Economic Development and Finance
Standing Committee Meeting Agenda
Monday, September 12, 2022
5:00 PM

Location: HYBRID
We invite you to view the meeting in person in the 5th Floor Conference Room, Suite 515, Municipal Office building, 701 N. 7th Street, Kansas City, Kansas, or virtually via Zoom webinar.

When: Sep. 12, 2022, 05:00 PM Central Time (U.S. and Canada)
Topic: Standing Committee

Please click the link below to join the webinar:
https://us02web.zoom.us/j/85498429512?pwd=Vzh2OUUzaGN0VEd2d3VBSUljZ1ludz09
Passcode: 336020
Or One tap mobile:
US: +16699009128,85498429512# or +17193594580,85498429512#
Or Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +1 669 900 9128 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 917 or +1 309 205 3325 or +1 312 626 6799 or +1 386 347 5053 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)
Webinar ID: 854 9842 9512
International numbers available: https://us02web.zoom.us/u/kbYuUT8Bwc

Name	Absent
Commissioner Tom Burroughs, Chair	☐
Commissioner Brian McKiernan	☐
Commissioner Chuck Stites	☐
Commissioner Gayle Townsend	☐
Commissioner Andrew Davis	☐
David Haley, BPU Member	☐

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

II. **Revisions to September 12, 2022 Agenda**

III. **Approval of standing committee minutes from April 4, 2022.**

IV. Committee Agenda

Item No. 1 - RESOLUTION: RESOLUTION OF INTENT TO ISSUE INDUSTRIAL REVENUE BONDS

Synopsis: Resolution of Intent to Issue Industrial Revenue Bonds not to exceed $25,000,000 for the Benefit of Sunflower Development Group, LLC (505 Central Avenue Project), submitted by Katherine Carttar, Director of Economic Development.

Tracking #: 211935

Item No. 2 - RESOLUTION: A RESOLUTION SETTING A PUBLIC HEARING ON A REDEVELOPMENT PROJECT PLAN

Synopsis: Resolution setting a Public Hearing on a Redevelopment Project Plan for the 505 Central Avenue for October 27, 2022, submitted Katherine Carttar, Director of Economic Development.

It is requested that this item be fast-tracked to the September 15, 2022, full commission meeting.

Tracking #: 211933

Item No. 3 - REPORT: SECOND QUARTER 2022 CASH INVESTMENTS

Synopsis: Second Quarter 2022 Cash Investments Report, submitted by Andrea Vinyard, Deputy Treasurer.

For information only.

Tracking #: 211818

Item No. 4 - REPORT: SECOND QUARTER 2022 BUDGET VS. ACTUALS

Synopsis: Second Quarter 2022 Financial Performance Compared to Budget of the Unified Government, submitted by Kathleen VonAchen, Chief Financial Officer and Reginald Lindsey, Budget Director.

For information only.

Tracking #: 211934

V. Public Agenda

VI. Adjourn

ECONOMIC DEVELOPMENT AND FINANCE
STANDING COMMITTEE MINUTES
Monday, April 4, 2022

The meeting of the Economic Development and Finance Standing Committee was held on Monday, April 4, 2022, at 5:00 p.m., remotely via Zoom. The following members were present: Commissioner Burroughs, Chairman; Commissioners Davis, Townsend, Stites, Ramirez (substitute for Commissioner McKiernan) and BPU Board Member David Haley. Commissioner McKiernan was absent. The following officials were also in attendance: Alan Howze, Assistant County Administrator; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; Katherine Carttar, Director of Economic Development; Andrea Vinyard, Deputy Treasurer; Reginald Lindsey, Budget Manager; Wesley McKain, Health Department; Misty Brown, Chief Counsel; Patrick Waters, Deputy Chief Counsel; Susan Alig, Senior Attorney; James Bain, Assistant Counsel; Gunnar Hand, Director of Planning & Urban Design; Monica Sparks, Acting UG Clerk; and Terri Kimble, UG Clerk's Office.

Chairman Burroughs said before I call the meeting to order I want to announce that due to COVID-19, some committee members, staff, and public are attending remotely via Zoom as well as on-site.

All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is the current guidance from the Kansas Attorney General.

The public is allowed to participate by Zoom or submit comments by email prior to the meeting and those comments will be included in the record of this meeting. The public also will have an opportunity to provide brief comments from the lobby of the Municipal Office building.

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

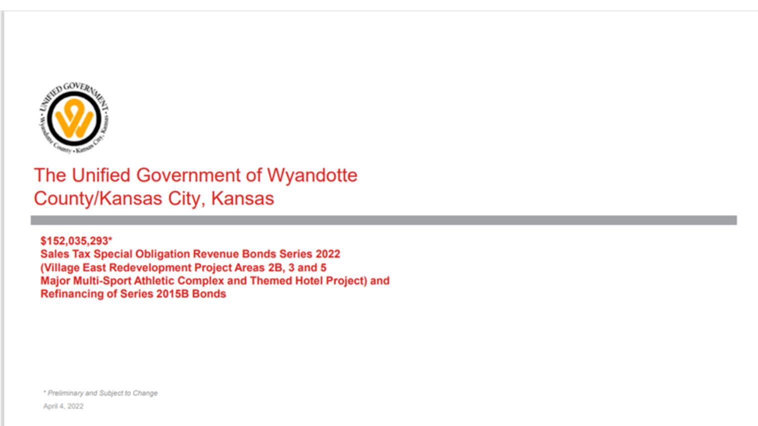
Approval of standing committee minutes from November 8, 2022. **On motion of Commissioner Townsend, seconded by Commissioner Davis, the minutes were approved as submitted**. Roll call was taken and there were five "Ayes," Haley, Davis, Townsend, Stites, Burroughs.

Chairman Burroughs said I do want to welcome Senator Haley, the Board of Public Utilities member tonight. Thank you, David, for joining.

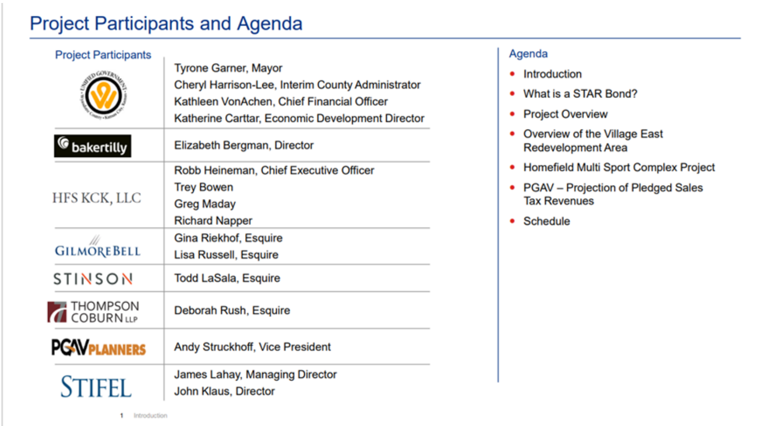
Committee Agenda:

Item No. 1 – 211437…ORDINANCE: HOMEFIELD STAR BOND ISSUE

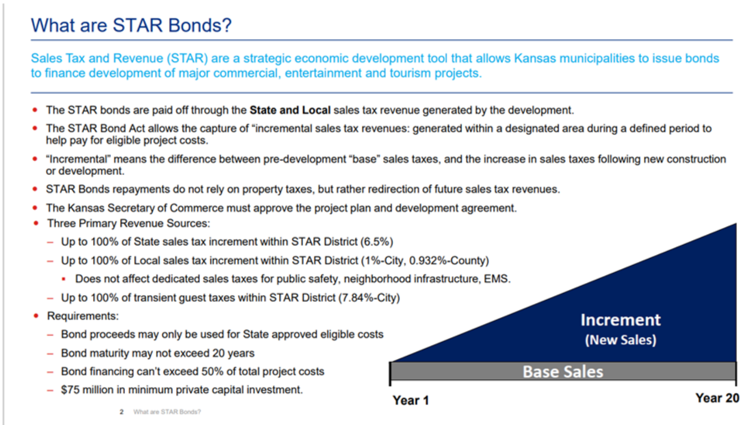
Synopsis: An ordinance authorizing the issuance of Sales Tax Special Obligation Revenue Bonds Series 2022 not to exceed $160,000,000 for the purpose of providing funds to finance eligible costs relating to the Homefield Development in Village East Project Areas 2B, 3 and 5, submitted by Kathleen VonAchen, Chief Financial Officer; and Katherine Carttar, Director of Economic Development. (Link to view documents:) https://xfer.wycokck.org/public/folder/Dmq0xwnYzUmg7lgUqLq9zA/Homefield%20Bond%20Issue. It is requested that this item be fast-tracked to the April 7, 2022, full commission meeting.



Kathleen VonAchen, Chief Financial Officer, said tonight we're presenting the issuance of STAR bonds for the Homefield Project. Specifically, the Village East Redevelopment Project Areas 2B, 3 and 5. It's for a major multi-sport athletic complex and themed hotel project. It also will be covering the refinancing, or the payoff actually, of the 2015B bonds.



