

A RESOLUTION EXPRESSING CONSIDERATION OF THE ESTABLISHMENT OF A SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT

WHEREAS, pursuant to K.S.A. 12-1796, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas ("Unified Government"), may initiate proceedings for consideration of the establishment of a Self-Supported Municipal Improvement District ("SSMID") on its own motion; and

WHEREAS, a description of the boundaries of the proposed district is contained in Exhibit 1, attached to this Resolution.

WHEREAS, the name of the proposed district shall be the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District ("the District"); and

WHEREAS, the purpose of the District is to provide improvements and services as allowed by law, within and for the benefit of the District, including, but not limited to, safety services, maintenance services, landscape enhancements, marketing and promotions, program management and reserve funds for the District; and

WHEREAS, the proposed method by which to raise revenues to finance such improvements and services as through an ad valorem tax levied upon the property within the District. The maximum combined rate of ad valorem tax, for both services and operations, which may be levied upon the property within the District, shall not exceed 13.301 mills per annum; and

WHEREAS, the proposed term of the existence of the District shall be from the January 1, 2017, and terminating on December 31, 2026, unless sooner dissolved pursuant to K.S.A. 12-1799; and

WHEREAS, there shall be an Advisory Board for the District consisting of eleven (11) voting members; and

WHEREAS, a public hearing to discuss consideration of the establishment and renewal of the District and on the advisability of said improvements and services for the District shall be held as part of the regularly scheduled meeting of the Unified Government Board of Commissioners on Thursday, May 26, 2016 at 7:00 pm, in the Commission Chambers, lobby level of the Municipal Office Building, 701 N. 7th St., Kansas City, Kansas.

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

Section 1: **Action to be taken.** The statutory requirements set forth in K.S.A. 12-1796 and K.S.A. 12-17,101a, having been met, consideration of the establishment and renewal of the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District and on the advisability of said improvements and services for the District, as described in this Resolution and Exhibits attached thereto, shall be taken up at the public hearing on May 26, 2016 at 7:00 pm, 1st floor of City Hall.

Section 2: **Notice of Public Hearing.** The Unified Government Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publishing a copy of this Resolution, along with the date, time, and location of said public hearing, in the official city newspaper once each week for three consecutive weeks, beginning on April 28, 2016.

The Unified Government Clerk is further authorized, ordered and directed to mail a copy of this Resolution to the Unified Government Planning Commission. Pursuant to K.S.A. 12-1796(e), and prior to the May 26, 2016 public hearing, the Unified Government Planning Commission shall make a finding stating whether the District is consistent with the Unified Government of Wyandotte County/Kansas City, Kansas City-Wide Master Plan, and shall direct a copy of its finding to the Unified Government Board of Commissioners.

The Unified Government, through its officials and employees, is authorized, ordered and directed to mail a copy of this Resolution by certified mail to each owner of land within the District not less than 15 days prior to the May 26, 2016 public hearing.

Section 2. **Further Action.** The Mayor/CEO, County Administrator, Unified Government Clerk and other officials and employees of the Unified Government, including the County Attorney, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

Section 3. **Effective Date.** This Resolution shall be effective upon adoption by the Governing Body of the Unified Government.

ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 14th DAY OF April, 2016.

[SEAL}

____
Mark Holland
Mayor/CEO

Attest:

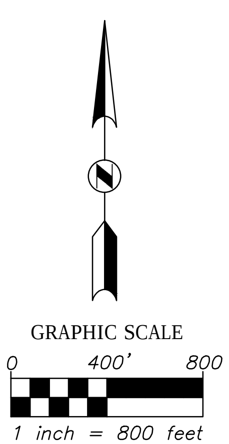
____
Unified Government Clerk

Approved as to Form Only:

____
Legal Department

Exhibit 1

SELF SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT (SSMID) BOUNDARY EXHIBIT



Rev.	Date	Description

BHCRHODES
Civil Engineering • Surveying • Utilities
901 N. 8th Street, Suite 100 Kansas City, KS 66101
p. (913) 371-5300 f. (913) 371-2677
BHCRHODES is a trademark of Bruegardt Honomichl & Company, P.A.

Client:
DOWNTOWN SHAREHOLDERS
OF KANSAS CITY, KANSAS
726 ARMSTRONG AVENUE
SUITE 201
KANSAS CITY, KANSAS , 66101

Project:
SSMID BOUNDARY EXHIBIT
SELF SUPPORTING
MUNICIPAL
IMPROVEMENT DISTRICT
KANSAS CITY, KANSAS

Drawn By: PJS
Project No: PR2014.00.36
Field Date: N/A
Issue Date: 2015-11-18
Sheet:
1 OF 1

Downtown KCK SSMID Legal Description

A tract of land known as the Self Supporting Municipal Improvement District of Downtown KCK, SSMID being a part of the Northeast Quarter Section 10, Northwest Quarter Section 10, Northeast Quarter Section 9, Northwest Quarter Section 9, Northeast Quarter Section 8, Southeast Quarter Section 5, Southwest Quarter Section 4, Southeast Quarter Section 4, Southwest Quarter Section 3, and Southeast Quarter Section 3 all in Township 11 South, Range 25 East of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

NOTE: Unless stated otherwise, courses within the description are the center line of the established public right of way at the date of the ordinance.

Beginning at the center of the intersection of Armstrong Avenue and North 5th Street located in Northeast Quarter of said Section 10;

Thence Southerly along N 5th Street to the center of intersection with Sandusky Avenue;

Thence Westerly along Sandusky Avenue to the center of intersection with N 6th Street;

Thence Southerly along N 6th Street to the center of intersection with Sandusky Avenue;

Thence continuing Westerly along Sandusky Avenue to the center of intersection with N 7th Street Trafficway;

Thence Southerly along N 7th Street Trafficway to the center of intersection with Sandusky Avenue;

Thence continuing Westerly along Sandusky Avenue to the center of intersection with N 8th Street;

Thence Northerly along N 8th Street to the center of intersection with Barnett Avenue;

Thence Westerly along Barnett Avenue to the center of intersection with N 9th Street;

Thence Northerly along N 9th Street to the center of intersection with Armstrong Avenue;

Thence Westerly along Armstrong Avenue to the center of intersection with N 18th Street being the most Westerly street of said SSMID;

Thence Northerly along N 18th Street to the center of intersection with Washington Avenue;

Thence Easterly along Washington Avenue to the center of intersection with N 13th Street;

Thence Northerly along N 13th Street to the center of intersection with Washington Boulevard;

Thence Easterly along Washington Boulevard to the center of intersection with N 4th Street;

Thence continuing Easterly past the entry ramp to I-70 Highway along Washington Boulevard to the center of intersection with N 3rd Street;

Thence Southerly along N 3rd Street to the center of intersection with Minnesota Avenue;

Thence Westerly along Minnesota Avenue to the center of intersection with N 4th Street;

Thence Southerly along N 4th Street to the center of intersection with Armstrong Avenue;

Thence Westerly along Armstrong Avenue to the center of intersection with N 5th Street and the Point of Beginning.

except those parcels within the said SSMID tract that are zoned residential and as listed below:

PARCEL	PARCEL_NI	ACRE	ZONEDIST	ZONENAME	OLD_SSMID
080609	80609	0.16293129539	RP-5	Planned Apartment District	
080610	80610	0.28486689222	RP-5	Planned Apartment District	
080608	80608	0.10337222740	RP-5	Planned Apartment District	
081407	81407	0.70748186903	RP-5	Planned Apartment District	
081405	81405	0.06973418017	RP-5	Planned Apartment District	
081406	81406	0.08899870388	RP-5	Planned Apartment District	
090802	90802	0.10224800615	RP-5	Planned Apartment District	
090801	90801	0.10236290031	RP-5	Planned Apartment District	
090807	90807	0.10239202079	RP-5	Planned Apartment District	
090800	90800	0.10247671054	RP-5	Planned Apartment District	
090803	90803	0.10213407150	RP-5	Planned Apartment District	
904315	904315	0.22842502155	RP-5	Planned Apartment District	
198813	198813	0.07531593219	R-2(B)	Two Family District	
081345	81345	0.09656634498	R-1(B)	Single Family District	
081347	81347	0.09878525264	R-1(B)	Single Family District	
081346	81346	0.09882569686	R-1(B)	Single Family District	
081352	81352	0.07357482720	R-1(B)	Single Family District	
081350	81350	0.11770390772	R-1(B)	Single Family District	
081351	81351	0.10299803731	R-1(B)	Single Family District	
082380	82380	0.07357798798	R-1(B)	Single Family District	
081349	81349	0.11769539705	R-1(B)	Single Family District	
081348	81348	0.10297582516	R-1(B)	Single Family District	
081353	81353	0.11037408269	R-1(B)	Single Family District	
091547	91547	0.12091773275	R-1(B)	Single Family District	
091548	91548	0.10246010710	R-1(B)	Single Family District	
091542	91542	0.14584656132	R-1(B)	Single Family District	
091546	91546	0.16391865402	R-1(B)	Single Family District	
091545	91545	0.09265577132	R-1(B)	Single Family District	
091543	91543	0.11071638751	R-1(B)	Single Family District	
091544	91544	0.10320964017	R-1(B)	Single Family District	
080760	80760	0.09209065388	RP-5	Planned Apartment District	
080766	80766	0.07346402154	RP-5	Planned Apartment District	YES
080759	80759	0.09174468283	RP-5	Planned Apartment District	
081393	81393	0.07234368017	RP-5	Planned Apartment District	
080757	80757	0.10643380140	RP-5	Planned Apartment District	
080758	80758	0.11227305546	RP-5	Planned Apartment District	
080764	80764	0.06880650564	RP-5	Planned Apartment District	
080765	80765	0.07952022891	RP-5	Planned Apartment District	YES
080762	80762	0.14456342552	RP-5	Planned Apartment District	
080763	80763	0.07800840681	RP-5	Planned Apartment District	
080756	80756	0.14326721277	RP-5	Planned Apartment District	
080864	80864	0.14380075206	RP-5	Planned Apartment District	YES
080761	80761	0.11451571824	RP-5	Planned Apartment District	
080746	80746	0.08390626962	R-2	Two Family District	
080732	80732	0.09021758208	R-2	Two Family District	
080734	80734	0.07453587903	R-2	Two Family District	
080736	80736	0.15162389644	R-2	Two Family District	
080733	80733	0.07769268742	R-2	Two Family District	

080745	80745	0.23140640369	R-2	Two Family District	
080729	80729	0.06981641952	R-2	Two Family District	
080728	80728	0.17769077706	R-2	Two Family District	
080731	80731	0.08078179828	R-2	Two Family District	
080785	80785	0.21835812677	R-2	Two Family District	
080727	80727	0.11349302391	R-2	Two Family District	
080730	80730	0.05928219059	R-2	Two Family District	
080747	80747	0.15602454600	R-2	Two Family District	
080735	80735	0.15248465563	R-2	Two Family District	
080737	80737	0.07469918831	R-2	Two Family District	
080726	80726	0.14582074257	R-2	Two Family District	
080748	80748	0.08227159597	R-2	Two Family District	
080698	80698	0.07460045318	R-2	Two Family District	
080714	80714	0.08072895679	R-2	Two Family District	
080689	80689	0.15563723216	R-2	Two Family District	
080699	80699	0.07443120870	R-2	Two Family District	
080715	80715	0.07596970228	R-2	Two Family District	
080694	80694	0.07677082120	R-2	Two Family District	
080713	80713	0.07710776382	R-2	Two Family District	
080700	80700	0.07318897268	R-2	Two Family District	
080720	80720	0.17718833155	R-2	Two Family District	
080718	80718	0.15635689613	R-2	Two Family District	
080693	80693	0.07726929987	R-2	Two Family District	
080716	80716	0.15629904668	R-2	Two Family District	
080712	80712	0.08243146419	R-2	Two Family District	
080701	80701	0.07514923848	R-2	Two Family District	
080719	80719	0.15646559738	R-2	Two Family District	
080808	80808	0.15000037802	R-2	Two Family District	
080691	80691	0.14723175048	R-2	Two Family District	
080721	80721	0.13568182908	R-2	Two Family District	
080690	80690	0.14933203043	R-2	Two Family District	
080717	80717	0.15989688982	R-2	Two Family District	
080702	80702	0.07726232993	R-2	Two Family District	
080695	80695	0.07347804005	R-2	Two Family District	
080697	80697	0.07946092659	R-2	Two Family District	
080692	80692	0.07378061444	R-2	Two Family District	
080703	80703	0.07893853658	R-2	Two Family District	
080696	80696	0.07531905533	R-2	Two Family District	
080704	80704	0.09709616072	RP-5	Planned Apartment District	
080679	80679	0.13354409603	RP-5	Planned Apartment District	
080708	80708	0.09476749099	RP-5	Planned Apartment District	
080709	80709	0.09342445400	RP-5	Planned Apartment District	
080711	80711	0.08015523229	RP-5	Planned Apartment District	
080680	80680	0.18818647434	RP-5	Planned Apartment District	
080707	80707	0.09858787672	RP-5	Planned Apartment District	
080678	80678	0.12926402027	RP-5	Planned Apartment District	
081494	81494	0.08079930743	RP-5	Planned Apartment District	YES
080710	80710	0.12798826562	RP-5	Planned Apartment District	
906302	906302	9.56446288815	RP-5	Planned Apartment District	