With us tonight is our variety of members of the financing team. Here they are listed. All of them are listed in the Official Statement which you have been provided. So, you have been provided all the bond documents including our Official Statement. The financial advisor is Elizabeth Bergman from Baker Tilly. We have representatives from the development team, which is HFS KCK, LLC. Robb Heineman is the Chief Executive Officer, also with us, are some of his team members. Also, with us is Gina Riekhof, who is with Gilmore Bell, our bond counsel, and Todd LaSala, who is our development lawyer. Deborah Rush is the lawyer representing the underwriter, who was the key person in writing the Official Statement. Some of the other team members include Andy Struckhoff, who is the Vice President of PGAV Planners, which is the firm who did our revenue study, which I'll be discussing. Jim Lahay and John Klaus, who are with Stifel, the underwriter for our municipal bond or STAR bond issue. So tonight, what I'm going to do is give a little bit of an introduction here and then talk a little bit about what STAR bonds are, an overview of the project, and an overview of the Village East Redevelopment Area. Then also, specifically, the Homefield multi-sport complex in more detail. An outline of the revenue study conducted by PGAV, and then the schedule for our bond financing.



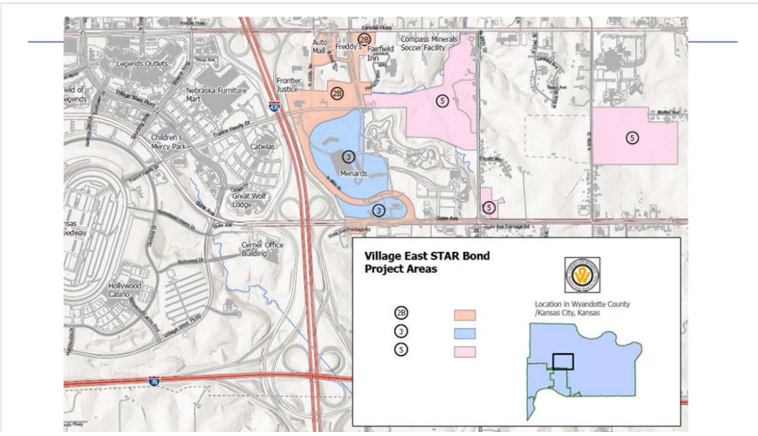
In case others are not aware, STAR bonds is actually a strategic economic development tool that allows municipalities in Kansas to issue bonds to finance major commercial and entertainment and tourism projects. What makes it unique from other, say, tax increment financing tools, is that it partners with the State of Kansas. We utilize it as a pledge for the repayment of the bonds. Tax revenue, from not only our own local sales tax and its tax increment, but also tax increment from the state. What do we mean by tax increment? Well, this chart down below explains it. For example, when we establish this STAR bond district, we did a calculation of how much sales tax and transient guest tax revenue had been generated in the past within the boundaries of that specific district. That became the base sales. The project itself that we're proposing for issuing these bonds will be paid off from additional revenue above the base or what we call the increment.

Just briefly, the pledged revenues are 100% of the state sales tax increment within the STAR bond district, which the state's sales tax is 6.5%. A 100% of the tax increment on the local side which is 1% for the city and 0.932% for the county. By the way, this does not impact or does not utilize any of the dedicated sales tax that we have for public safety, neighborhood infrastructure, or EMS. Then, a 100% of the transient guest tax that we collect, which is 7.84% of a hotel sales.

One of the requirements, briefly, of the STAR bonds is that the bond proceeds may only be used for state-approved eligible costs. The maturity for the bonds cannot exceed 20 years and the bond financing can't exceed the 50% of the total project costs. The last thing is that the STAR bonds need to be matched with a minimum of $75M in private capital investment, and we'll show more how this project meets all those requirements in the coming slides.

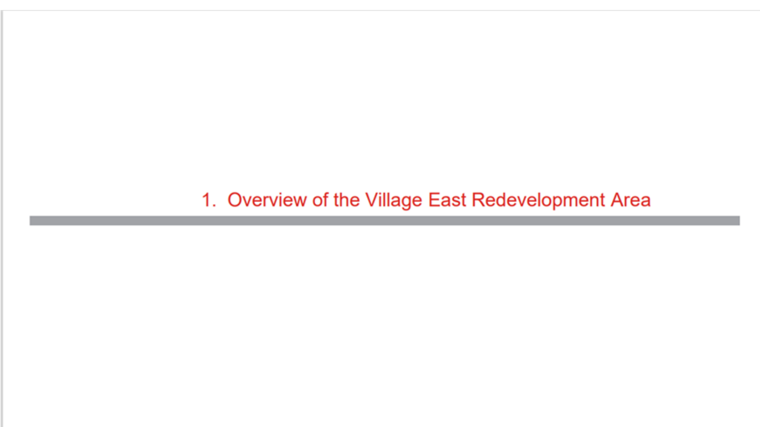
Just to give you a broad overview, this project is referred to as the Homefield's Project. What we're issuing here is it's located within the Village East Redevelopment Area, and it's estimated to collect roughly $9M a year in new property tax at build-out, which will happen about three years from now. One thing that I should point out is that earlier this year in January, the Unified Government entered into an important development agreement with the developer which is going to serve to strengthen the competitive position of the Village East Redevelopment Area for many years to come. This specific project is only with respect to Project Areas 2B, 3 and 5, and it includes the Homefield's Building, the Homefield's Outdoor, Perfect Game Baseball and many baseball fields. It also includes a unique destination experience which is the Margaritaville Hotel and Resort. The total project cost is estimated, right now, to be $648M, of which these STAR bonds are going to be funding about $130M in net bond proceeds for this project. So, the rest is private investment by the developer and his associates. At build-out, we're estimating to collect roughly $10M in new property tax revenue.

These bonds are a special limited obligation and it's only payable from, and secured by, the specific pledged revenues or tax increment from sales and transient guest tax by both the state and the Unified Government. Along with the net proceeds, which is going to fund a portion of the $648M project, we're also—within that, is included the $8.5M financing to pay off the series 2015B STAR bonds, which will remove that UG agreement that we currently have on the 2015B, which has an annual appropriation clause on it that basically says that—well, at the moment the 2015B's have this annual appropriation clause which says that if the respective revenues pledged for those bonds that were issued in 2015 fall short of meeting that service, then the monies have to come from the city general revenue. By refinancing it with the proceeds of these STAR bonds, we will be removing that annual debt appropriation clause for this bond series.

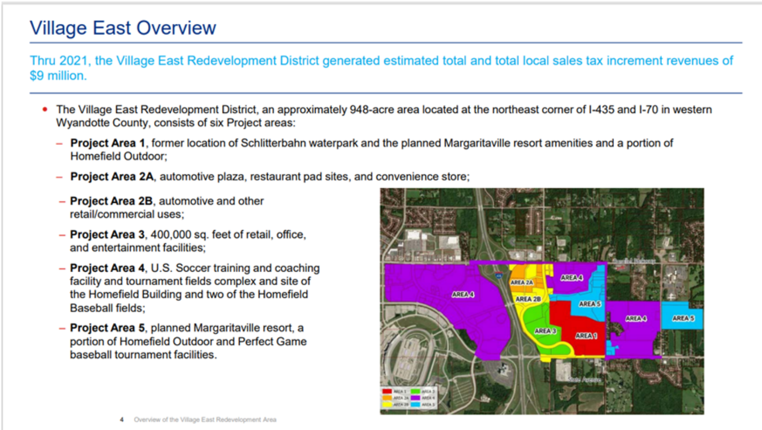


Here's a map of the Village East STAR bond project areas that we're talking about. This is only with respect to the STAR bonds we're issuing tonight or asking for your approval tonight. As you can see here, we've, of course, talked a lot about this project in the past, but we just thought maybe it would be a good idea to give you a broad overview, once again, for those who have not seen the many meetings we've had.

Project Area B is this orange area that starts up here with the auto mall and Freddy's and Fairfield, and it curves around here; all of it is, of course, on the east side of I-435, and follows this road here and then ends up along State Avenue. Project Area 3 includes Menards, in here, and then Project Area 5 are the pink, which are scattered along here, but also here on this corner and then out here off of 90th Street.

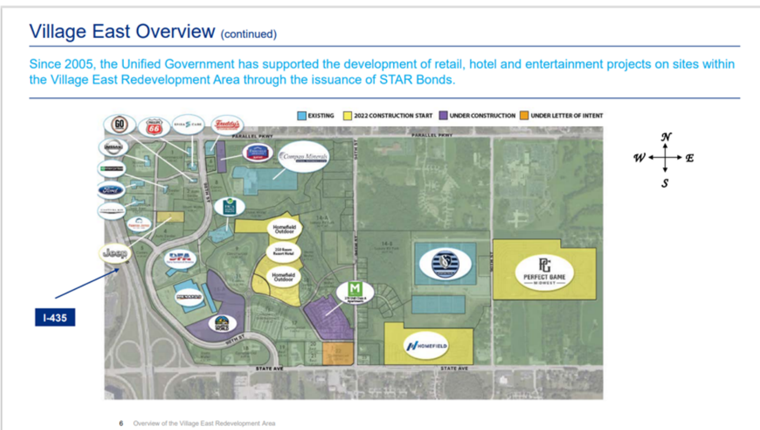


So, just to give you an overview, you understand that the …



Village East Redevelopment Area is a project area that started way back, and I can show you that timeline. Right now, there are actually six different projects areas within the Village East Redevelopment District. It's roughly about 948 acres. Here's all the various districts: Project Area 1 was the location of the former Schlitterbahn Waterpark; Project Area 2A includes automotive and restaurant pads; 2B more automotive and commercial and retail establishments; Project Area 3 has that 400 square foot retail and office and entertainment facility; Project Area 4 is where the U.S. soccer training and coaching facility, a tournament field complex is located, as well as the Homefield's building. Then Project Area 5 is the planned Margaritaville Resort and a portion of the Homefield's Outdoor and Perfect Game.