080706	80706	0.12040466432	RP-5	Planned Apartment District	
080705	80705	0.10034328665	RP-5	Planned Apartment District	
080685	80685	0.10791852327	R-2(B)	Two Family District	
080683	80683	0.13943022521	R-2(B)	Two Family District	
080686	80686	0.21550756306	R-2(B)	Two Family District	
080684	80684	0.11389118495	R-2(B)	Two Family District	
080682	80682	0.13999912577	R-2(B)	Two Family District	
080677	80677	0.13113503311	R-2(B)	Two Family District	
080681	80681	0.14840230646	R-2(B)	Two Family District	
080674	80674	0.09457006107	R-2(B)	Two Family District	
080676	80676	0.08960348101	R-2(B)	Two Family District	
080687	80687	0.13768000556	R-2(B)	Two Family District	
080675	80675	0.10582625238	R-2(B)	Two Family District	
090808	90808	0.18581690980	RP-5	Planned Apartment District	
090810	90810	0.30614192865	RP-5	Planned Apartment District	
082037	82037	0.07524927197	RP-5	Planned Apartment District	
082035	82035	0.93650560562	RP-5	Planned Apartment District	YES
082042	82042	0.08207521400	RP-5	Planned Apartment District	
082029	82029	0.13949904097	RP-5	Planned Apartment District	
082028	82028	0.07246195174	RP-5	Planned Apartment District	
082040	82040	0.07876234155	RP-5	Planned Apartment District	
082036	82036	0.08213983278	RP-5	Planned Apartment District	
082038	82038	0.16555502786	RP-5	Planned Apartment District	
082027	82027	0.14760965481	RP-5	Planned Apartment District	
082030	82030	0.22013814491	RP-5	Planned Apartment District	
082034	82034	0.93612300892	RP-5	Planned Apartment District	
082039	82039	0.15246664385	RP-5	Planned Apartment District	
082041	82041	0.08026113651	RP-5	Planned Apartment District	
090809	90809	0.10260653436	RP-5	Planned Apartment District	
090812	90812	0.17454289864	RP-5	Planned Apartment District	
090813	90813	0.11089361755	RP-5	Planned Apartment District	
090815	90815	0.11599135720	RP-5	Planned Apartment District	
090814	90814	0.08910064247	RP-5	Planned Apartment District	
091406	91406	0.11445264054	RP-5	Planned Apartment District	
091234	91234	0.16069467881	R-2	Two Family District	
091311	91311	0.12826859353	R-2	Two Family District	
091401	91401	0.15151054467	R-2	Two Family District	
091236	91236	0.12052127289	R-2	Two Family District	
091230	91230	0.32138911417	R-2	Two Family District	
091227	91227	0.16069462891	R-2	Two Family District	
091304	91304	0.14024010899	R-2	Two Family District	
091303	91303	0.14366086660	R-2	Two Family District	
091240	91240	0.08034697577	R-2	Two Family District	
091232	91232	0.16069447307	R-2	Two Family District	
091307	91307	0.12826803676	R-2	Two Family District	
091238	91238	0.48208388280	R-2	Two Family District	
091312	91312	0.12826875334	R-2	Two Family District	
091402	91402	0.17509681586	R-2	Two Family District	
091403	91403	0.11335666520	R-2	Two Family District	

091309	91309	0.12826887585	R-2	Two Family District
091407	91407	0.13043022219	R-2	Two Family District
091237	91237	0.10043376129	R-2	Two Family District
091302	91302	0.14024010900	R-2	Two Family District
091221	91221	0.16069319866	R-2	Two Family District
091308	91308	0.12826875334	R-2	Two Family District
091306	91306	0.22917289113	R-2	Two Family District
091313	91313	0.28695444793	R-2	Two Family District
091310	91310	0.12826875334	R-2	Two Family District
091235	91235	0.12052127289	R-2	Two Family District
091228	91228	0.12052017730	R-2	Two Family District
091233	91233	0.08034750001	R-2	Two Family District
091225	91225	0.16069445825	R-2	Two Family District
091226	91226	0.16069357509	R-2	Two Family District
091405	91405	0.11317408261	R-2	Two Family District
091229	91229	0.12052017730	R-2	Two Family District
091224	91224	0.16069425251	R-2	Two Family District
091301	91301	0.14366012458	R-2	Two Family District
091305	91305	0.14366086659	R-2	Two Family District
091404	91404	0.13324444581	R-2	Two Family District
117600	117600	0.13877270226	R-1(B)	Single Family District
080392	80392	0.08650367319	RP-5	Planned Apartment District
080389	80389	0.08524120072	RP-5	Planned Apartment District
080391	80391	0.16665775461	RP-5	Planned Apartment District
080394	80394	0.08772083655	RP-5	Planned Apartment District
080395	80395	0.08613540113	RP-5	Planned Apartment District
080388	80388	0.08940217650	RP-5	Planned Apartment District
080387	80387	0.08313736862	RP-5	Planned Apartment District
080386	80386	0.08706157002	RP-5	Planned Apartment District
906300	906300	1.72029779844	RP-5	Planned Apartment District
080385	80385	0.25101100626	RP-5	Planned Apartment District
080390	80390	0.09303141503	RP-5	Planned Apartment District
906301	906301	6.00337941686	RP-5	Planned Apartment District
080393	80393	0.08933927536	RP-5	Planned Apartment District
082067	82067	1.48693870187	RP-5	Planned Apartment District
198803	198803	0.11327678624	R-1(B)	Single Family District
198806	198806	0.14408761656	R-1(B)	Single Family District
198805	198805	0.14432598453	R-1(B)	Single Family District
118307	118307	0.06587172216	R-1(B)	Single Family District
198807	198807	0.14366531805	R-1(B)	Single Family District
198808	198808	0.21224533783	R-1(B)	Single Family District
198810	198810	0.10341525060	R-1(B)	Single Family District
198804	198804	0.10662002938	R-1(B)	Single Family District
198811	198811	0.07310301154	R-1(B)	Single Family District
118311	118311	0.06230440675	R-1(B)	Single Family District
198809	198809	0.11408307994	R-1(B)	Single Family District
118303	118303	0.12105292444	R-1(B)	Single Family District
118312	118312	0.06413413612	R-1(B)	Single Family District
118310	118310	0.06102598583	R-1(B)	Single Family District

118304	118304	0.06534552077	R-1(B)	Single Family District
118305	118305	0.06150920919	R-1(B)	Single Family District
198833	198833	0.07440566115	R-1(B)	Single Family District
198812	198812	0.06871712009	R-1(B)	Single Family District
118306	118306	0.05960880196	R-1(B)	Single Family District
081433	81433	0.07943788879	R-1(B)	Single Family District
081463	81463	0.07650421442	R-1(B)	Single Family District
081458	81458	0.07719933767	R-1(B)	Single Family District
081470	81470	0.09678936071	R-1(B)	Single Family District
081462	81462	0.08028451546	R-1(B)	Single Family District
081445	81445	0.07928189445	R-1(B)	Single Family District
081432	81432	0.08123877711	R-1(B)	Single Family District
081440	81440	0.08613357893	R-1(B)	Single Family District
081454	81454	0.15415279790	R-1(B)	Single Family District
081456	81456	0.07403611601	R-1(B)	Single Family District
081443	81443	0.08233746378	R-1(B)	Single Family District
081438	81438	0.11081479920	R-1(B)	Single Family District
081459	81459	0.15716173821	R-1(B)	Single Family District
081437	81437	0.12553157069	R-1(B)	Single Family District
081446	81446	0.14859946763	R-1(B)	Single Family District
081477	81477	0.15199987775	R-1(B)	Single Family District
081441	81441	0.09640568277	R-1(B)	Single Family District
081460	81460	0.07607226525	R-1(B)	Single Family District
081475	81475	0.15342514502	R-1(B)	Single Family District
081435	81435	0.11828531443	R-1(B)	Single Family District
081480	81480	0.10995858317	R-1(B)	Single Family District
081469	81469	0.02699038498	R-1(B)	Single Family District
081471	81471	0.09163047718	R-1(B)	Single Family District
081447	81447	0.11324622992	R-1(B)	Single Family District
081465	81465	0.10103600606	R-1(B)	Single Family District
081434	81434	0.11680421534	R-1(B)	Single Family District
081430	81430	0.15543936251	R-1(B)	Single Family District
081457	81457	0.07791042947	R-1(B)	Single Family District
081473	81473	0.07938800094	R-1(B)	Single Family District
081449	81449	0.07308402030	R-1(B)	Single Family District
081439	81439	0.08898958288	R-1(B)	Single Family District
081436	81436	0.07951762085	R-1(B)	Single Family District
081474	81474	0.15484920158	R-1(B)	Single Family District
081461	81461	0.07707634057	R-1(B)	Single Family District
081451	81451	0.15080424571	R-1(B)	Single Family District
081472	81472	0.07711428735	R-1(B)	Single Family District
081479	81479	0.07553278164	R-1(B)	Single Family District
081481	81481	0.13532219477	R-1(B)	Single Family District
081442	81442	0.08593511513	R-1(B)	Single Family District
081468	81468	0.07437898091	R-1(B)	Single Family District
081466	81466	0.08848120165	R-1(B)	Single Family District
081431	81431	0.15879650485	R-1(B)	Single Family District
081444	81444	0.07868979974	R-1(B)	Single Family District
081450	81450	0.07383192599	R-1(B)	Single Family District

081464	81464	0.12540342166	R-1(B)	Single Family District
081478	81478	0.08010910942	R-1(B)	Single Family District
081448	81448	0.17733656332	R-1(B)	Single Family District
081476	81476	0.15612621383	R-1(B)	Single Family District
081467	81467	0.09356403914	R-1(B)	Single Family District
081455	81455	0.07848420012	R-1(B)	Single Family District
187000	187000	1.06856249681	RP-5	Planned Apartment District
082616	82616	0.14511830601	R-1(B)	Single Family District
082610	82610	0.20422261609	R-1(B)	Single Family District
187004	187004	0.08209444305	R-1(B)	Single Family District
187006	187006	0.11493085249	R-1(B)	Single Family District
082613	82613	0.15242955317	R-1(B)	Single Family District
187005	187005	0.08626547250	R-1(B)	Single Family District
082608	82608	0.14332145977	R-1(B)	Single Family District
082609	82609	0.08832509914	R-1(B)	Single Family District
082612	82612	0.14447835430	R-1(B)	Single Family District
082611	82611	0.07656821629	R-1(B)	Single Family District
082614	82614	0.21668398872	R-1(B)	Single Family District
187011	187011	0.07258832011	R-1(B)	Single Family District
117511	117511	0.07063250459	R-1(B)	Single Family District
117509	117509	0.07063760021	R-1(B)	Single Family District
117505	117505	0.06853172572	R-1(B)	Single Family District
187009	187009	0.10344946991	R-1(B)	Single Family District
117514	117514	0.06924713771	R-1(B)	Single Family District
117512	117512	0.06989818508	R-1(B)	Single Family District
187016	187016	0.07311780176	R-1(B)	Single Family District
187012	187012	0.07308891105	R-1(B)	Single Family District
187019	187019	0.07256215524	R-1(B)	Single Family District
117500	117500	0.18168807161	R-1(B)	Single Family District
117513	117513	0.07203764002	R-1(B)	Single Family District
117508	117508	0.06996052154	R-1(B)	Single Family District
117506	117506	0.07065969127	R-1(B)	Single Family District
117501	117501	0.18502370338	R-1(B)	Single Family District
117503	117503	0.06924155720	R-1(B)	Single Family District
187014	187014	0.07324476314	R-1(B)	Single Family District
187021	187021	0.53203642781	R-1(B)	Single Family District
117504	117504	0.07274423128	R-1(B)	Single Family District
187010	187010	0.07099411764	R-1(B)	Single Family District
187015	187015	0.06968050114	R-1(B)	Single Family District
187020	187020	0.11408807332	R-1(B)	Single Family District
187013	187013	0.07256756453	R-1(B)	Single Family District
117517	117517	0.15550583581	R-1(B)	Single Family District
117502	117502	0.08682431020	R-1(B)	Single Family District
117515	117515	0.07562575846	R-1(B)	Single Family District
187017	187017	0.06826164375	R-1(B)	Single Family District
187018	187018	0.07530033107	R-1(B)	Single Family District
117507	117507	0.07274494375	R-1(B)	Single Family District
117516	117516	0.07555625235	R-1(B)	Single Family District
117510	117510	0.07065071699	R-1(B)	Single Family District

117709	117709	0.09087142256	R-2(B)	Two Family District
117707	117707	0.09699531431	R-2(B)	Two Family District
117708	117708	0.09674693182	R-2(B)	Two Family District
117715	117715	0.06659692533	R-2(B)	Two Family District
117713	117713	0.06890797066	R-2(B)	Two Family District
117719	117719	0.06953756027	R-2(B)	Two Family District
117717	117717	0.06487345189	R-2(B)	Two Family District
117710	117710	0.05146769319	R-2(B)	Two Family District
117706	117706	0.09594962609	R-2(B)	Two Family District
117716	117716	0.06800226176	R-2(B)	Two Family District
117718	117718	0.06724774693	R-2(B)	Two Family District
117711	117711	0.05738194833	R-2(B)	Two Family District
117720	117720	0.06849044477	R-2(B)	Two Family District
117712	117712	0.07338950371	R-2(B)	Two Family District
117721	117721	0.07825031320	R-2(B)	Two Family District
117714	117714	0.06858271051	R-2(B)	Two Family District
117703	117703	0.10618656633	RP-5	Planned Apartment District
117704	117704	0.09519060727	RP-5	Planned Apartment District
117723	117723	0.09528863102	RP-5	Planned Apartment District
117705	117705	0.09836896966	RP-5	Planned Apartment District
117604	117604	0.07013932573	R-1(B)	Single Family District
117601	117601	0.06997693948	R-1(B)	Single Family District
117602	117602	0.07182139531	R-1(B)	Single Family District
117605	117605	0.09613303719	R-1(B)	Single Family District
117603	117603	0.06728264522	R-1(B)	Single Family District
117801	117801	0.08570974097	R-1(B)	Single Family District
117917	117917	0.06585624443	R-1(B)	Single Family District
117915	117915	0.06790400644	R-1(B)	Single Family District
117809	117809	0.06781677921	R-1(B)	Single Family District
117810	117810	0.06385730505	R-1(B)	Single Family District
117908	117908	0.06611262116	R-1(B)	Single Family District
117909	117909	0.07088193100	R-1(B)	Single Family District
117911	117911	0.06671240577	R-1(B)	Single Family District
117906	117906	0.07133534185	R-1(B)	Single Family District
117805	117805	0.06735420619	R-1(B)	Single Family District
117920	117920	0.06824054866	R-1(B)	Single Family District
117919	117919	0.06758865426	R-1(B)	Single Family District
117802	117802	0.14039601719	R-1(B)	Single Family District
117900	117900	0.07086670231	R-1(B)	Single Family District
117813	117813	0.06448323799	R-1(B)	Single Family District
117912	117912	0.06953290186	R-1(B)	Single Family District
117905	117905	0.04301413764	R-1(B)	Single Family District
117903	117903	0.06961019240	R-1(B)	Single Family District
117816	117816	0.06633713791	R-1(B)	Single Family District
117806	117806	0.06446813310	R-1(B)	Single Family District
117918	117918	0.06955013451	R-1(B)	Single Family District
117916	117916	0.07051603897	R-1(B)	Single Family District
117807	117807	0.06373601201	R-1(B)	Single Family District
117808	117808	0.06520738483	R-1(B)	Single Family District

117910	117910	0.06687597262	R-1(B)	Single Family District	
117904	117904	0.04892932389	R-1(B)	Single Family District	
904340	904340	0.08525586122	R-1(B)	Single Family District	
117913	117913	0.07023174328	R-1(B)	Single Family District	
117818	117818	0.06349422871	R-1(B)	Single Family District	
117812	117812	0.06779362874	R-1(B)	Single Family District	
117902	117902	0.07010733464	R-1(B)	Single Family District	
117815	117815	0.13030077303	R-1(B)	Single Family District	
117907	117907	0.06644354893	R-1(B)	Single Family District	
117804	117804	0.06410220531	R-1(B)	Single Family District	
117811	117811	0.06458320868	R-1(B)	Single Family District	
117914	117914	0.06663883380	R-1(B)	Single Family District	
117901	117901	0.07264108747	R-1(B)	Single Family District	
117803	117803	0.06621394566	R-1(B)	Single Family District	
082062	82062	0.41185021479	RP-5	Planned Apartment District	YES
298200	298200	0.14894637020	R-2(B)	Two Family District	
091568	91568	0.07551426109	R-1(B)	Single Family District	
091530	91530	0.09699542919	R-1(B)	Single Family District	
091535	91535	0.10724290703	R-1(B)	Single Family District	
091528	91528	0.15103470759	R-1(B)	Single Family District	
091534	91534	0.11345971529	R-1(B)	Single Family District	
091532	91532	0.09577436434	R-1(B)	Single Family District	
091524	91524	0.15531526953	R-1(B)	Single Family District	
091533	91533	0.12350167944	R-1(B)	Single Family District	
091531	91531	0.09669935782	R-1(B)	Single Family District	
091527	91527	0.14811410311	R-1(B)	Single Family District	
091526	91526	0.14928711939	R-1(B)	Single Family District	
091537	91537	0.12117744037	R-1(B)	Single Family District	
091536	91536	0.11107537481	R-1(B)	Single Family District	
091529	91529	0.11684657578	R-1(B)	Single Family District	
081016	81016	0.07491647117	R-2(B)	Two Family District	
081017	81017	0.14224565245	R-2(B)	Two Family District	
081022	81022	0.08195596151	R-2(B)	Two Family District	
080799	80799	0.06824496093	R-2(B)	Two Family District	
080802	80802	0.07576982302	R-2(B)	Two Family District	
081399	81399	0.07360296272	R-2(B)	Two Family District	
080803	80803	0.07375469350	R-2(B)	Two Family District	
080805	80805	0.07395648989	R-2(B)	Two Family District	
080804	80804	0.07404849784	R-2(B)	Two Family District	
080801	80801	0.07125546592	R-2(B)	Two Family District	
080800	80800	0.06138214071	R-2(B)	Two Family District	
081367	81367	0.08786811390	R-1(B)	Single Family District	
081370	81370	0.07995961927	R-1(B)	Single Family District	
081415	81415	0.17484307838	R-1(B)	Single Family District	
081369	81369	0.08155157030	R-1(B)	Single Family District	
081414	81414	0.16201839015	R-1(B)	Single Family District	
081381	81381	0.08109473650	R-1(B)	Single Family District	

082649	82649	0.81725356079	R-1(B)	Single Family District
081366	81366	0.09673109979	R-1(B)	Single Family District
081374	81374	0.11828984065	R-1(B)	Single Family District
081380	81380	0.07320069494	R-1(B)	Single Family District
081376	81376	0.23594334736	R-1(B)	Single Family District
081371	81371	0.22474081984	R-1(B)	Single Family District
081375	81375	0.09921994139	R-1(B)	Single Family District
081364	81364	0.08286169420	R-1(B)	Single Family District
081373	81373	0.15371170897	R-1(B)	Single Family District
081382	81382	0.18477150440	R-1(B)	Single Family District
081379	81379	0.16424388543	R-1(B)	Single Family District
081365	81365	0.10949063406	R-1(B)	Single Family District
081372	81372	0.07295125607	R-1(B)	Single Family District
081368	81368	0.06938979762	R-1(B)	Single Family District
080888	80888	0.13995589218	R-1(B)	Single Family District
080894	80894	0.07706897357	R-1(B)	Single Family District
080883	80883	0.07525909147	R-1(B)	Single Family District
080893	80893	0.51269987282	R-1(B)	Single Family District
080898	80898	0.10963255726	R-1(B)	Single Family District
080897	80897	0.13729982807	R-1(B)	Single Family District
080889	80889	0.07228915755	R-1(B)	Single Family District
080887	80887	0.07208277306	R-1(B)	Single Family District
080886	80886	0.07626304057	R-1(B)	Single Family District
080896	80896	0.10085398594	R-1(B)	Single Family District
080895	80895	0.10647507770	R-1(B)	Single Family District
080892	80892	0.28356650422	R-1(B)	Single Family District
080794	80794	0.14249794547	R-1(B)	Single Family District
080795	80795	0.14297498525	R-1(B)	Single Family District
080791	80791	0.23261709453	R-1(B)	Single Family District
080796	80796	0.10564653410	R-1(B)	Single Family District
080797	80797	0.11075632483	R-1(B)	Single Family District
080790	80790	0.11533255688	R-1(B)	Single Family District
080798	80798	0.10689212060	R-1(B)	Single Family District
080429	80429	0.09212618618	R-1(B)	Single Family District
080428	80428	0.15129954866	R-1(B)	Single Family District
080430	80430	0.19505767310	R-1(B)	Single Family District
080427	80427	0.14712181108	R-1(B)	Single Family District
080434	80434	0.86515049366	R-1(B)	Single Family District
081012	81012	0.14126068706	R-1(B)	Single Family District
081014	81014	0.07642511658	R-1(B)	Single Family District
081011	81011	0.08200888965	R-1(B)	Single Family District
081013	81013	0.15038424345	R-1(B)	Single Family District
081010	81010	0.17260818424	R-1(B)	Single Family District
081015	81015	0.07703652306	R-1(B)	Single Family District
081018	81018	0.14724962219	R-1(B)	Single Family District

Staff Request for Commission Action

Tracking No. 16500

Full Commission Meeting Date: 4/14/16
Committee: Economic Development & Finance

Date of Standing Committee Action: 4/4/16 (If none, please explain):

Publication Required: Yes 04/21/2016

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
03/23/2016	Marlon Goff, Management Analyst	x5545	mgoff@wycokck.org	Economic Development

Item Description:
O-72-15 was approved on 12/17/15, establishing the Rainbow Village Redevelopment District.

Lane 4 Property Group is proposing the construction of an 89-bed hotel and certain site improvements.

A resolution calling for a public hearing on May 26, 2016 to present the project plan, financing and terms of the redevelopment agreement is hereby requested.

Action Requested:
Adopt resolution setting a public hearing on May 26, 2016

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

Attachments List:
Public Hearing Resolution, Executive Summary, Incentives Summary

(Published in ***The Wyandotte Echo* on ___________, 2016**)

RESOLUTION NO. R-_____-16

A RESOLUTION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY, KANSAS DETERMINING THAT THE UNIFIED GOVERNMENT IS CONSIDERING ADOPTING A REDEVELOPMENT PROJECT PLAN WITHIN A REDEVELOPMENT DISTRICT IN THE CITY OF KANSAS CITY, KANSAS, ESTABLISHING THE DATE AND TIME OF A PULIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (RAINBOW VILLAGE REDEVELOPMENT DISTRICT)

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") desires to promote, stimulate, and develop the general and economic welfare of Kansas City, Kansas and the State of Kansas (the "State") and to assist in the development and redevelopment of eligible areas within Kansas City, Kansas, thereby promoting the general welfare of the citizens of the State and the Unified Government, by providing for the development and redevelopment of property within Kansas City, Kansas, and the financing related thereto; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the "Act"), the Unified Government is authorized to adopt redevelopment project plans with established redevelopment districts, as said terms are defined by the Act, and to finance all or a portion of redevelopment project costs from tax increment revenues and various fees collected within such redevelopment districts, revenue derived from redevelopment projects, revenues derived from local sales taxes, other revenues described in the Act, or a combination thereof, or from proceeds of full faith and credit tax increment bonds of the Unified Government or special obligation tax increment bonds of the Unified Government payable from such described revenues; and

WHEREAS, the Unified Government, on December 17, 2015, adopted Ordinance No. O-72-15, which created the Rainbow Village Redevelopment District within Kansas City, Kansas (the "City"), the boundaries of which were defined in said Ordinance (the "Redevelopment District"); and

WHEREAS, prior to the adoption of any redevelopment project plan, the governing body of the Unified Government must adopt a resolution stating the Unified Government is considering the adoption of a redevelopment project plan.

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

Section 1. Consideration of Redevelopment Project Plan. The Unified Government is considering the adoption of the Redevelopment Project Plan pursuant to the Act.

Section 2. **Redevelopment District**. The Unified Government, on December 17, 2015, adopted Ordinance No. O-72-15, which created the Redevelopment District. The Redevelopment District is legally described on the attached **Exhibit A** and generally delineated on the map attached hereto as **Exhibit B**, both of which are incorporated herein by reference and made a part of this Resolution.

Section 3. Proposed Redevelopment Project Plan. The proposed Redevelopment Project Plan for the Redevelopment District, including a feasibility study, relocation assistance plan, and financial guarantees of the developer and a legal description and map of the area to be developed or redeveloped are public records and are available for public inspection during regular office hours in the office of the Unified Government Clerk, Municipal Office Building, 701 North 7th Street, Kansas City, Kansas. The Redevelopment District contemplates a single redevelopment project area (the "Project Area"), the boundaries of which are identical to the boundaries of the Redevelopment District, and which is legally described on the attached Exhibit A and generally delineated on the map attached as Exhibit B.

Section 4. **Public Hearing**. Notice is hereby given that a public hearing will be held by the Commission to consider the adoption of the Redevelopment Project Plan on **May 26, 2016**, at the Commission Meeting Room, located at the Municipal Office Building, 701 North 7th Street, Kansas City, Kansas, the public hearing to commence at 7:00 p.m. or as soon thereafter as the Commission can hear the matter. At the public hearing, the governing body will receive public comment on the adoption of the proposed Redevelopment Project Plan, and may, after the conclusion of such public hearing, consider the findings necessary for adopting the Redevelopment Project Plan pursuant to the Act.

Section 5. Notice of Public Hearing. The Unified Government Clerk is hereby authorized and directed to publish this resolution once in the official city newspaper in accordance with the Act. The County Administrator is authorized and directed to mail a copy of this resolution via certified mail, return receipt requested to the board of county commissioners, the board of education of any school district levying taxes on property within the Redevelopment District, and to each owner and occupant of land within the Project Area, not more than ten (10) days following the date of the adoption of this resolution.

Section 6. Proposed Financing. It is anticipated that the developer will be reimbursed for reimbursable project costs (as defined by the Act) under the Redevelopment Project Plan on either a "pay-as-you-go" basis or through the issuance of special obligation bonds. Alternatively, general obligation bonds may be issued by the Unified Government, at the Unified Government's sole and absolute discretion, which will be determined at a later date, for the reimbursement of reimbursable project costs.

Section 7. Further Action. The Mayor/CEO, County Manager, Unified Government Clerk, and other official and employees of the Unified Government, including the County Attorney, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this resolution.

Section 8. Effective Date. This resolution shall be effective upon its adoption by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas.

ADOPTED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS THIS 14th DAY OF APRIL, 2016.

[SEAL]

____
Mayor/CEO

Attest:

____
Unified Government Clerk

Approved as to Form Only:

____
County Attorney

EXHIBIT A

Legal Description of Redevelopment District and Project Area

Lot 4, Block 1, UNIVERSITY – ROSEDALE 1ST REPLAT, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof, and any and all right-of-way immediately adjacent to the boundaries of said Lot 4, Block 1.