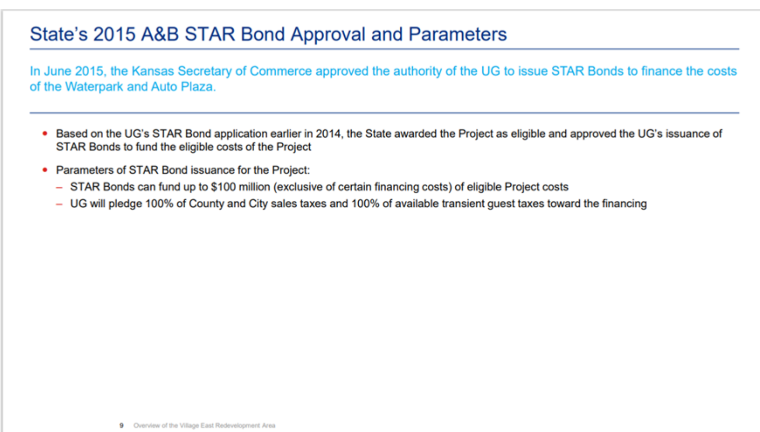
As I mentioned, the timeline, the Village East District started way back in 2005 when there was a development agreement entered into with SBD, and then subsequently about 4 or 5 years later, the Schlitterbahn Waterpark was opened in 2009 or 2010. It was then later expanded or divided into five different project areas and then renamed Village East. It used to be Vacation Village, and then it got renamed to Village East back in 2014. In that same time period, the auto plaza opened, and the Series 2015 Turbo CAP bond issue was done, which paid for the soccer stadium. This series 2015A and B bond issues were issued and those paid for those developments in the northern part of the district. Later, the Project Area 2 was divided into 2A and 2B and that happened in 2016. Then the U.S. Soccer National Training Facility was opened in 2018, if I remember. In 2017 or 2018, the Schlitterbahn Waterpark closed. Then in 2019, began the efforts to redevelop the many other parts of the Village East Redevelopment District. Project Area 5 was expanded. The land where the Schlitterbahn park was previously located was purchased. The Homefield's redevelopment agreement was entered into with our current developer. All of this brings us to our current status, which is that we're now bringing forward to you the opportunity to issue STAR bonds for this Homefield's project.



Generally speaking, here is an example of the many retail activities that are not only there currently but also planned in the future. This map has been shown in the presentations that we have provided previously.

We have a variety of partners, and I won't get into them too much, but here's some additional information. Some of the development partners we've been working with within the Village East District has been Menards and the variety of auto dealers that we have with Toyota, Victory, Honda, Ford and Nissan.

This Village East District also includes the headquarters of Dairy Farmers of America as well as Frontier Justice.



In 2015, the Kansas Secretary of Commerce approved the authority of the UG to issue STAR bonds to finance the cost of the Waterpark and Auto Plaza. The parameters of those STAR bonds was to fund up to $100M exclusive of certain financing costs and that the UG would pledge 100% of the city and county sales tax as well as any available transient guest tax to repay these to that 2015A and B bonds.

Village East Series 2015A and 2015B Outstanding Bonds(1)

A summary of bonds outstanding that are backed (either partially or fully) by sales tax revenues generated in the Village East Redevelopment Project Area 1 and Project Area 2A is found below.

Series	Original Par Amount ($mm)	Current Par Amount Outstanding ($mm)(1)	Final Maturity	Current Lien	Current Ratings
2015 A(2)	$72.9	$60.3	9/1/2031	Senior	NA
2015 B(3)	12.3	8.5	12/1/205	Subordinate	NA
Total	$85.2	$68.8			

(1) Preliminary, subject to change.
(2) $72,900,000 Sales Tax Special Obligation Revenue Bonds (Vacation Village Project Areas 1 and 2A), Series 2015A for the purpose of reimbursing the Developer for a portion of the cost of land acquisition in the STAR Bond District. This issue is secured by and payable solely from Incremental Tax Revenues (as defined in the Indenture) generated in the Waterpark Project located in Project Area 1 and the portion of the Auto Plaza Project located in Project Area 2A.
(3) This $12,260,000 Sales Tax Special Obligation Revenue Bonds (Vacation Village Project Areas 1 and 2A) Subordinate Lien Series 2015B for the purpose of refunding prior bonds issued by the Unified Government that financed street improvements in the STAR Bond District and fund other site improvements within Project Area 2A related to the Auto Park. This issue is secured by and payable solely on a subordinate basis to the Sales Tax Special Obligation Revenue Bonds (Vacation Village Project Areas 1 and 2A), Series 2015A Bonds, from Incremental Tax Revenues (as defined in the Indenture) generated in the Waterpark Project located in Project Area 1 and the portion of the Auto Plaza Project located in Project Area 2A, and certain local sales and compensating use tax revenues and local transient guest tax revenues generated outside the STAR Bond District, to the extent appropriated by the Unified Government Commission for such purposes, and other moneys held by the Trustee pursuant to the Indenture.. **The Series 2015B has an annual appropriation clause requiring City General Fund to cover any shortfalls in debt service payments.**

10 Overview of the Village East Redevelopment Area

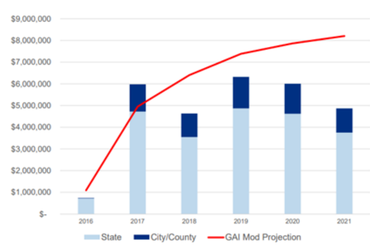
As you can see in this table, in 2015, the A's were issued at $72.9M and the B's were issued at $12.3M for a total of $85M. Those are currently in Project Areas 1 and 2A. The current outstanding balance of these bonds is $16.3M for A, and $8.5M for B. The final maturity is—this is supposed to be 2035—the first one is for 2031 and then the second is for 2035. This is the bond issue that we're going to be folding into the new STAR bonds by refinancing them in that manner.

Historic Pledged Tax Revenues for 2015 A&B Bonds

Village East Redevelopment Area Pledged Tax Revenues for Series 2015 A&B have increased since the issuance of several series of STAR Bonds in 2015. Revenue performance did not meet the 2015 GAI revenue study consultant projections due to the closure of the waterpark and the pandemic.

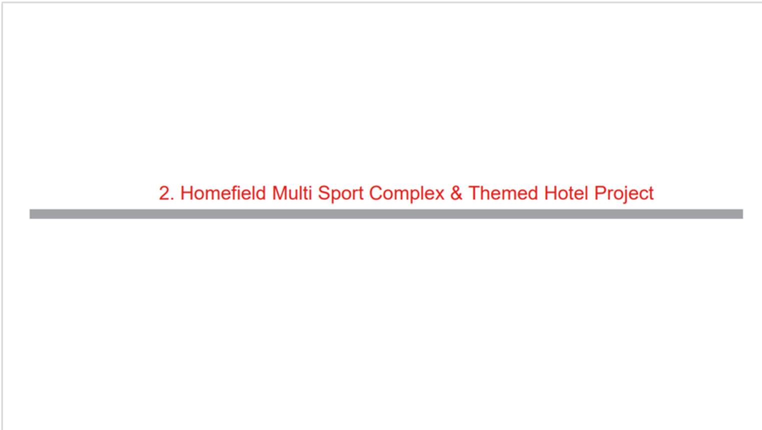
Historic Pledged Increment Sales Tax Revenues
($ in Millions)

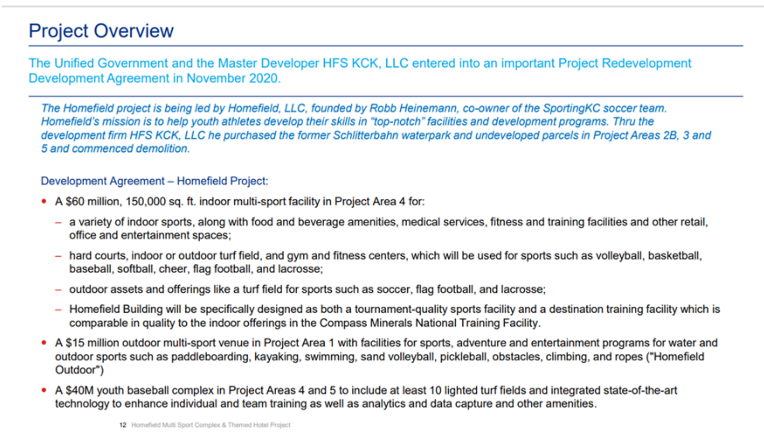
Period	State Tax	Local Tax	Total Tax
Jan.15-Dec.15	$0.55	$0.00	$0.55
Jan.16-Dec.16	0.72	0.02	0.74
Jan.17-Dec.17	4.72	1.25	5.97
Jan.18-Dec.18	3.55	1.09	4.64
Jan.19-Dec.19	4.87	1.45	6.32
Jan.20-Dec.20	4.62	1.38	6.00
Jan.21-Dec.21	3.75	1.11	4.86



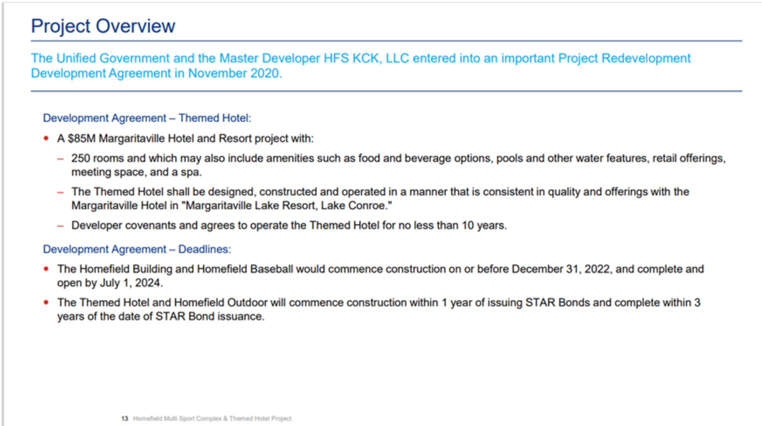
11 Overview of the Village East Redevelopment Area

The pledged revenues for the 2015A and B bonds have not come in as were projected by the GAI Revenue Study conducted at the time that the bonds were issued. As you can see, the city and the county sales tax and transient guest tax revenue is the dark blue. The state portion is that light blue portion. This red line is what the GAI moderate projection had in their revenue study back in 2015, seven years ago. As you can see, the red line is quite a bit higher than the actual revenues that have had been collected. The reason for that is that due to the closure of the waterpark as well the pandemic, at least, in the most recent two years.

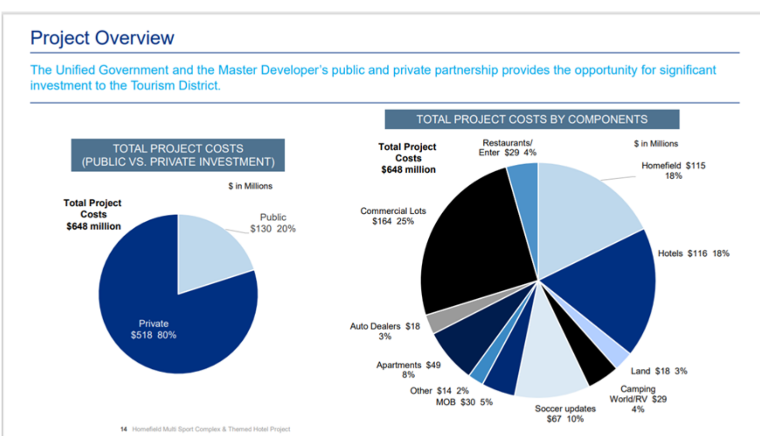




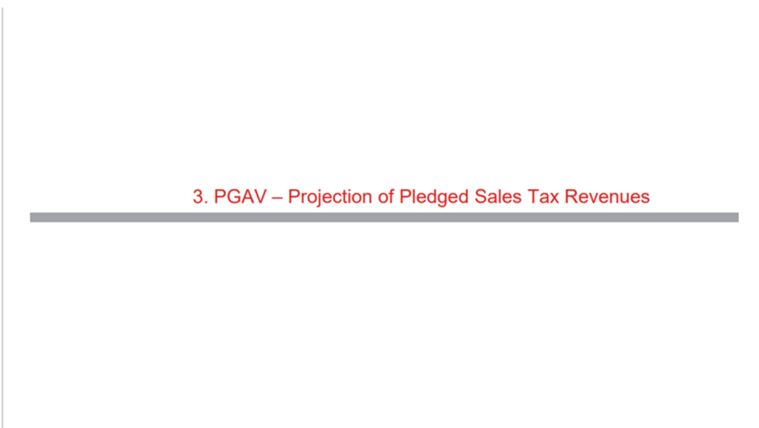
Now I'm going to talk a little but about the Homefield's, the current project. The Homefield Project, of course, is being led by Homefield founder, Robb Heineman, who is the co-owner of the Sporting KC soccer team. The Homefield's mission is to help youth athletes develop their skills in top notch facilities and development programs. So, through the development firm, HFS KCK, LLC, he purchased the former Schlitterbahn Waterpark and undeveloped parcels in Project 2B, 3 and A, and has already commenced demolition. There's a very important development agreement that was then entered into at the beginning of this year and it allowed for, at least for the Homefield Project, it allowed for $60M or 150,000 square foot indoor multi-sport facility and in Project Area 4, a $15M outdoor multi-sport venue in Project Area 1, and a $40M youth baseball complex in Project Areas 4 and 5. So, many amenities with this portion of the development agreement are planned for this project.



With regard to the Themed Hotel, there's an $85M Margaritaville Hotel and Resort that is planned, which will have 250 rooms and which may also include amenities such as food and beverage options, pools and water features, retail offerings, meeting space, and a spa. The Themed Hotel will be designed and constructed and operated in a manner that's consistent with the quality that is provided in various other Margaritaville Lake Resorts such as the one in Lane Conroe. The developer also covenants that this Themed Hotel will be in place for at least 10 years. Some of the deadlines in the development agreement include that the construction will commence on or before December 31st of this year and will be completed and various facilities opened by July 1st of 2024. The Themed Hotel and the Homefield Outdoor will commence construction within one year of the issuance of these STAR bonds and be completed within three years of that issuance date.



Just to give you an idea of the size of this project, these two pies add up to the same amount which is the total project cost of $648M. This navy blue represents the private level of investment of $518M or 80% of the total. The public portion will be $130M. That's what these STAR bonds are. The STAR bonds actually—I'll talk in much more detail about this later. But the issuance of the STAR bonds is for $152M at this time because there is additional financing related costs that are taxed on top of the net proceeds that we're expecting to give towards the project. So, this $130M is the net proceeds amount towards the project. Now the total project cost, broken up by the type of components for the project are here. You can see the largest one is for, I think it's the largest one is for $164M for acquisition of commercial lots, $116M for the hotel, $115M for Homefield activity or buildings and facilities. There's some $18M for land acquisition. Updates to the soccer stadium and other soccer fields with $67M and, well, the rest. So, there's a lot of things happening with this project. We're very excited about it.



So, now when we issue STAR bonds, we are required by, and of course it's a best practice, to hire a third-party consulting firm that does an independent projection of the pledge sales tax revenues and transient guest tax revenues. That firm was PGAV. The actual revenue study is provided in your packet for you to read.

I have provided some summary information of those projections. When the independent consultant does their work, what they look at is the existing development and how much money is being generated with the existing vendors that are there in place already. Then projects how much those revenues will grow into the future, or potentially will be positively impacted by the development in the other areas, or in the—well, by other vendors that are added to the area as a result of the STAR bonds. Freddy's Frozen Custard Restaurant is one of the existing development vendors and we're estimating that $2.3M annually will be generated in sales volume from Freddy's Frozen Custard. There's also the Bernard's Home Improvement Supply and Supplies Department Store, which we are projecting that their annual taxable sales volume per square foot, will be $235.00. The Frontier Justice Firearms retailer, which is also in operations right now, we're estimating that those taxable sales will be $8M, and remember, this is the taxable sales, not the sales tax revenue. This is the volume of retail activity that we're referring to here.

The Camping World recreational vehicle retailer is currently under construction and expected to commence operations in October of 2022. We're estimating sales volume of $40M from that retailer and as well as the Jeep Sport Utility vehicle dealership, which we are expecting those revenues to be—or not revenues, but the annual taxable sales to be roughly $36M. One thing to note is that the proceeds from the Jeep Sport Utility dealership are pledged to the 2015A bonds until they are paid off and then after that they will be pledged to the STAR bonds that we're issuing tonight. So, that is not expected to happen until roughly 2035, if I remember right. But we are expecting this Jeep Sports Utility vehicle dealership to actually open and be operational in the spring of 2023.

Chairman Burroughs said Kathleen, how many more sheets do you have, because we do have the resolution for the sports facility revenue bonds and Homefield Baseball complex. I believe we've had this presentation and I appreciate you walking through it and being as thorough as you are to give the Commission an idea how the structure of the bond is set up, but is there a way we can pick this up just a little bit?

Overview of Proposed Development

Major planned additions *within* Village East Redevelopment Area include Camping World, Jeep Dealership, Fairfield Inn, Perfect Game, and Jimmy Buffet's Margaritaville.