EXHIBIT B

Map of Redevelopment District and Project Area

UNIFIED GOVERNMENT • Wyandotte County • Kansas City, Kansas •

DEPARTMENT OF ECONOMIC DEVELOPMENT

Executive Summary

701 N. 7th Street Rm. #421
Kansas City, Kansas 66101

Phone: (913) 573-5730
Fax: (913) 573-5745

To: Unified Government Board of Commissioners

From: Marlon Goff, Economic Development

Date: March 23, 2016

RE: Rainbow Village Redevelopment Proposal

This project last appeared before the commission in December of 2015 when ordinance (0-72-15) was approved establishing the Rainbow Village Redevelopment District.

As part of the statutory requirements outlined in [K.S.A. 12-1772(b)] a resolution calling for a public hearing to consider adoption a redevelopment project plan is required. May 26, 2016 has been proposed for a public hearing and presentation on the redevelopment plan and terms to be outlined in the formal development agreement.

Below is a summary of the proposed project plan, structure of incentives and financing terms negotiated by staff as part of the Rainbow Village Project Plan:

Project Scope: **Lane 4 Property Group**
89-room hotel (Hilton Franchise)
$15.7M Total project costs

Key Terms:

- No pledge of city or county sales tax revenue.
- A $2 million cap on TIF increment for reimbursement of hard project costs only.
- The revenue model forecasts the $2 million increment threshold in year 10-11.

- A percentage (88.5%) of the Transient Guest Tax revenue generated by the hotel would be pledged to the project.
- The developer will also submit a petition for the creation of a CID with 100 % of the CID tax revenue generated in the district pledged back to the project.

- Of the total new revenue generated by the project, 60 percent will be retained by the taxing entities with 40 percent pledged to the project.
- Special Obligation bonds or pay-as-go financing is the proposed capital structure.
- IRB's for sales tax exemption on construction materials is also proposed.
- LMW participation goals and summary of job creation/retention will be included in draft development agreement.

Rainbow Village - Mixed Use Redevelopment Project

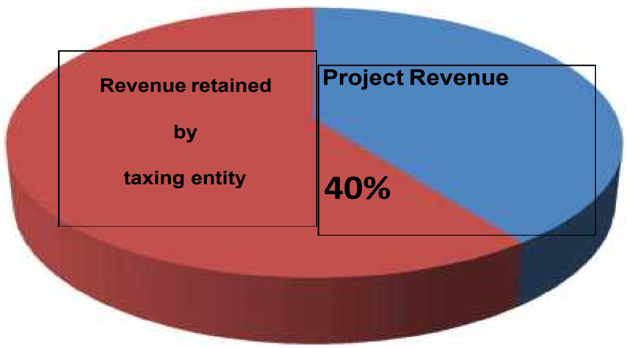
Financing Summary					Revenue Pledged
Sales Tax Increment					0%
Transient Guest Tax					88%
Property Tax Increment (TIF)					$2M Cap
CID Tax					100%

Project Scope: **$15.7M Total project costs**
Lane 4 Property Group - (89)-Room extended stay hotel (Hilton Franchise).

Key Terms:
No pledge of city or county sales tax
Spec. Obligation bonds or Pay-As-Go.
IRB sales tax exemption for construction materials
LMW participation goals

$2 million cap established for TIF reimbursable hard project costs
Revenue model shows $2M increment threshold in year 10-11

Revenue Summary	
Gross tax revenue retained by taxing entitles	**$11.8M**
NPV at 6.5 %	**$6.0M**
Gross tax revenue pledged to developer	**$7.6M**
NPV at 6.5%	***$4.0M***



Developer ROI = 8%

Staff Request for Commission Action

Tracking No. 16502

Full Commission Meeting Date: 4/14/16
Committee: Economic Development & Finance

Date of Standing Committee Action: 4/4/16
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
03/23/2016	Charles Brockman, Management Analyst	x5733	cbrockman@wycokck.org	Economic Development

Item Description:

Neighborhood Housing Services Oklahoma City, Inc. submitted an application to the Unified Government for a Resolution of Support for the use of Section 42 tax credits for the Legacy Park Estates development of 30 new single family homes with a lease-purchase option for working families located at 223 N. 65th Street, Kansas City, Kansas 66102.

The total cost of the development project is $8,296,004.49 and all homes are three-bedroom, two-bath and have a two-car garage.

This development project meets the policy for Section 42 Tax Credit development as approved by the Unified Government of Wyandotte County/Kansas City, Kansas.

Action Requested:
Forward the Resolution of Support to the April 14, 2016 Full Commission for approval.

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

Attachments List:
ED&F Commissioners Memo, Resolution of Support, Tax Credit Review, Property Projection Estimate

DEPARTMENT OF ECONOMIC DEVELOPMENT
Unified Government of Wyandotte County/Kansas City, Kansas

701 North 7th Street, Ste. 421
Kansas City, Kansas 66101

Phone: (913) 573-5730
Fax (913) 573-5745

MEMORANDUM

TO: Economic Development & Finance Standing Committee Commissioners

THROUGH: George Brajkovic
Economic Development Director

FROM: Charles A. Brockman,
Management Analyst

DATE: March 23, 2016

RE: **Proposed 223 N. 65th St. LIHTC project and Economic Impact**

Summary:

Below is an outline of the proposed 223 N. 65th Street LIHTC project and the projected increase in assessed value for 30 new **single family homes** that will be a lease-purchase for working families in KCK. The project is a 9% tax credit application submitted by Belmont Development, LLC and Neighborhood Housing Services Oklahoma City, Inc. The parcel is 12.5 acres and the 2015 appraised total is $58,870 with an assessed value of $6,770. There are two (2) other LIHTC projects located in the general vicinity of the proposed project, but are different types of housing:

- Forest Glen Apartments 511 N. 64th Street – 160 unit apartment complex – approved credits in 2003
- Buchanan's Crossing 706 North 65th Street – 24 unit family duplex complex – approved credits in 2014

223 N. 65th project features:

1) 1,840 to 1,900 sq. ft. homes, **2)** three-bedroom / two-bath, **3)** two-car garage with in floor shelter, **4)** porches/patios, **5)** property management office/clubhouse, **6)** walking trails, and **7)** maintenance free.

Finance:

- Property acquisition cost of $155,000
- Total estimated development cost of $8,296.004.49
- Total estimated annual tax credits is $643,243.97

Estimated Rents:

- $564.00 @ 40% AMI: 15% of the units
- $750.00 @ 50% AMI: 20% of the units
- $885.00 @ 60% AMI: 40% of the units
- $1,300.00 @ MR: 25% of the units

DEPARTMENT OF ECONOMIC DEVELOPMENT
Unified Government of Wyandotte County/Kansas City, Kansas

701 North 7th Street, Ste. 421
Kansas City, Kansas 66101

Phone: (913) 573-5730
Fax (913) 573-5745

Project Value Estimate:

➢ Estimated construction cost per unit:	$210,536 (includes overhead & builder profit)
➢ Estimated hard cost per unit:	$187,900 (bricks & mortar)
➢ Estimated appraisal:	$150,320
➢ Estimated 30 units:	$5,637,000 (30 units at $187,900)
➢ Estimated appraisal	$4,509,600
➢ Estimated assessed	$518,604
➢ Estimated annual new tax	$96,678.16

Estimated construction time frame:

➢ Construction starts	October 2016
➢ Final Construction Inspection	June 2017
➢ Occupancy certification	September 2017
➢ Construction complete	September 2017

RESOLUTION NO.__________________

WHEREAS, Neighborhood Housing Services Oklahoma City, Inc., submitted an application to the Unified Government for a Resolution of Support for the use of Section 42 tax credits for the Legacy Park Estates development of 30 new single family homes with a lease-purchase option for working families located at 223 N. 65th Street, Kansas City, Kansas 66102; and

WHEREAS, the total cost of the development project is $8,296,004.49; and

WHEREAS, all homes are three-bedroom, two-bath and have a two-car garage; and

WHEREAS, this development project meets the policy for Section 42 Tax Credit development as approved by the Unified Government of Wyandotte County/Kansas City, Kansas; and

WHEREAS, on April 4, 2016 the ED&F Standing Committee Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas forwarded the application for a Resolution of Support to the public hearing date of April 14, 2016; and

WHEREAS, on April 14, 2016 the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas approved a Resolution of Support for Neighborhood Housing Services Oklahoma City, Inc., for the use of Section 42 tax credits for the project Legacy Park Estates.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

That the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas hereby supports an application for the use of Section 42 tax credits for Neighborhood Housing Services Oklahoma City, Inc., to be submitted to the Kansas Housing Resources Corporation.

ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 14TH DAY OF APRIL, 2016.

____

UNIFIED GOVERNMENT CLERK

Tax Credit Review - 80 points minimum score		
Applicant- Belmont Development Company, LLC and Neighborhood Housing Services Oklahoma City, Inc.		
1. **Requirements**		
a. Pre-application meeting completed	Required	√
b. Ownership clear	Required	√
c. Feasible market analysis	Required	√
d. Financing in place	Required	√
e. Zoning and land use compliance	Required	√
f. Compliance with the Long-Range Master-Plan	Required	√
g. Acceptable Environmental and Site Impacts	Required	√
h. Qualified Development and Management Team	Required	√
i. Adequate Storm Shelter Requirements	Required	√
*Master-plan compliance - Master-plan compliance is required prior to the project start date; however, it is not required to advance the review to Commission.		
Is the developer in compliance with the Master-plan	X Yes	____ No
Comment:		
2. **Property Location**	**Max Pts.**	**Application**
a. NRA area	3	3
b. Conforms w/consolidated plan	3	3
c. Need for housing in area	2	0
d. Infill site	2	0
e. Area part of designated development or planned area	2	2
f. Qualified census tract	1	1
g. CDBG low-mod census tract	1	1
h1. Neighborhood retail (w/in one mile)	1	1
h2. Parks/trails (w/in one mile)	1	1
h3. Transit (w/in 1/2 mile)	1	0
h4. Medical facilities (w/in 2 miles)	1	0
h5. Employment centers (w/in 1 to 3 miles)	1 to 2	0
h6. School impact	0	0
Comment:		**12 points**
3. Development Provides Affordable Housing for Low Income	**Max Pts.**	**Application**
a. 20% of the units below 50%	4	4
b. 40% of the units below 60%	3	3
Comment:		**7 points**
4. **Housing and Resident/Tenant Needs Characteristics**	**Max Pts.**	**Application**
a. Prevents conversion to market rate or preserves units	5	0
b. Preserves historic structures	3	0
c. Funds of Demolition or Rehabilitation Program	1 to 4	0
d. Minimual Impact to existing market	2 to 5	0
e. Rehab of existing structures	5	0
f. Rehab of blighted structures	5	0
g. Promotes rehab of scatter site single-family	0 to 35	0
h. Promotes rehab of family-unit complex	0 to 35	0
i. Promotes rehab of alternative-use development	0 to 35	0
j. Promotes rehab of mixed-use development	0 to 35	0

Tax Credit Review - 80 points minimum score		
k. Promoteds rehab of senior or assisted-living devlopment	0 to 35	0
l. Promotes new construction	5	5
m. Promotes the removal of blighted structures	5	5
n. Promotes new scatter site single-family development	0 to 35	0
o. Promotes new mixed-use development	0 to 15	0
p. Promotes new alternative-use development	0 to 35	0
q. Promotes new family-unit complex development	0 to 35	20
r. Promotes a senior or assisted-living mixed-income community	0 to 35	0
s. Owner-occupied	3	3
t. Units for larger families	1 to 3	1
u. Minimal adverse impact upon public-assissted housing	5	5
v. Set-aside units for persons w/special needts or transitional housing	1 to 2	2
w. Provide residential support services	1 to 2	2
Comment:		**43 points**
5. **Financing Characteristics**	**Max Pts.**	**Application**
a. Future maintenance and escrow plan	3	3
b. Low percentage of soft costs	2	2
c. Return part of income stream to community	1 to 2	0
d. Strength of applicant	1 to 2	2
e. Applicant not fully funded previously	1	0
f. Leverages other local or federal funding	1	0
g. Applicant is tax exempt	1	1
h. Local, Minority and Women involvement		
1) LBE/MBE/WBE Subcontractors or Suppliers		
Tier 1	1	0
2) LBE/MBE/WBE Subcontractors or Supplers		
Tier 2	2	2
Comment:		**10 points**
6. **Planning and Development Standards**	**Max Pts.**	**Application**
a. Design standards		
a1. Brick/stone construction (50% to 100%)	1 to 2	2
a2. Landscaping exceeded by 35%	1	0
a3. Balconies/patios in units	1	1
a4. Carports or garages	1 to 3	3
a5. Neo-traditional design	1	0
a6. Building articulation	1	0
Comment:		**6 points**
b. New or Rehabed Development Amenities for family-unit complex, scattered-site single-family, mixed-use, or alternative-use	**Max Pts.**	**Application**
b1. Swimming pool	1	0
b2. Clubhouse/meeting rm./workout area & kitchen	1	1
b3. Sports court	1	1
b4. Trails (30'/unit) or connect to system	1	1
b5. Play structure w/specific features	1	1

Tax Credit Review - 80 points minimum score		
b6. Other amenities - Sand vball, grills and shelters, fishing basin, in unit washer/dryer, hot tub per 100 units, in-unit fireplace, large patio w/seating area	1 to 6	1
Comment:		**__5__points**
c. Development Amenities **(Senior or Assisted living)**	**Max Pts.**	**Application**
c1. Other amenities - beauty shop, rose garden, community garden, card tables	1 to 2	0
c2. On-site nursing	2 to 4	0
c3. Alzheimmer's ward	1	0
c4. Rehab. services	1	0
Comment:		**__0__points**
	Max Pts.	**Application**
d. Neighborhood Organization Support	2 to 5	0
Comment:		**__0__points**
	Max Pts.	**Application**
e. Attached or Detached Single-Family Development	1 to 3	3
Comment:		**__3__points**
7. Ownership	**Max Pts.**	**Application**
a. Wyandotte County local ownership	5	0
Comment:		**__0__points**
TOTAL POINTS		**86 points**

Estimate of property value for 223 N. 65th Street, KCK

	Appraised Value 2015	Assessed	Mill Rate	Taxes
Base	$ 58,870.00	$ 6,770.00	186.42	$ 1,262.07

Estimated improvement to property

Estimated hard cost 1 Unit $187,900 @ 30 Units	$ 5,637,000.00	project improvement
Estimated appraisal	$ 4,509,600.00	assumes percentage of project cost
Estimated assessed	$ 518,604.00	value of improvements

Estimated tax projection

Current value	$ 58,870.00	$ 6,770.00	186.42	$ 1,262.07
Estimated project value	$ 4,509,600.00	$ 518,604.00	186.42	$ 96,678.16
Estimated new values	$ 4,568,470.00	$ 525,374.00	186.42	$ 97,940.23

Structures new tax after improvement based on a new estimated value of $4,568,470	$ 97,940.23
Less base tax	$ 1,262.07
Estimated incremental increase in new taxes	$ 96,678.16

NOTE: This estimate may change due to any conditions the Appraiser's Office bases their evaluation.

Staff Request for Commission Action

Tracking No. 16503

Full Commission Meeting Date: 4/14/16
Committee: Economic Development & Finance

Date of Standing Committee Action: 4/4/16 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
03/23/2016	George Brajkovic, Director	x5749	gbrajkovic@wycokck.org	Economic Development

Item Description:
The Board of Commissioners adopted R-26-15 on 04/09/2015, approving the First Amendment to the Multi-Sport Stadium Specific Venture Agreement and also the US Soccer National Training Center Development Agreement. Those two documents allow for the NTC and Youth tournament Fields to be constructed and financed by Industrial Revenue Bonds. At this time, seeking to adopt Resolution of Intent for $82.225M in IRBs, so that the project may submit for a Sales Tax Project Exemption Certificate through the Kansas department of Revenue.

Action Requested:
Adopt Resolution of Intent.

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

Attachments List:
Resolution of Intent NTC

RESOLUTION NO. R- _______ -16

RESOLUTION DETERMINING THE INTENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE AMOUNT OF APPROXIMATELY $83,225,000 TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING COMMERCIAL FACILITIES FOR THE BENEFIT OF ONGOAL,LLC)

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), desires to promote, stimulate and develop the general welfare and economic prosperity of Wyandotte County/Kansas City, Kansas and their inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

WHEREAS, the Unified Government is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the "Act"), to issue revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act and to lease such facilities to private persons, firms or corporations; and

WHEREAS, OnGoal, LLC, a Kansas limited liability company or its subsidiary (the "Company"), has submitted to the Unified Government an Application for the Issuance of Industrial Revenue Bonds (the "Application") requesting that the Unified Government finance the cost of acquiring, constructing, improving and equipping certain commercial facilities consisting of the US Soccer National Training Center, youth tournament fields and ancillary improvements and infrastructure as more fully described in the Application generally located at the southeast corner of Parallel Parkway and 98th Street (collectively, the "Project") through the issuance of its revenue bonds in one or more series in the amount of approximately $83,225,000, and to lease the Project to the Company or its successors and assigns in accordance with the Act;

WHEREAS, it is hereby found and determined to be advisable and in the interest and for the welfare of Wyandotte County/Kansas City, Kansas and their inhabitants that the Unified Government finance the costs of the Project by the issuance of revenue bonds under the Act in a principal amount of approximately $83,225,000, said bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Project by the Unified Government to the Company;

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

Section 1. Approval of Project. The Governing Body of the Unified Government hereby finds and determines that the acquiring, constructing, improving and equipping of the Project will promote the general welfare and economic prosperity of Wyandotte County/Kansas City, Kansas, and the issuance of the Unified Government's revenue bonds to pay such costs will be in furtherance of the public purposes set forth in the Act.

Section 2. Intent to Issue Bonds. The Governing Body of the Unified Government hereby determines and declares the intent of the Unified Government to acquire, construct, improve and equip the Project out of the proceeds of revenue bonds of the Unified Government in a principal amount of approximately $83,225,000 to be issued pursuant to the Act.

Section 3. Provision for the Bonds. Subject to the conditions of this Resolution, the Unified Government will (i) issue its revenue bonds to pay the costs of acquiring, constructing, improving and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the Unified Government; (ii) provide for the lease (with an option to purchase) of the Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of said bonds by the Unified Government and take or cause to be taken such other action as may be required to implement the aforesaid.

Section 4. Conditions to Issuance. The issuance of said bonds and the execution and delivery of any documents related to the Bonds are subject to (i) obtaining any necessary governmental approvals; (ii) agreement by the Unified Government, the Company and the purchaser of the bonds upon (a) mutually acceptable terms for the bonds and for the sale and delivery thereof and (b) mutually acceptable terms and conditions of any documents related to the issuance of the bonds and the Project; (iii) the Company's compliance with the Unified Government's policies relating to the issuance of revenue bonds and (iv) no property tax abatement related to the Project..

Section 5. Sale of the Bonds. The sale of the bonds shall be the responsibility of the Company.

Section 6. Limited Obligations of the Unified Government. The bonds and the interest thereon shall be special, limited obligations of the Unified Government payable solely out of the amounts derived by the Unified Government under the Lease Agreement and as provided herein and are secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate to the Trustee and in favor of the Owners of the bonds, as provided in the Indenture. The Bonds shall not constitute a general obligation of the Unified Government, the State or of any other political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the Unified Government, the State or of any other political subdivision thereof and shall not be payable in any manner by taxation, but shall b payable solely from the funds provided for as provided in the Indenture. The issuance of the bonds shall not, directly, indirectly or contingently, obligate the Unified Government, the State or any other political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

Section 7. Required Disclosure. Any disclosure document prepared in connection with the offering of the bonds shall contain the following disclaimer:

> NONE OF THE INFORMATION IN THIS OFFICIAL STATEMENT, OTHER THAN WITH RESPECT TO INFORMATION CONCERNING THE UNIFIED GOVERNMENT CONTAINED UNDER THE CAPTIONS "THE UNIFIED GOVERNMENT" AND "LITIGATION -- THE UNIFIED GOVERNMENT" HEREIN, HAS BEEN SUPPLIED OR VERIFIED BY THE UNIFIED GOVERNMENT, AND THE UNIFIED GOVERNMENT MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

Section 8. Further Action. Counsel to the Unified Government and Gilmore & Bell, P.C., Bond Counsel for the Unified Government, together with the officers and employees of the Unified Government, are hereby authorized to work with the purchaser of the bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Unified Government all documents necessary to effect the authorization, issuance and sale of the bonds and other actions contemplated hereunder.

Section 9. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

ADOPTED BY THE COMMISSION OF THE UNIFIED GOVENMENTOF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ON APRIL _____, 2016.

By: ____

Mayor/CEO of the Unified
Government of Wyandotte County/
Kansas City, Kansas

(Seal)

Attest:

By: __________________________________

Unified Government Clerk

Staff Request for Commission Action

Tracking No. 16494

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

Date of Standing Committee Action: 4/4/16 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
03/21/2016	George Brajkovic, Director	x5749	gbrajkovic@wycokck.org	Economic Development

Item Description:
The current Tax Abatement Policy was adopted October 21, 2010. While many facets of the Policy remain relevant, it is considered best practice to review policies at frequent intervals. As such, staff will make presentation of key features of the policy, and seek input for any proposed changes.

Action Requested:
Staff will make presentation on current Tax Abatement policy and seek input for any requested changes.

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

Attachments List:
Tax Abatement Policy

RESOLUTION NO. R-92-09

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

1. That the Board of Commissioners hereby adopts the attached Tax Abatement Policy, which supersedes all previous tax abatement policies.

2. That all previously adopted tax abatement policies are hereby rescinded.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 20TH DAY OF AUGUST 2009.

Unified Government Clerk

UNIFIED GOVERNMENT

OF

WYANDOTTE COUNTY/KANSAS CITY, KANSAS

TAX ABATEMENT POLICY

Revised and Adopted

August 20, 2009

Section 1. **Purpose.** This Tax Abatement Policy is designed to create a positive business environment to stimulate economic growth and development in order to encourage capital investment, employment opportunities, and quality services for the benefit of the community. The objectives of the Tax Abatement Policy are described below:

- Attract and retain quality businesses for the community
- Add and retain employment opportunities for Residents
- Attract major projects to impact local tax base
- Diversify the local economy
- Create opportunities in older distressed areas of the community
- Ensure equal opportunities for minority, women, and locally owned businesses
- Reward quality environmental design

Section 2. **Scope.** This Policy shall apply to the City of Kansas City, Kansas ("City").

Section 3. **Policy Statement.** To meet the economic goals of the community, it shall be the policy of the Unified Government to typically provide a 45% real property tax abatement for portions of a Project that qualify for tax abatement under Kansas law so long as the Project meets the criteria established by the Unified Government. Depending how the tax abatement is structured over the term, tax abatement for a Project may exceed an overall average of 45%. It shall be the policy of the Unified Government that, regardless of the percentage amount of bonus provisions an applicant may be eligible for, the maximum percentage of abatement provided for any Project shall not exceed 75% for 10 years.

It shall also be the policy of the Unified Government that economic development Projects pay their fair share of property tax, special improvement district assessments, and cost of utility services. Economic development Projects shall have a positive financial impact on the community, and the Unified Government reserves the right to approve the cost-benefit analysis model used to determine the financial impact. The Board of Commissioners shall consider the following factors when granting property tax incentives pursuant to Section 13 of Article 11 of the Kansas Constitution and K.S.A. 12-1740 *et seq.* and 79-201a.

A. **Existence of Economic Benefit.** The Project must add to the local economy. Evaluation criteria to be used in determining benefit to the community shall include but shall not be limited to the following: the amount of Capital Investment; whether the Project produces value-added products and services; number of jobs created and associated payroll; and whether the Project provides a positive fiscal impact and economic impact.

B. **Type of Business.** The Project shall be of a nature that is desirable and stimulates the local economy and improves the quality of life for its citizens. Additional considerations may include whether the Project has the effect of supporting or spurring other development and whether a Project would help achieve successful completion of an existing commercial or industrial park or the development of a new commercial or industrial enterprise.

C. **Compatibility with Adopted Plans.** All Projects shall be consistent with the Unified Government Comprehensive Plan, any applicable corridor plans, and other plans of the Unified Government which may be relevant to the Project. When evaluating proposed Projects, the Unified Government will consider a variety of factors to determine compliance, including compatibility of the location of the business with land use and development plans of the Unified Government and the availability of existing infrastructure facilities and essential public services.

D. **Excluded Businesses.** In addition to the uses of property prohibited by K.S.A. 79-201 (a) *Second*, the following uses shall not be eligible for property tax abatement: car wash, day care, private school, veterinary clinic, storage facility, and branch bank offices. The Unified Government may, at its sole discretion, waive any of these prohibitions if the applicant demonstrates compelling and unique circumstances regarding its Project.

E. **Maintain Existing Tax Base.** To facilitate new development, the Unified Government shall assist new industries that invest in new buildings and building expansion. However, the amount of property taxes or special assessments on the existing land and facilities shall under no circumstances be reduced for new development Projects.

F. **Transfer of Ownership.** The owner or lessee of any property that is all or partially exempt from ad valorem taxes as the result of the Unified Government having granted the exemption shall obtain the Unified Government written consent before transferring majority ownership of the property unless the transfer is to an affiliate or a related entity.

Section 4. **Definitions.** For purposes of this Tax Abatement Policy, when used in this Policy, the following words shall have the following meanings. Additional definitions may be added in exhibits to this Policy.

ABATEMENT: The difference between the amount of ad valorem property taxes an entity would pay if there were no abatement granted and the amount required to be paid as payments in lieu of taxes. For example, if the taxes required with no abatement were $5,000, and the required in lieu payments were $3,000, the "abatement" would be $2,000.

APPLICANT: Any person, firm, or entity making application to receive private activity conduit financing and/or requesting tax abatement.

BOND COUNSEL: That firm or individual designated by the Unified Government to handle legal and financial matters and issues associated with the issuance of temporary notes and bonds by the Unified Government.

CAPITAL INVESTMENT: Capital investment shall include expenditures for land, buildings, or personal property subject to ad valorem taxation.

ECONOMIC DEVELOPMENT EXEMPTION or *EDX:* For purposes of an abatement pursuant to the Kansas Constitution, this term shall mean the establishment of a new business or the expansion of an Existing Business, engaged in manufacturing commodities which are sold or traded in interstate commerce.

EXISTING BUSINESS: A business shall be an "Existing Business" if it has had facilities and operations in Wyandotte County for a period of not less than one year. All other businesses shall be "New Businesses."

LEED CERTIFICATION: A third party green building certification program developed by the U.S. Green Building Council that offers validation of a Project's green features and verifies that the building is operating exactly the way it was designed to.

LOCAL BUSINESS ENTERPRISE or *LBE:* A business headquartered or that maintains a major branch that performs the significant functions of the business in Wyandotte County, or businesses of which at least 51% of the stock, equity, or beneficial interest is owned, held, or controlled and whose day-to-day management is under the control of an individual residing in Wyandotte County, Kansas.