- **Fairfield Inn by Marriott Hotel**:
  - Anticipated to open in August 2023.
  - **PGAV analysis estimates an average daily rate of $139 for this hotel at this location and a stabilized occupancy of 70% in the year 2026 based on trends of hotels of a similar class and characteristics in the Kansas City West submarket.**
- **Perfect Game Amateur Baseball Tournament Facility:**
  - 8 full-sized baseball fields that are convertible to 16 youth-sized baseball fields.
    - These fields may host approximately 3,300 teams in a calendar year, which may bring up to 200,000 visitors (including team members and family members) to the area.
    - Those visitors may also utilize up to 75,000 hotel-room nights to accommodate traveling teams and their family members.
  - **PVAG analysis estimates $8.25 million in annual taxable sales within the Perfect Game facility based each visitor may spend approximately $41.25 during a three-day tournament period (or approximately $13.75 per day) on tickets for admission to games, food and beverages, parking, and merchandise.**
- **Jimmy Buffet's Margaritaville Hotel and Resort:**
  - Has 23 hotel resorts, 2 casino properties, and 21 projects more in development phase in the United States and Mexico.
  - Also features signature restaurant concepts such as the Margaritaville Restaurant, JWB Prime Steak and Seafood, Five O'Clock Somewhere Bar and Grill, and the LandShark Bar & Grill.
  - The closest Margaritaville Resort is located at the Lake of Ozarks in Osage Beach, Missouri. Approximately 396,000 unique visitors stayed at this location during the past 12 months.
  - **PGAV analysis estimates 159,688 visitors to Resort planned to be located partially within Project Area 5 and Project Area 1 based on 250-room hotel may achieve 70% annual occupancy and that the average stay includes 2.5 guests.**
  - **PGAV lodging rate analysis estimates an average daily rate of $319, and that the 36,000 square-feet of food and beverage service area may generate $500 in sales per square foot.**

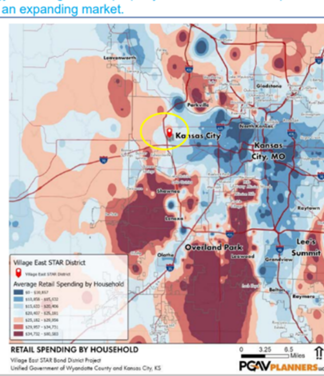
Overview of Proposed Development (continued)

Margaritaville Hotel and Resort Site Map

Market Dynamics – Village East

As Village East approaches its planned build out, the strategy to distinguish the property as a destination has proven to be a viable one as reflected in its tenancy and its performance in an expanding market.

- Competing with other retail centers for the higher average retail spend by household segment – 45-minute drive time from nearly anywhere in the MSA and adjacent to two major interstate highways
- Village East is recapturing retail and food/ beverage activity which had been "leaking" to other counties in the region due to insufficient supply in Wyandotte County



Major Sales Assumptions & Projected Performance by Project Area

- Analyzed all operator's past performance, many with multiple years of experience
- Reduced gross sales to account for tax-exempt sales
- Assumed vacant space is absorbed back into the market over next 2 years, stabilizing at 92% occupancy
- Assumed recovery from recession with higher growth rates initially, then stabilizing at 2.0% annual growth for moderate scenario
- All scenarios include current hotels plus the addition of the Fairfield Inn.

PROJECT AREA 2B SALES

Project Area 2B Components	Size	Unit	Estimated Taxable Sales Per Unit	Estimated Stabilized Taxable Sales	2022	2023	2024	2025	2026
Project Area 2B									
Freddy's Frozen Custard	3,700	SF	$ 575	$ 2,127,500	$ 2,127,500	$ 2,191,325	$ 2,257,065	$ 2,324,777	$ 2,394,520
Fairfield Inn & Suites	88	Rooms	$ 139	$ 3,125,276		$ 937,583	$ 2,812,748	**$ 3,125,276**	$ 3,219,034
Frontier Justice	25,000	SF	$ 625	$ 8,000,000	$ 8,000,000	$ 8,240,000	$ 8,487,200	$ 8,741,816	$ 9,004,070
Totals				$ 13,252,776	$ 10,127,500	$ 11,368,908	$ 13,557,013	$ 14,191,869	$ 14,617,625
Estimated Jeep Vehicle Sales						$ 14,400,000	$ 28,800,000	$ 32,400,000	**$ 36,000,000**

19 PVAG – Projection of Pledged Sales Tax Revenues

Ms. VonAchen said so the following slides kind of outline the demographics that the independent consultant used to develop his projections. These slides here then on slides 19 and 20 actually outline it specifically over the next five years, how much in retail sales by each vendor is going to be collected for each of the three project areas that are going to be supporting this bond issue.

Major Sales Assumptions & Projected Performance by Project Area
(continued)

PROJECT AREA 3 SALES

Project Area 3 Components	Size	Unit	Estimated Taxable Sales Per Unit	Estimated Stabilized Taxable Sales	2022	2023	2024	2025	2026
Menard's	209,000	SF	$ 235	$ 49,115,000	$ 44,203,500	**$49,115,000**	$ 50,588,450	$ 52,106,104	$ 53,669,287
Camping World	33,000	SF	$ 1,212	$ 28,707,150	$ 7,000,000	$ 28,000,000	$ 34,000,000	**$ 40,000,000**	$ 41,200,000
Dairy Farmers of America Office	24,000	SF	Not Applicable						
Totals				77,822,150	51,203,500	77,115,000	84,588,450	92,106,104	94,869,287

PROJECT AREA 5 SALES

Project Area 5 Components	Size	Unit	Estimated Taxable Sales Per Unit	Estimated Stabilized Taxable Sales	2022	2023	2024	2025	2026
Perfect Game Baseball	200,000	Per Capita	$ 41.25	$ 8,250,000		$ 2,722,500	$ 5,775,000	**$ 8,250,000**	$ 8,497,500
Margaritaville	250	Rooms	$ 319	$ 20,376,125				$ 16,300,900	**$ 20,376,125**
Land Shark Restaurant - Total Estimate	36,000	SF	$ 500	$ 18,000,000				$ 12,600,000	**$ 18,000,000**
Land Shark Restaurant - PA5								$ 8,442,000	**$ 12,060,000**
Land Shark Restaurant - PA1								$ 4,158,000	**$ 5,940,000**
General Merchandise	159,688	Per Capita	$ 8	$ 1,277,500				$ 1,022,000	**$ 1,277,500**
Resort Fees	250	Per Capita	$ 25	$ 1,596,875				$ 1,277,500	**$ 1,596,875**
Gross Total Sales								*$ 39,450,400*	*$ 49,748,000*
Subtotal PA 5 Sales Subject to Capture								$ 35,292,400	$ 43,808,000

[1] Taxes paid on Margaritaville's hotel room charges, entertainment, resort fees, and food and beverage purchases are expected to be available for the payment of debt service on the 2022 Bonds. The Margaritaville Resort is planned to be located primarily within Project Area 5 with a major restaurant component, the Land Shark Restaurant being located within Project Area 1. This table shows a breakout of sales estimated with respect to the Land Shark Restaurant, which estimate assumes that approximately 33% of sales at the Land Shark may be transacted by guests not staying at the resort and therefore not charging their purchases through their hotel room.

[2] All taxes paid generated by Perfect Game are expected to be available for the payment of debt service on the Bonds as all tax generating development components are expected to be located in Project Area 5.

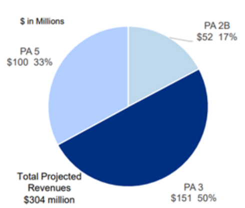
[3] General Merchandise and Recreation assume a per capita spending estimate of $8 and $6 per guest, respectively. The estimated number of guests is 2.5 per occupied room night.

[4] Resort Fees are estimated to be paid per occupied room night.

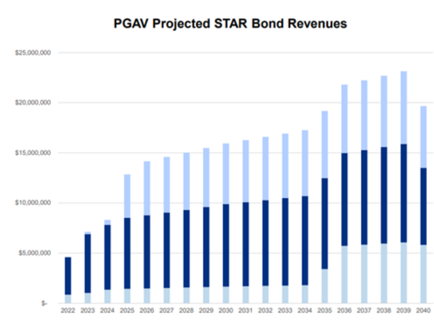
Note: Bolded figures indicate years in which businesses are anticipated to achieve stabilization after which sales are projected to increase at an average annual rate of 3% through 2030 and 2% from 2031-2040.

PGAV Total Projected Performance by Project Area

TOTAL PROJECTED REVENUES BY PROJECT AREA

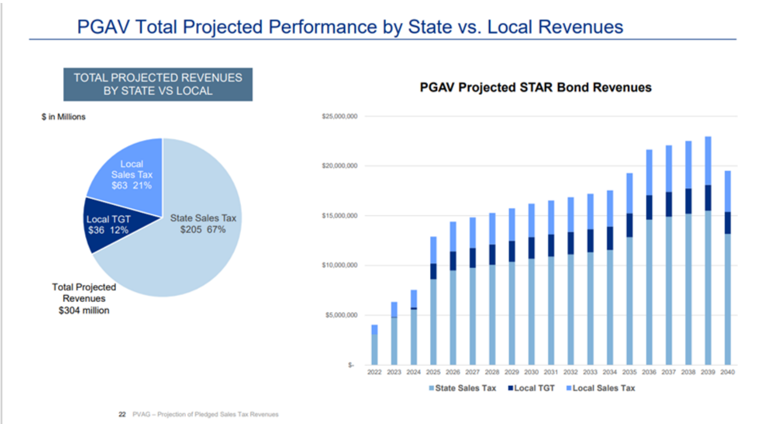


PA 2B	Freddy's, Fairfield Inn, Frontier Justice
PA 3	Menards, Camping World
PA 5	Perfect Game, Margaritaville Hotel



21 PVAG – Projection of Pledged Sales Tax Revenues

Generally speaking, here is how it's broken out. These are the project areas and here's the $304M that are expected to be collected over the 20-year period.



This same revenue is broken up by the local sales and local transit guest tax amounts, as well as the amount coming from the state. It's always a good reminder that the state is a huge partner in this, and they must approve all of these projects. As you can see, $205M of the total revenue is projected is coming from the State of Kansas and with their 6.5% sales tax. I think Commissioner Townsend has a question.

Chairman Burroughs said I don't see the hands, I apologize, committee.