MINORITY BUSINESS ENTERPRISE or *MBE:* A business of which at least 51% of the stock, equity, or beneficial interest is owned, held, or controlled and whose day-to-day management is under the control of one or more minority individuals and which business is certified as a Minority Business Enterprise under Article V of Chapter 18 of the Unified Government Code. A "minority individual" is as defined in Article V of Chapter 18 of the Unified Government Code.

NEW BUSINESS: Any business which is not an Existing Business.

PRIVATE ACTIVITY BONDS or *BONDS:* The financing or refinancing of Projects, including but not limited to buildings, equipment, furniture and fixtures, and related capital items by bonds or other debt obligations issued by the Unified Government where the Projects are owned by or leased to a private entity and the debt service on such bonds or other obligations is paid or secured by a private entity.

PROJECT: The purpose for which issuance of the Private Activity Bonds/or an EDX abatement is being requested.

RESIDENT: An individual residing in Wyandotte County, Kansas.

WOMEN BUSINESS ENTERPRISE or *WBE:* A business of which at least 51% of the stock, equity, or beneficial interest is owned, held, or controlled and whose day-to-day management is under the control of one or more women who are citizens or lawful permanent residents of the United States and which business is certified as a Woman Business Enterprise under Article V of Chapter 18 of the Unified Government Code.

Section 5. **Abatement Criteria and Adjustments.** Adjustments made to increase the total amount of abatement are intended to be provided as an extra incentive to exceed certain criteria when others may not be met and to fulfill certain goals of the community. The following are the criteria for abatement and adjustments to the total amount of abatement.

A. **Major Projects Bonus.** It is the goal to strengthen the local economy through the growth of the local tax base. Major Projects produce a long-term tax benefit to the community; therefore a major Project may be eligible for an additional abatement percentage. Depending upon the Project's capital investment, an increase in the abatement may be considered as follows:

   a. Capital Investment of $10,000,000 to $24,999,999 may receive a bonus of up to 5%
   b. Capital Investment of $25,000,000 to $49,999,999 may receive a bonus of up to 10%
   c. Capital Investment of $50,000,000 and above may receive a bonus of up to 15%

B. **Target Area Bonus.** It is a goal to encourage development / redevelopment in distressed areas of the community. Strong consideration will be given for a business that will be located in a targeted area for economic development or redevelopment. An abatement adjustment of up to 10% may be considered for Projects that locate in the targeted area. The Target Area is defined in Exhibit A of this document.

C. **Targeted Industries.** It is a goal to attract and retain certain targeted industries for the community due to their long term economic impact. An abatement adjustment of 5% to 15% may be considered for Projects that are in targeted industries. The current targeted industries generally include Class A office, high technology and bioscience-related businesses and development. The attached list of Targeted Industries and associated abatement bonuses are defined in Exhibit B of this document.

D. **Residency Bonus:** It is a goal to create new employment opportunities for community Residents. An abatement adjustment from 5% to 10% will be considered depending on the percentage of Wyandotte County Residents employed by the company receiving tax abatements; the required percentage of Wyandotte County Residents and the associated abatement percentage are attached in Exhibit C of this document. To be considered for this abatement bonus a minimum of 35 total jobs must be created in the first year of operation. Existing Businesses which apply for abatement will be examined for the amount of existing Wyandotte County Residents currently employed in operations, as well as commitment for new hires due to the Project receiving abatement. To maintain this abatement bonus, the company will be required to provide an annual certification of the number of Wyandotte County Residents employed.

E. **Minority, Women, and Locally Owned Businesses Bonus:** It is a goal to give opportunities for the utilization of Minority, Women, and Locally Owned Business where available and applicable. A bonus of 5% to 10% may be given depending on the participation of MBE, WBE, and LBE in the construction of the Project receiving tax abatement; the attached list of MBE, WBE, LBE percentages and associated abatement bonuses are defined in Exhibit D of this document. It is the intent that the designated percentages for each of MBE, WBE, LBE categories are achieved, but an adjustment may be made for a designated level of cumulative participation by MBEs, WBEs, and LBEs.

F. **Environmental Design Bonus.** It is a goal to create quality and sustainable developments / structures throughout the City. The City, at its sole discretion, may require higher design standards for the design of buildings and materials used for Projects receiving property tax abatement. An abatement adjustment will be given to businesses whose new construction achieves U.S. Green Building Council LEED Certification. This abatement adjustment shall range from 5% to 10% given the level of LEED Certification. The levels of certification and associated bonuses are defined in Exhibit E of this document.

Section 6. **Term of Abatement.** The abatement period for a Project approved under this Policy will be determined by the amount of new Capital Investment in the City. Capital Investment shall include expenditures for land, building, or personal property subject to ad valorem taxation.

A. **Existing Businesses.** The normal term of abatement for each Project where the applicant is an Existing Business is determined according to the following schedule, unless a different term is established by the Board of Commissioners:

Capital Investment	*Normal Term*
$3,999,999 or less	5 years
$4,000,000 or greater	10 years

B. **New Businesses.** The normal term of abatement for each Project where the applicant is a New Business is determined according to the following schedule, unless a different term is established by the Board of Commissioners:

Capital Investment	*Normal Term*
$5,999,999 or less	5 years
$6,000,000 and greater	10 years

C. **Commencement of Abatement.** The abatement term for Projects under authority of Section 13 of Article 11 of the Kansas Constitution shall begin in the calendar year after the calendar year in which the business commences its operations or the calendar year in which expansion of an Existing Business is completed, as the case requires. The abatement term for Projects under authority of K.S.A. 12-1740 through 12-1749 and 79-201a shall begin in the calendar year after the calendar year in which the Private Activity Bonds are issued. Projects which include multiple phases shall have an expiration date for the commencement of the term of the abatement for all phases as determined by the Board of Commissioners at the time of the adoption of the Resolution of Intent.

Section 7. **Procedure.** The Unified Government will consider granting a tax exemption pursuant to this Policy after receipt of a complete application from the applicant in a form prescribed by the Unified Government together with the application fee. The application shall be submitted in sufficient time for staff to follow established procedures for publication of notice, to review the Project's preliminary site plans and building elevations, to prepare a fiscal impact analysis, and to contact the school district within which the property proposed for exemption is located. The Project's site plans and building elevations are subject to final approval to ensure that they are similar to the preliminary plans and elevations submitted.

Based on each application and such additional information as may be requested by the Unified Government, the Unified Government shall prepare or cause to be prepared a fiscal impact analysis of the proposed exemption on the City, County, and State of Kansas, which analysis shall be used by the Board of Commissioners in considering the request for abatement.

Prior to formal action on each Resolution of Intent, the Board of Commissioners shall conduct a public hearing thereon, to be scheduled at least seven days after publication of notice.

Section 8. Performance Agreement.

A. **Continued Compliance.** Any tax exemption/abatement granted pursuant to this Policy shall be accompanied by a performance agreement between the applicant and/or lessee and the Unified Government. Any tax exemption or abatement is subject to annual review and determination by the Unified Government County Administrator that the conditions qualifying the business for the exemption or abatement continue to exist. The Unified Government at any time may review information provided by the company, lessee, or State of Kansas, or may request additional information to determine compliance with the performance agreement. If the Board of Commissioners finds that the business or Project is not in compliance, then the tax exemption or abatement may be modified pursuant to the performance agreement or eliminated as the Board of Commissioners deems appropriate. The County Assessor and the Board of Tax Appeals shall be notified of such action. Each performance agreement shall contain a notice and waiver disclosing to each applicant that the Unified Government reserves the right to grant future tax exemptions or abatements on comparable Projects in amounts different than the exemption or abatement granted to such applicant. Such notice and waiver shall include a provision that the applicant waives any right to request a modification or amendment of such exemption or abatement based upon such differences.

B. **Clawbacks**. Each performance agreement for a Project shall provide that the percentage of property tax abatement shall be scaled back to the term provided for in this Policy if, within three years after the issuance of the Private Activity Bonds, the applicant has not incurred the required Capital Investment.

C. **Utilization of UG Services.** The performance agreement shall require that the company receiving the property tax abatement (or any other user of the property) utilize solid waste services provided by the Unified Government. This requirement shall not apply to any user if the user demonstrates that solid waste services provided by the Unified Government are not adequate to serve such user's reasonable needs.

D. **Fee Schedule.** The Fee Schedule for applications, issuance, and monitoring is contained in Exhibit F of this document. Such Fee Schedule shall apply to both Private Activity Bonds and EDX abatement requests. The Fee Schedule will be made available upon request.

Section 9. Authority of UG Commission. The Board of Commissioners reserves the right to deviate from this Policy, but not any procedure set forth in this Policy or any other procedural requirements of State law, when it considers such action to be of exceptional benefit to the Unified Government or extraordinary circumstances prevail that the Commission believes such deviation is in the best interests of the Unified Government.

Exhibit A

Target Area Bonus

Exhibit B

Target Industries ***

NAICS Code	Industry	Bonus Abatement Percentage
3111	Animal Food Manufacturing	5%
3251	Basic Chemical Manufacturing	5%
3253	Pesticide, Fertilizer, and other Ag Chemical Mfg	5%
3254	Pharmaceutical and Medicine Manufacturing	5%
3341	Computer and Peripheral Equipment Manufacturing	5%
3342	Communication Equipment Manufacturing	5%
3343	Audio and Video Equipment Manufacturing	5%
3344	Semiconductor and Other Electronic Component Manufacturing	5%
3345	Navigational Measuring, Electromedical, and Control Instruments Manufacturing	5%
3359	Other Electrical Equipment and Component Manufacturing if researching developing or manufacturing power system technology for the following: • Aerospace; • Space; • Defense; • Hybrid vehicles; or • Implantable or wearable medical devices	5%
3364	Aerospace Product and Parts Manufacturing	5%
3391	Medical Equipment and Supplies Mfg	5%
5171	Wired Technology Carriers	5%
5179	Other Telecommunications	5%
5181	Internet Service Providers and Web Search Portals	5%
5182	Data Processing, Hosting, and Related Services	5%
5416	Management, Scientific, and Technical Consulting Services	5%
5417	Scientific Research and Development Services	5%
6113	Colleges, Universities and Professional Schools	5%
54171	Research & Development in	5%

	Physical, Engineering and Life Sciences	
325193	Ethyl Alcohol Manufacturing	5%
325199	All Other Basic Organic Chemical Manufacturing	5%
325411	Medicinal and Botanical Manufacturing	5%
325412	Pharmaceutical Preparation Manufacturing	5%
325414	Biological Product (except Diagnostic) Manufacturing	5%
334510	Electromedical and Electrotherapeutic Apparatus Mfg	5%
334516	Analytical Laboratory Instrument Manufacturing	5%
334517	Irradiation Apparatus Manufacturing	5%
339111	Laboratory Apparatus and Furniture Mfg	5%
339112	Surgical and Medical Instrument Manufacturing	5%
339113	Surgical Appliance and Supplies Mfg	5%
339114	Dental Equipment and Supplies Mfg	5%
541380	Testing Laboratories	5%
541711	Research and Development in Biotechnology	5%
621511	Medical Laboratories	5%
621512	Diagnostic Imaging Centers	5%
622110	General Medical and Surgical Hospitals	5%

Quality office developments shall receive up to a 15% bonus depending on quality design and material used.
***Target Industries included in Exhibit B are excluded from Minimum Employment Requirements.

Exhibit C

Residency Bonus

Percentage of Residency Hires	*Abatement Bonus Percentage*	*Minimum Employment*
25% Wyandotte County Residents Employed	5% Abatement Bonus	35 New Hires
50% Wyandotte County Residents Employed	10% Abatement Bonus	70 New Hires

***Target Industries included in Exhibit B are excluded from Minimum Employment Requirements.

Exhibit D

Minority, Women, and Locally Owned Business Bonus

MBE / WBE / LBE Participation Percentage	Abatement Bonus Percentage
LBE – 15% MBE – 10% WBE – 5% Combined Total – 25%	5% Abatement Bonus
LBE -20% MBE – 15% WBE – 10% Combined Total – 35%	10% Abatement Bonus

Exhibit E

Environmental Design Bonus

LEED Certification Level	Abatement Percentage Bonus
LEED Certified or LEED Silver	5% Abatement Bonus
LEED Gold or LEED Platinum	10% Abatement Bonus