Commissioner Townsend said the question that I have goes back several slides, but a couple things I want to clarify. I thought I heard you mention that with respect to this item 1 and the ordinance for Homefield STAR bond issue, is it the annual expected tax revenue each year will be $10M? [inaudible] an annual figure. **Ms. VonAchen** said the $10M, let's see the $10M, I'm forgetting now.

Commissioner Townsend said this is after build-out. Those are the notes I took. **Ms. VonAchen** said yes, yes. That's just property tax.

Commissioner Townsend said correct, correct. I just want to make sure I understood. So, the anticipated after build-out, new to the coffers of the Unified Government is $10M. **Ms. VonAchen** said that's right.

Commissioner Townsend said second thing was—I think this goes back to your discussion on, I think slide, about 14. I was trying to keep up with it. I heard you mention $152M in STAR bonds, $130M and then I'm seeing $160M. So, again, what are the significance of those numbers. If the $130M is our investment, the UG's investment, courtesy of the STAR bonds, or is it $152M? I'm a bit confused what these numbers mean.

Ms. VonAchen said the documents you have in front of you project authorized STAR bonds at the level of $160M. That's actually sort of, it has some cushion because the market keeps moving and we just want to make sure that we have enough authorization to move forward once we do the pricing which will happen in a few weeks here. But in reality, right now, based on the actual numbers which we have been working with the underwriter and given current market conditions, we're expecting the total bond issue to actually be not $160M, but $152M. I'm going to get into why and what's the difference between that $152M and the $130M here in the next slide.

Commissioner Townsend said okay. You've answered my questions going back to those slides.

2022 STAR Bonds Preliminary Terms(1)

Unified Government of Wyandotte County/Kansas City, Kansas
Sales Tax Special Obligation Revenue Bonds
(Village East Project Areas 2B, 3 and 5)
Series 2022

$152,035,293	• **Par Amount of Bonds**
$130,000,000	• Net Bond Proceeds: Deposit for Projects
$8,611,082	• Net Bond Proceeds: Deposit to Refund Series 2015B
$10,073,147	• Debt Service Reserve
$3,350,401	• Capitalized Interest & Cost of Issuance
Tax Exempt	• Tax Status
Non-Rated	• Credit Rating
March 1, 2041	• Final Stated Maturity
September 10, 2022	• Capitalized Interest Through
Accredited Investors and Qualified Institutional Buyers	• Eligible Bond Purchasers
Debt Service Payments 3/1 & 9/1; 3 Term Bonds w/ Semi-Annual Super Sinker Redemption	• Bond Structure
$20 MM - $5 MM to Developer when Margaritaville starts constructions and $15 MM after construction completed	• Restricted Bond Proceeds
Max DSRF 18-mos of interest, or $10.07 MM	• Debt Service Reserve Fund Size

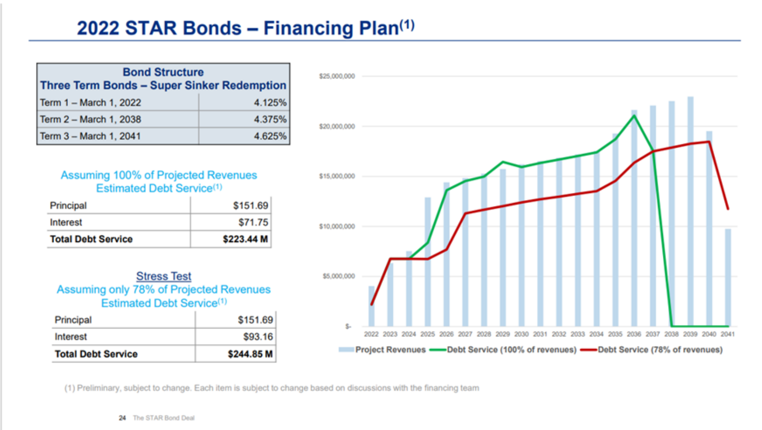
(1) Preliminary, subject to change. Each item is subject to change based on discussions with the financing team

23 The STAR Bond Deal

Ms. VonAchen said so, right off the bat—this slide shows the preliminary term. It's the terms of the STAR bonds. As I mentioned, we're anticipating that the par amounts of the bonds will be issued—totals will be $152M. Of that $152M, only $130M is anticipated to be deposited into the project fund, or the net proceeds for projects. The difference between that $152M and the $130M are these other financing type activities that I'll explain. For example, we're anticipating that we will be paying off the outstanding bonds for 2015Bs, and that's $8.6M. We are establishing a debt reserve which is $10M, and that reflects 18 months of the debt service at the highest level throughout the 20-year period. That's sort of a safety net if we run into any kind of issues with revenue collection in the future, we'll have the money set aside to make our debt service payments on these bonds. Of course, at the end of the term, when the 20 years is up, if we've made, of course, all the payments towards debt service on time, then that $10M will be available to make that last payment of debt service. As a result, we will actually pay off the bonds roughly six months early. That money is available to make the last debt service payment, but it's also available throughout the bond issue in case there are some issues with the reserves.

It also includes another $3.3M for capitalized interest during the construction period as well as some cost of issuance to our underwriter and financing team. Generally, all the bond issue has been deemed by our—opined by our bond council to be a tax-exempt bond issuance. These bonds will not be rated by Moody's or S&P or Fitch. There are non-rated bonds and the first maturity, or the final stated maturity is March 1st of 2041. This capitalized interest that I mentioned of $3.3M has been calculated through September 10th of 2022. Those investors that are eligible to buy these bonds are accredited investors or qualified institutional buyers. The bond—the debt service payment is structured so that we will be making debt service payment on March 1st and September 1st of each year and then there will be three terms bonds with the semi-annual super sinker redemption, which I'll show you here in a moment.

There's also a restricted bond proceeds amount so of the $130M, $20M is going to be set aside in this restricted account, which we refer to as the escrow accounts, and that's to ensure that the Margaritaville starts their construction and completes it according to the parameters set forth in the development agreement. We are proposing that $5M of the $20M would be provided to the developer once he starts construction of the Margaritaville Hotel, but with the rest of the remaining $15M provided to the developer after he completes the Margaritaville Hotel. The reason that this is in place is to ensure or to provide enough incentive for the developer to in fact build and construct all of the facilities that are discussed in the development agreement.



I'm almost done. Just one or two slides more. This is the bond structure. There are three term bonds, and these are the expected coupon rates for those three term bonds that we'll be selling to investors and they have different maturity rates, March of 2022, 2038 and then 2041. Now, we did some—well our underwriter did some analysis given the current market conditions about a week ago, so the market's still moving quite a bit. If all of 100% of the projected revenues as were detailed in the revenue study were to come in as anticipated, then this green line which shows the amount of revenues compared with debt service. So, the debt service—well here's all the revenue here and then the debt service is this green line. As you can see, basically, the redemption of the bonds, we would have sufficient revenues to pay off the last term early, and so as a result, debt service would drop off because all the debt service would be paid down. But if revenues came in 78% of the projected level, then the revenues would be sufficient to make this level of debt service payment over the period.

All right, so the financing schedule is for us to go before the full commission on April 7th and once that's done on this Thursday, we will be posting the preliminary statement for our potential bond investors. The actual pricing of the bonds will happen the 19th and 20th, around that time and then we expect to distribute the final official statement on the 25th with closing happening on May 3rd. So, quite a fast financing, but we've been working on this bond issue for several years now.

In your packet are all of these documents as listed, including the bond ordinance, indenture, the tax distribution agreement, tax compliance agreement, bond purchase agreement, the continuing disclosure undertaking, the preliminary official statement, the revenue study and the term sheet. So, if you have any questions, this is concludes my presentation.

Chairman Burroughs said thank you Kathleen. Very thorough overview. I appreciate you expediting it a little bit. As you stated, this has been out here a while. We do have a few new commissioners, but at this time I do want to open it up for public comment. But before I do that, I'd like to acknowledge Commissioner Townsend. You had a question?

Commissioner Townsend said madam CFO, if you could go back to, I think it's maybe one or two screens prior to the one—right there, right there. Again, what was the significant you talked about, and I can't see this entirely on my screen. What is the significance of the difference in these two lines, one at 100% projected revenues and one at 78%? What was the significance of that, you were trying to show us or tell us with that?

Ms. Von Achen said with the super sinker redemption terms bond structure, what it basically allows us to do is as revenues come in and when the years of these terms are met, then we can basically pay the debt off early, let's say. So, what this is telling, the green is showing that if the revenues come in, as the revenue consultant has projected, then we anticipate that we will be paying off these bonds early and that's why the green lines doesn't go all the way to 2041, it ends roughly in 2038, because enough revenues will be sufficient to pay—redeem those outstanding bonds early. But if the revenues come in roughly 78% of the total projected revenues, the blue is the total projected revenues at 100%. If they only came in at 78%, we would still be able to meet the debt service and the term bond requirements, but it wouldn't be until 2041. That's sort of a worst- and best-case scenario, in other words.

Commissioner Townsend asked, is 2041 the deadline, so to speak, for the payoff? **Ms. VonAchen** said yeah, that's the final maturity.

Chairman Burroughs asked, does any other commissioner have any questions or comments? Seeing none, I will ask, does any member from the public wish to address this item? If so, please go to the microphone, state your name, city of residency for the record. You will be given up to three minutes to make your comments. I see we have Reverend Adri Showalter Matlock.

Reverend Adri Showalter Matlock, resident of KCK, said I'm the Operations Director at Groundwork NRG. I just had a question. Just wondering, for a point of comparison, how much staff time has been spent on negotiating this project and how does that compare to the amount of staff time spent in other areas of the city?

Ms. VonAchen said a lot of staff time has been spent in negotiating this project. Luckily for us, we do have several consultants that have assisted us with that, including Bond Counsel, Gina Riekhof from Gilmore Bell, and Todd LaSala from Polsinelli and Katherine Carttar has also been very involved in the negotiation of the development agreement. Katherine is on the line if she wants to comment. I'm not sure that we've actually quantified the number of hours that have been spent, but they certainly have been sizable and, frankly, though, I don't think they're—it's any different than any other large STAR bond or large economic development project that has been undertaken in the past. I mean I think it was pretty comparable to those projects.

Rev. Showalter Matlock said as a point of comparison though, can you compare it to how much time is, maybe, been spent over the last year in other districts?

Chairman Burroughs said if I may, Reverend, I believe we're talking about the financing mechanism here. I believe that Legal can get you that information. This project is of significance. There has been much discussion with the state, as well as local discussion, in reference to taking down the property, refinancing former bonds, and looking at the continued development. The due diligence done by the Unified Government was slowed down by your Commission to make sure that those answers that you're proposing now would be addressed. We didn't want to run this thing right through, but with that, if Legal wants to answer that comment. I don't know that Kathleen has all the information to answer that comment or question.

Patrick Waters, Deputy Chief Counsel, said I, of course, don't have the information off the top of my head or available right now, but if the Reverend would want to follow up later on and make as open records request, we can see what we can find on that.

Chairman Burroughs said thank you, Patrick. Thank you, Reverend. I show Commissioner Stites. Oh, commissioner, before I go to you, is there any other members of the public that wish to speak? Seeing none.

Commissioner Stites said I think, and I want to confirm, but I think I'm right on previous presentations that I have been involved with, that the developer in this process has paid all of—and I know the question was pertaining probably to time, but the developer has paid for all of third-party outside costs. Is that correct? **Ms. VonAchen** said, yes, that is correct. We entered into a funding agreement with the developer and those costs have been reimbursed by the developer.

Commissioner Davis said I'll say this very quickly. I think it's important for the public and just when we are presenting more on this because I know there are various economic development stages and things that we need to improve, that this deal does come with a commitment of $4.5M for east I-635 development, 500 free tickets to Parks and Rec, as well as an agreement to work with the school districts to provide some use of the facilities. So, I think the earlier question kind of on the east/west comparison. This actually, I think, kind of sets the foundation and, hopefully, the floor for other economic development deals that we can leverage for development east of I-635. With that being said here, I know we have three different items, and I don't know how you wanted to attack this, but I moved to approve this one.

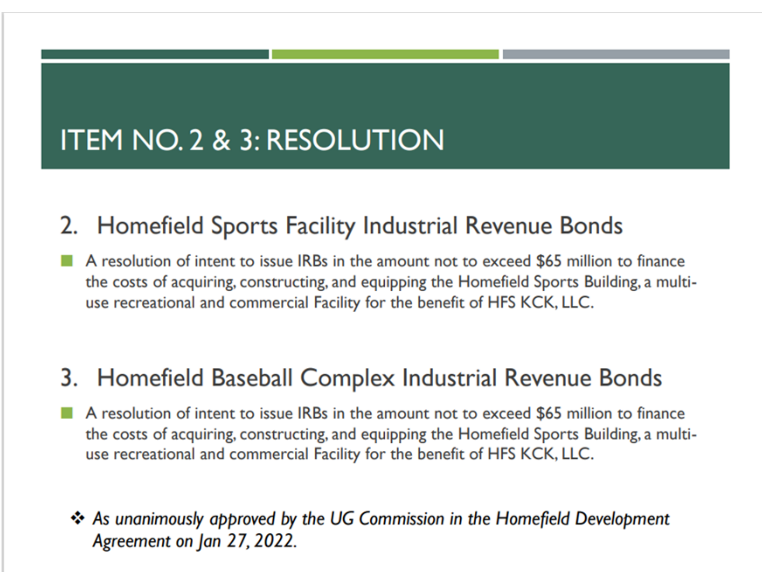
Action: **Commissioner Davis made a motion, seconded by Commissioner Stites, to approve as submitted.**

Chairman Burroughs said we have a motion and a second. No further discussion. I see no other hands; I'd ask Clerk to please call roll.

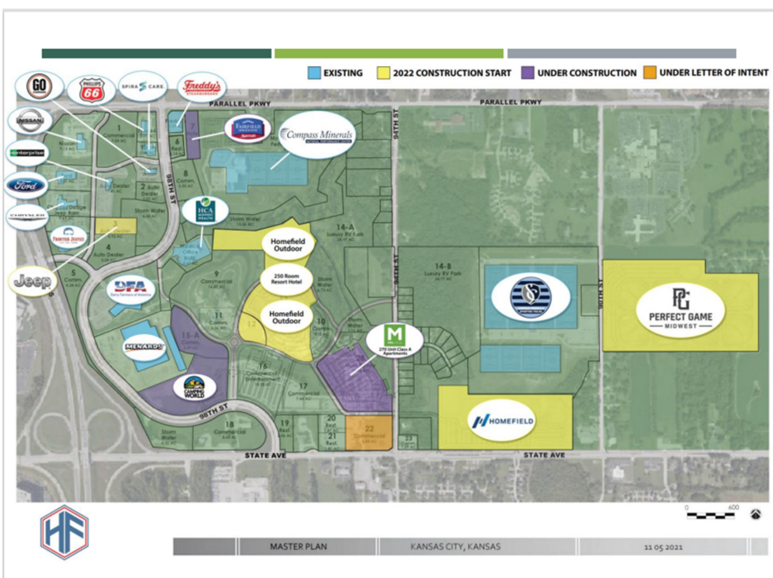
Roll call was taken and there were five "Ayes," Haley, Davis, Townsend, Stites, Burroughs.

Item No. 2 – 211439…RESOLUTION: HOMEFIELD SPORTS FACILITY INDUSTRIAL REVENUE BONDS

Synopsis: A resolution of intent to issue Industrial Revenue Bonds in the amount not to exceed $65,000,000 to finance the costs of acquiring, constructing, and equipping the Homefields Sports Building, a multi-use recreational and commercial facility, for the benefit of HFS KCK, LLC, submitted by Katherine Carttar, Director of Economic Development. It is requested that this item be fast-tracked to the April 7, 2022, full commission meeting.



Katherine Carttar, Director of Economic Development, said I am going to kind of explain these items as a pair. They would require two separate votes and they are two separate components of the overall Homefield Project. So, to first preface this, conceptually, has been unanimously approved by the Unified Government Commission in the development agreement back on January 27th. So, this is really just that next step. A lot of times with economic development projects and you can see here with Kathleen's item that we just discussed, this is something, again, kind of conceptually approved in development agreement. This is the next step and surely this will not be your last vote on a component of a project of this magnitude. So, what is coming before you today, just kind of a reminder, we have agreed, oh, and I saw a typo, I will reference that in a second. What we have done is looked at—because this is a STAR bond project, like all of our other STAR bond projects, they will pay property tax, so all of the privately financed components, your Camping World, the hotel, etc.



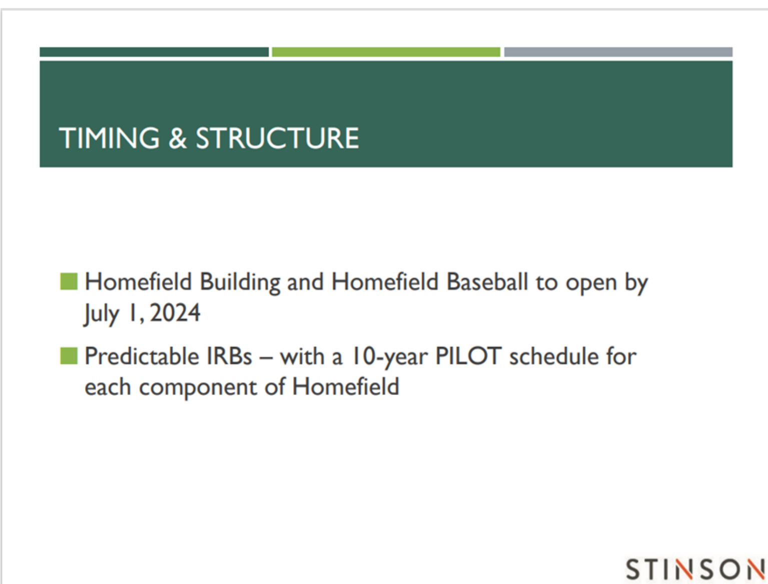
Actually, let's go to this. A lot of these other items, all full property tax. The exception that we made was for the actual Homefield components. There are three components to that. The Homefield's Sports Complex, the baseball complex and Homefield Outdoor. With those, we're not quite there with Homefield Outdoor, but with both the Homefield indoor complex and the baseball complex. The Homefield Indoor Sports Complex is a $65M project. Homefield Baseball is a $45M project. We agreed, again, in the development agreement you have the PILOT schedule there that were part of that back in January, so nothing has changed, that we would put a predictive

PILOT schedule in place for the next 10 years to, again, be able to provide that predictability and assurance that this is kind of what you all can put into your budgets and your proforma for the next 10 years, know exactly to the penny what you will be paying, etc. So, I'll get a little more into that.