Exhibit F

Fee Schedule

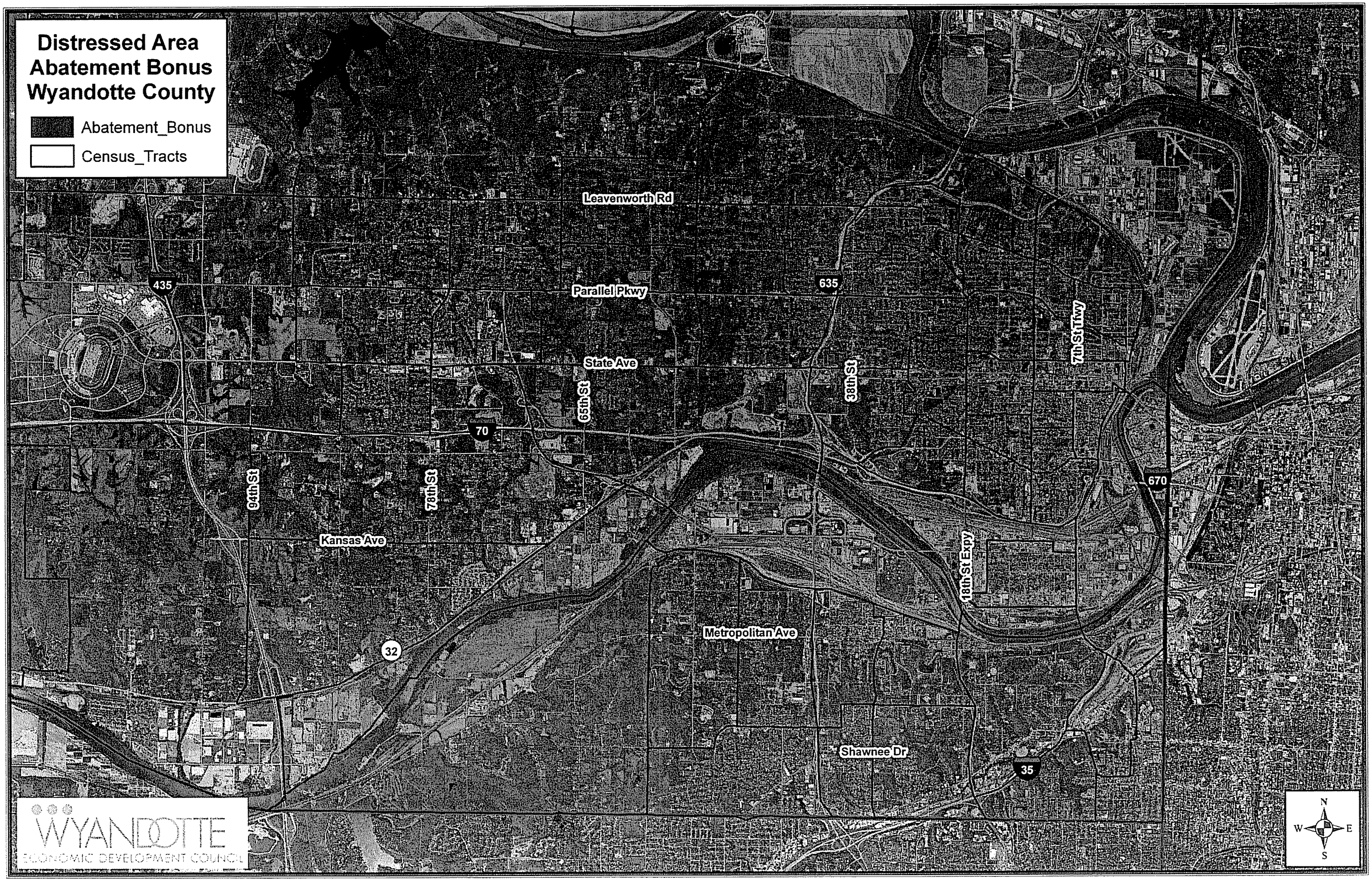
The following fees are hereby established:

A. **Application Fee.** For Existing Businesses, a non-refundable application fee of $1,000 shall accompany all applications for the issuance of Private Activity Bonds or for EDX abatement. For New Businesses, a non-refundable application fee of $2,000 shall accompany all applications for the issuance of Private Activity Bonds or for EDX abatement.

B. **Issuance Fee.** For Projects requesting tax abatement, applicants shall pay an issuance fee of (i) .400 of the first $10 million par amount of Bonds being issued or the amount of EDX abatement being requested, plus (ii) .250 of the par amount in excess of $10 million but less than $25 million of Bonds being issued or the amount of EDX abatement being requested. (iii) .125 of the par amount in excess of $25 million of Bonds being issued. The fee shall be due and payable at the time the Bonds are issued.

C. **Additional Costs.** The applicant shall reimburse the Unified Government for all costs associated with all legal publication notices, application fees to the Court of Tax Appeals, the Unified Government's Bond Counsel fees, and all other miscellaneous costs.

D. **Monitoring Fee.** The Unified Government will require an annual compliance review of all Projects receiving tax abatement either from the issuance of Private Activity Bonds or by EDX. The business will be required to submit an annual monitoring fee of $1,000 for activities required to insure compliance.


Distressed Area
Abatement Bonus
Wyandotte County
Abatement_Bonus
Census_Tracts
Leavenworth Rd
Parallel Pkwy
State Ave
Kansas Ave
Metropolitan Ave
Shawnee Dr
94th St
78th St
65th St
38th St
18th St Expy
7th St Tfwy
435
635
70
670
32
35
N
W
E
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WYANDOTTE
ECONOMIC DEVELOPMENT COUNCIL

PROPOSED TAX ABATEMENT POLICY REVISION

August 2009

Presented by Brent Miles

Introduction

- Abatement governed by Kansas State Law
- Industrial Revenue Bond & EDX Policy Only
- Competitive Analysis Completed
  - 11 Communities Studied
- Current Economic Conditions and Profile
- Community Vision
- Goal of Policy and Tax Abatement

IRB Uses

"Agricultural, commercial, hospital, industrial, natural resources, recreational development and manufacturing purposes"

EDX Uses

"(A) Manufacturing articles of commerce; (B) conducting research and development; or (C) storing goods or commodities which are sold or traded in interstate commerce"

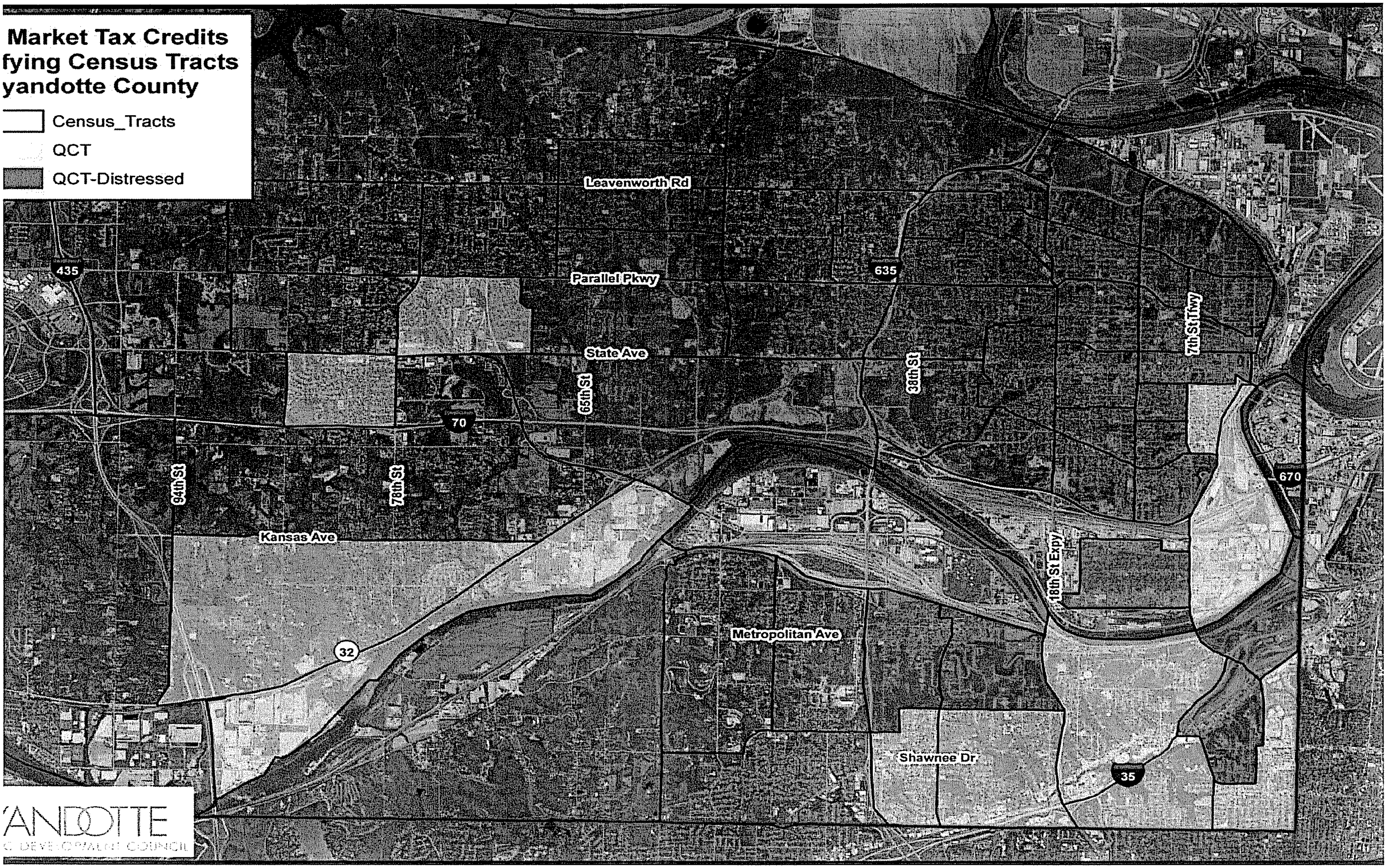
23rd Annual Corporate Survey –

Top 10 Site Selection Factors

Site Selection Ranking	Location Influence
1. Highway Accessibility	Local
2. Labor Costs	Metro
3. Construction Costs	Metro
4. Tax Exemptions / Tax Load	Local /State
5. Energy Costs	Local
6. Available Skilled Labor	Metro
7. Incentives (State and Local)	Local
8. Corporate Tax Rate	Metro/State
9. Low Union Profile	Metro
10. Available Land	Local

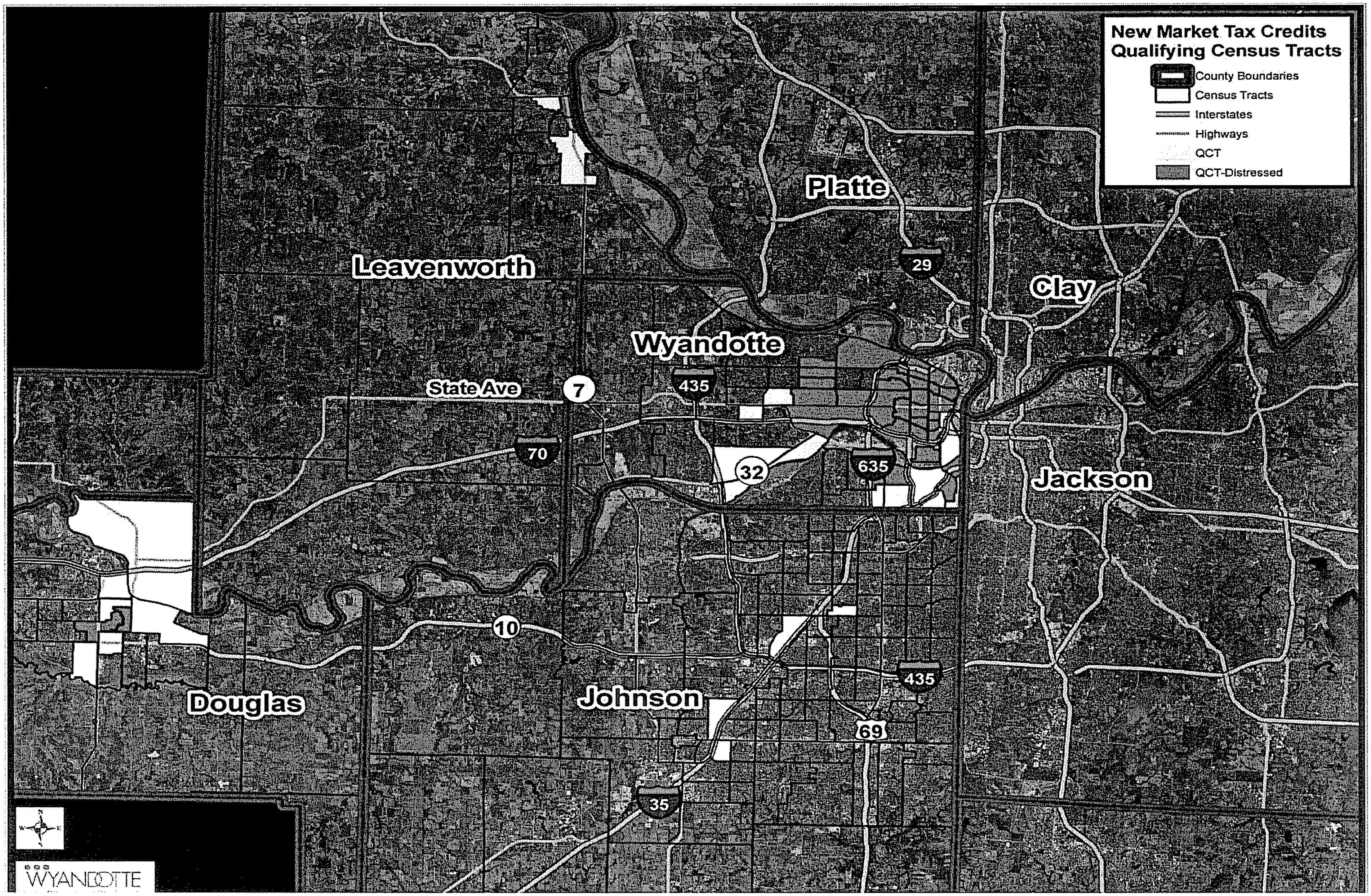
Federal Economic Dev Administration

Distressed and Highly Distressed Tracts



Federal Economic Dev Administration

Distressed and Highly Distressed Tracts in Kansas



KC Metro Industrial Profile

Area	Total Rentable Square Feet
Jackson County	86,919,746
Johnson County	51,187,400
Wyandotte County	36,148,145
KCMO Northeast	34,651,361
Platte County / NKC	23,018,107

KC Metro Office Profile

Area	Total Rentable Square Feet
Johnson County	4,952,597
Plaza / Midtown	4,395,746
Northland	2,971,670
KCMO East	2,360,345
Wyandotte County	616,731

Average Mill Rate –2008

City, County, State	Average Mill Rate (per $1,000)
Shawnee, JOCO Kansas	$110.15
Olathe, JOCO Kansas	$119.90
Lenexa, JOCO Kansas	$124.31
Leavenworth, LEVCO Kansas	$131.14
Gardner, JOCO Kansas	$134.07
KCK USD 500, WYCO Kansas	$157.01

KCK Overview

- Adopted in 2002
- State Requirements Included – stricter
- Approval Process Included
- PILOT Requirement
- Application Fee of $1,000- Issuance fee not discussed
- Standard Abatement of 50% for 5 years
- Job Bonus Provision
  - 1 new job for each $50,000 of investment
  - If job pays more than $50,000 annually, counts as 2 jobs
- Abatement % - 50%
- Abatement Length – 5 or 10 years (hiring requirement)

Policy Comparison Matrix

City	Mill Levy Rate	Standard Abate %	Max %	Abate Length	Bonus/Requirements
Lenexa	$124.31	45%	55%	Size Determines	Bonus- 4 Types
Olathe	$119.90	50%	75%	Size Determines	Bonus- 4 Types
Shawnee	$110.15	50%	80%	10 Years	Bonus – 1 Type
Gardner	$134.71	50%	80%	Size Determines	Bonus – 3 Types
KCK	$157.01	50%	50%	5 Years	Bonus – 1 Type

Tax Abatement Goal

- **Current Policy Goal:**

  “It is the policy to grant tax abatement only to projects that produce substantial economic benefits to the community”

- **Proposed Policy Goal:**

  “The policy is designed to create a positive business environment to stimulate economic growth and development in order to encourage capital investment, employment opportunities, and quality services for the benefit of the community”

Tax Abatement Objectives

- **Current Policy Objectives:**

  The policy is designed to achieve two primary objectives:

  1. Create new employment opportunities for community residents
  2. Expand the tax base of the Unified Government

- **Proposed Policy Objectives:**

  The policy is designed to achieve these primary objectives:

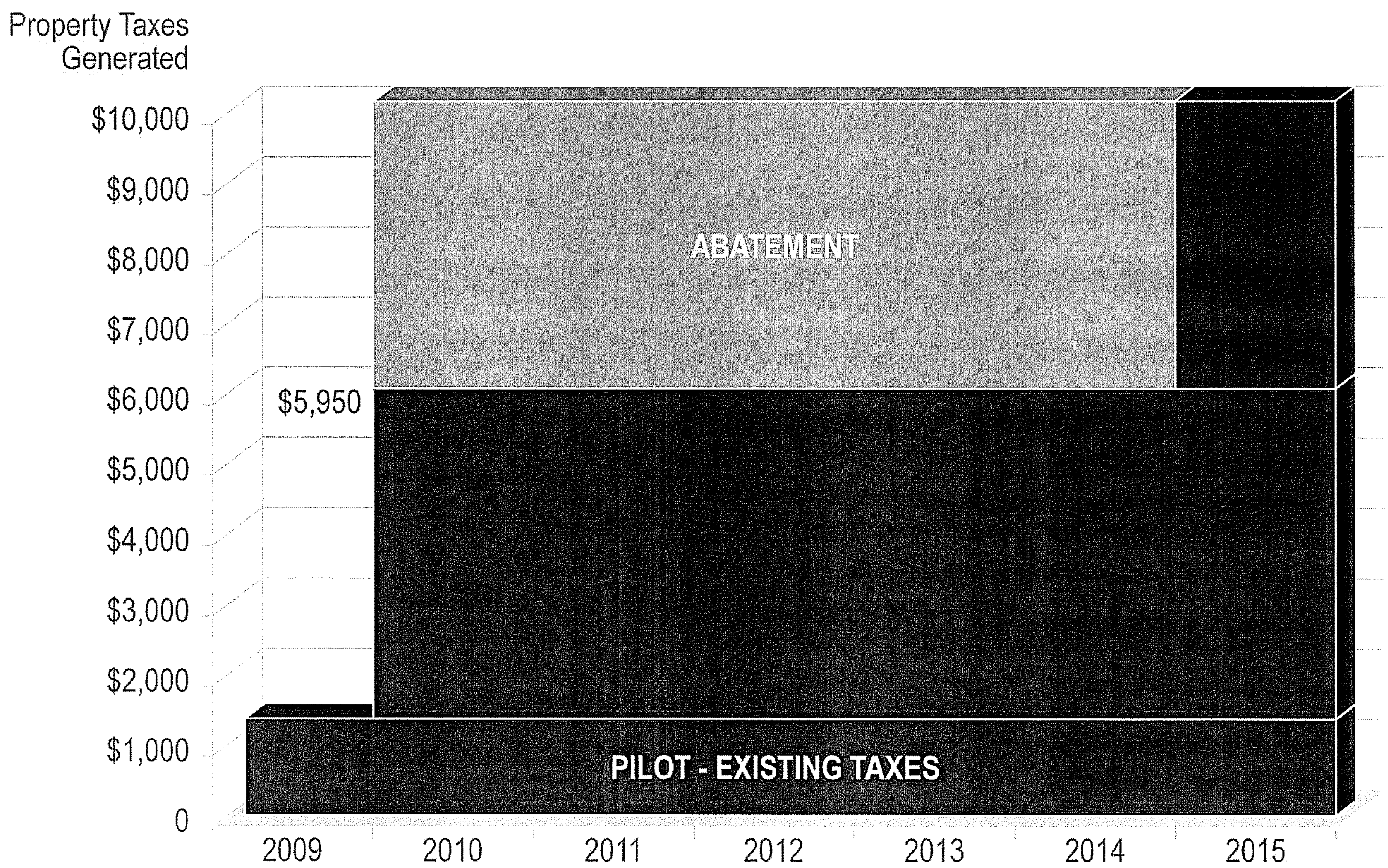
  1. Attract and retain quality businesses for the community
  2. Add and retain employment opportunities for residents
  3. Attract major projects to impact local tax base
  4. Diversify the local economy
  5. Create opportunities in older distressed areas of the community
  6. Ensure equal opportunities for minority, women, and locally owned businesses
  7. Reward quality environmental design

IRB Policy - Recommendations

- Standard Abatement Percentage - 45%
- Length of Abatement – Dependent on Size of Project
- Potential Bonus Provisions
  - Retention / Existing Business – Term Bonus
  - Major Project Bonus – Projects Over $10M
  - Target Area – Distressed and Highly Distressed Areas
  - Target Industry – Office, Animal & Bio Science, Tech
  - Residency Bonus – WYCO Resident Level
  - MBE / WBE / LBE – Participation Level
  - LEED Certification – Certification Level

Abatement Overview –

Example: 5 Year, 45% Abatement



Abatement Length -Existing Business

Capital Investment	Abatement Term
$4M or less	5 Years
$4M and Above	10 Years

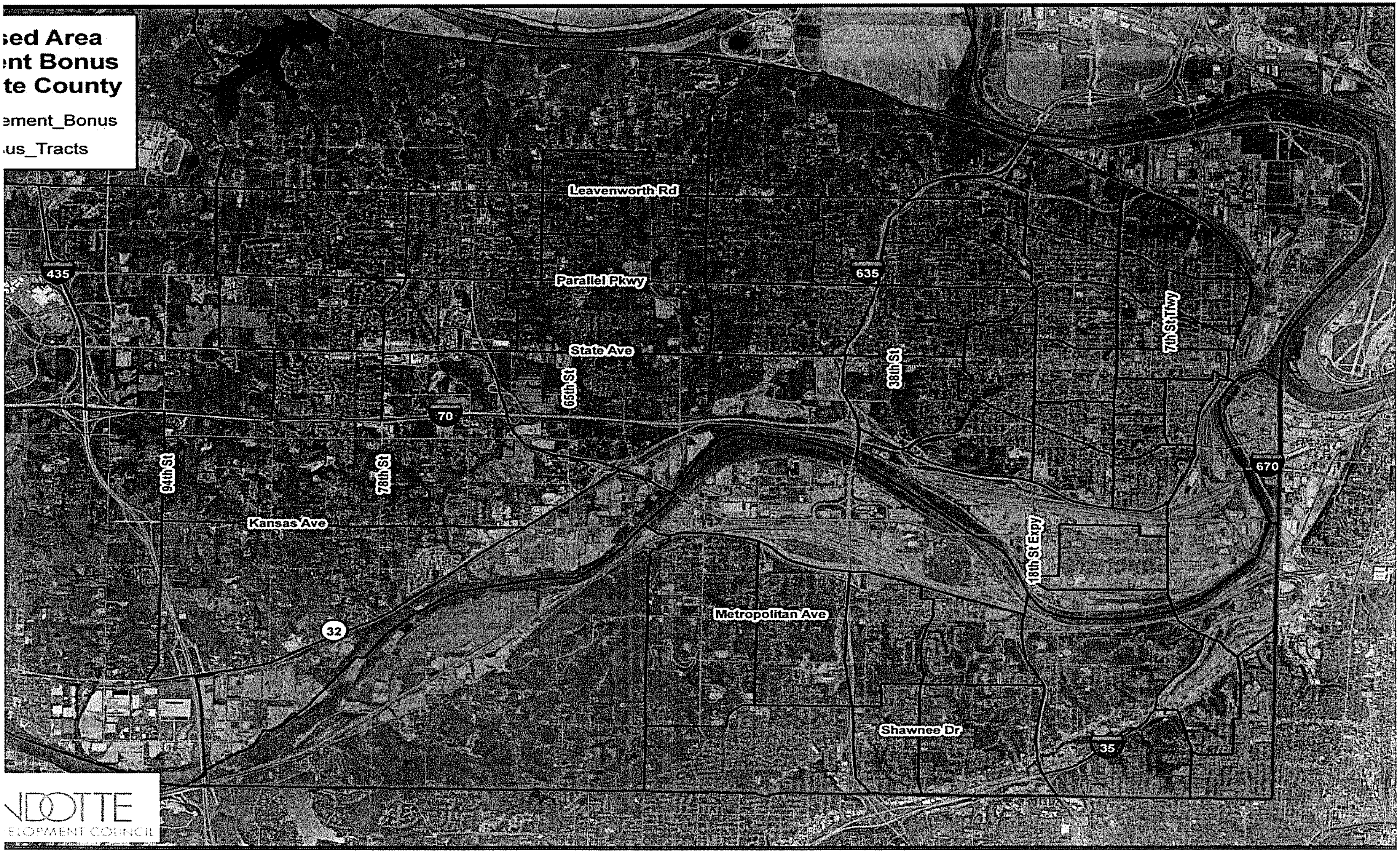
Abatement Length -New Business

Capital Investment	Abatement Term
$6M or less	5 years
$6M and Above	10 years

Major Project Bonus

Capital Investment	Abatement Bonus Percentage
$10-25M	5% Abatement Bonus
$25M to $50M	10% Abatement Bonus
$50M and Above	15% Abatement Bonus

Target Area Provision -10% Bonus



Target Industry Bonus

Industry Type	Abatement Percentage Bonus
Bio and Lifescience / Technology / Animal Health	5% Abatement Bonus
Class A Office	15% Abatement Bonus

Residency Bonus

Percentage of Residency Hires	Abatement Bonus Percentage	Minimum Employment
25%Local Hire	5% Abatement Bonus	35
50% Local Hire	10% Abatement Bonus	70
Target Industries Excluded from Minimum Employment Requirement		

MBE/ WBE / LBE Provision –

MBE / WBE / LBE Participation Percentage	Abatement Bonus Percentage
LBE 15% MBE 10% WBE 5%	5% Abatement Bonus
LBE 20% MBE 15% WBE 10%	10% Abatement Bonus

LEED Certification Bonus –

LEED Certification Level	Abatement Percentage Bonus
Certified or Silver Certification	5% Abatement Bonus
Gold or Platinum Certification	10% Abatement Bonus

Proposed Policy Summary

Provision	Abatement %
Length of Term Abatement	Dependent on Size (Existing and New)
Standard Abatement	45%
Major Project Bonus	5-15% Bonus
Target Area Bonus	10% Bonus
Target Industry Bonus	5-15% Bonus
Residency Bonus	5-10% Bonus
MBE / WBE / LBE	5-10% Bonus
LEED Certification Bonus	5-10% Bonus

STANDING COMMITTEES AGENDA ITEM NO. 2

Staff Request for Commission Action

Tracking No. 090204	☑ Revised
090204	☐ On Going

APPROVED BY AUG 20 2009
UNIFIED BOARD OF COMMISSIONERS

Type: Standard

Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 7/6/2009	
(If none, please explain):	

Proposed for the following Full Commission Meeting Date: 8/20/2009

Confirmed Date: 8/20/2009

☐ **Changes Recommended By Standing Committee (New Action Form required with signatures)**

Date:	Contact Name:	Contact Phone:	Contact Email:	Ref:	Department / Division:
6/29/2009	Doug Bach	573-5030	dbach@wycokck.org	jb	Economic Development

Item Description:

A presentation concerning a proposal for updating the Tax Abatement Policy for Kansas City, Kansas, was presented to the Economic Development & Finance Standing Committee on July 6 by Brent Miles, President of the Wyandotte Economic Development Council. Commissioners made recommendations, which have been incorporated into the attached Policy draft. Mr. Miles will be present at the Commission meeting to discuss the Policy.

A copy of Mr. Miles revised slide presentation is attached.

Exhibit A to the Policy is too large a file to print on a normal piece of paper. It is attached separately from the Tax Abatement Policy and is attached electronically only. Mr. Miles will bring hard copies to the meeting.

A resolution is also attached adopting the Tax Abatement Policy as recommended by staff.

Action Requested:

If the Commission approves the Tax Abatement Policy as drafted, adopt the attached resolution.

☐ Publication Required

Budget Impact: (if applicable)

Amount: $
Source:

☐ Included In Budget

☐ Other (explain)

			File Attachment