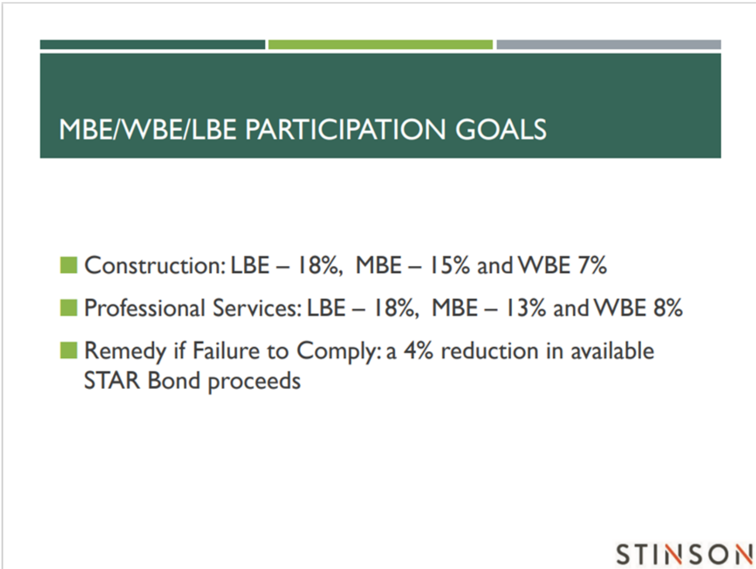
You, of course, all are aware of this project. Kathleen just went through a great presentation, but this is the parcel that will have Homefield Indoor and have that complex on it, right on State Avenue and 90th Street.

That's a rendering.

Then the next project is the baseball complex. This is for reference, just south of Providence Hospital. This is formerly archdiocese land.



So, a couple things, just timing, structure. Timing, we're looking for both of these to open by July 1st of 2024. So, we're on a pretty, as far as, again, projects of this large magnitude on a pretty fast timeline. And, again, these are predictable IRBs, so putting in place a structure that really just shows them what their property tax would be for that 10 years.



This is a related, but I just wanted to make this note because I think it's important. So, as with all projects that receive any type of Unified Government local assistance, there are minority women and local business enterprise participation goals in place. I just want to reference this because normally when we're talking about an IRB, we have two different schedules. So, one, if they meet those goals and two, if they do not meet these goals. This time we did not do that, and the reason is because they have actually a far more significant remedy and a sooner remedy for the Unified Government as part of the STAR bond process. So, if they do not comply with this as part of that disbursement while they're still in construction, we would take that last 4% which when you were talking, again, about $160M, 4% is a very significant amount of money and that would be the remedy in that case. So, that's why you don't see what you normally see with the schedule, which is, if they meet the goals and if they don't so, just a quick note there.

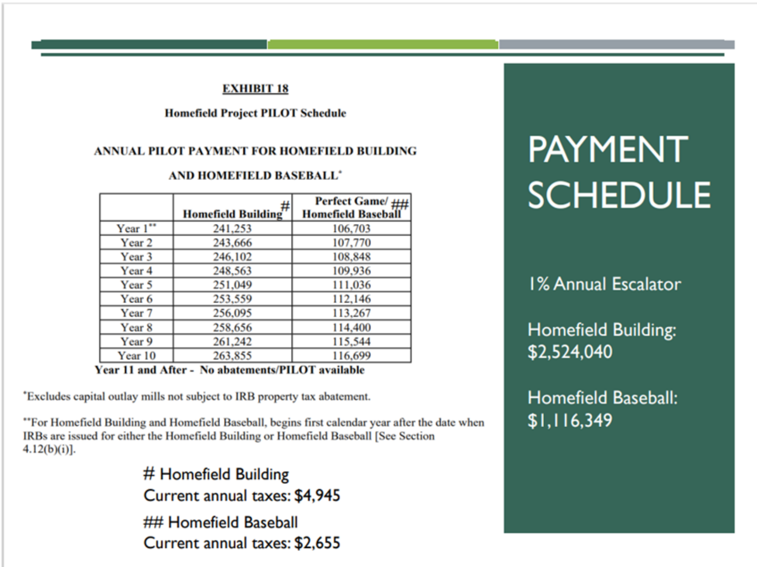


EXHIBIT 18

Homefield Project PILOT Schedule

ANNUAL PILOT PAYMENT FOR HOMEFIELD BUILDING AND HOMEFIELD BASEBALL*

	Homefield Building #	Perfect Game/ Homefield Baseball ##
Year 1**	241,253	106,703
Year 2	243,666	107,770
Year 3	246,102	108,848
Year 4	248,563	109,936
Year 5	251,049	111,036
Year 6	253,559	112,146
Year 7	256,095	113,267
Year 8	258,656	114,400
Year 9	261,242	115,544
Year 10	263,855	116,699

Year 11 and After - No abatements/PILOT available

*Excludes capital outlay mills not subject to IRB property tax abatement.

**For Homefield Building and Homefield Baseball, begins first calendar year after the date when IRBs are issued for either the Homefield Building or Homefield Baseball [See Section 4.12(b)(i)].

Homefield Building
Current annual taxes: $4,945

Homefield Baseball
Current annual taxes: $2,655

PAYMENT SCHEDULE

1% Annual Escalator

Homefield Building:
$2,524,040

Homefield Baseball:
$1,116,349

This is a straight, an exhibit directly from, again, the development agreement that you previously approved back in January. I do want to reference that for the parcel where the Homefield Building is going to be built, they're paying a current—this has actually increased substantially in the last couple years, but their current annual taxes as of 2022 are just under $5K annually. Once they build and have this PILOT structure in place, they will be paying, they'll start out at $241K. There will be a 1% annual escalator and they will end about $260K, almost $264K. So, for those 10 years where we would have received about $50K, we will receive about $2.5M, because of this development. So, we think, again, the predictability knowing they can plan for this. Same with the baseball complex. Right now, that archdiocese land is paying about $2.6K annually. It's actually a larger parcel, but has had nothing on there for years and years and years. So, they will be paying just over a $100K annually. That will, again, escalate every year and so we'll have over $1M for that property when we would have received less than $30K over the course of that same 10-year period. So, with that, again these are two separate resolutions of intent to issue bonds, so two separate items and happy to answer any questions.

Chairman Burroughs asked, does any member of the committee have any questions or comments?

Commissioner Davis said I don't really have a question or anything. I do see Commissioner Ramirez here and I believe he is taking Commissioner McKiernan's spot. Chair, don't know how you want to recognize that, but I just wanted to make that known.

Chairman Burroughs said my apologies to Commissioner Ramirez. Seeing no other questions or comments, does anyone from the public wish to address this item? If so, please go to the microphone, state your name, city of residency for the record. You will be given up to three minutes to make your comments. Staff, I don't see anybody. Okay, seeing none, I would entertain a motion.

Action: **Commissioner Davis made a motion, seconded by Commissioner Stites, to approve as submitted.** Roll call was taken and there were six "Ayes," Haley, Davis, Townsend, Stites, Ramirez, Burroughs.

Item No. 3 – 211440…RESOLUTION: HOMEFIELD BASEBALL COMPLEX INDUSTRIAL REVENUE BONDS

Synopsis: A resolution of intent to issue Industrial Revenue Bonds in the amount not to exceed $45,000,000 to finance the costs of acquiring, constructing, and equipping the Homefield Baseball Complex for the benefit of HFS KCK, LLC, submitted by Katherine Carttar, Director of Economic Development. It is requested that this item be fast-tracked to the April 7, 2022, full commission meeting.

Katherine Carttar, Director, Economic Development, said I would just kind of reiterate everything I just said. I can kind of go over those numbers again, but I kind of went through both. So, happy to answer any questions.

Chairman Burroughs asked, any questions from committee? Seeing none, oh, I do have some, I apologize. Commissioner Davis.

Commissioner Davis said I was going to move to approve, but if Commissioner Townsend has one, go for it.

Commissioner Townsend said my question was if Ms. Carttar could differentiate the two. The difference between the two. I see the difference in the dollars, but it's just the subject matter seems to be almost identical. So, if you could clarify for me the difference in these two resolutions and their purpose. Because the question I would have is why it wasn't just rolled into one resolution and more money? So, that's my question.

Ms. Carttar said these are two separate parcels of ground. One is an actual indoor facility for sports training. That looks like this, and so that is the first one that you all just voted on for not to exceed $65M. The second is, again, this eight-field complex baseball complex on the connected property that was formerly owned by the archdiocese right by Providence Hospital, and this is the not to exceed $45M. This, the Homefield development team, has an agreement and contract with Perfect Game. They would be the management group for these fields, which is, I think is a really positive thing for our community. They're very high analytics and all sorts of things, it's quite the attraction for our community. There are two kind of separate projects there and then, as you can see here, depending on what we would anticipate those appraisals to be, that's how we came up with the different PILOT schedules. That's why the Homefield Building because that's $65M—up to $65M building, that's why we have the heart higher PILOT schedule for the next 10 years versus the Perfect Game/Homefield Baseball Complex. I hope that answered your question, but happy to go into further detail.

Commissioner Townsend said that does. I just wanted to be clear about the differentiation and latter project, the analytics part and the fields, the outdoor part was one of the more recent additions over the last year to this whole Homefields' Project. Thank you, that answered my question.

Chairman Burroughs said I would ask the Clerk if any comments were received from the public?

Ms. Kimble said there were no communications received.

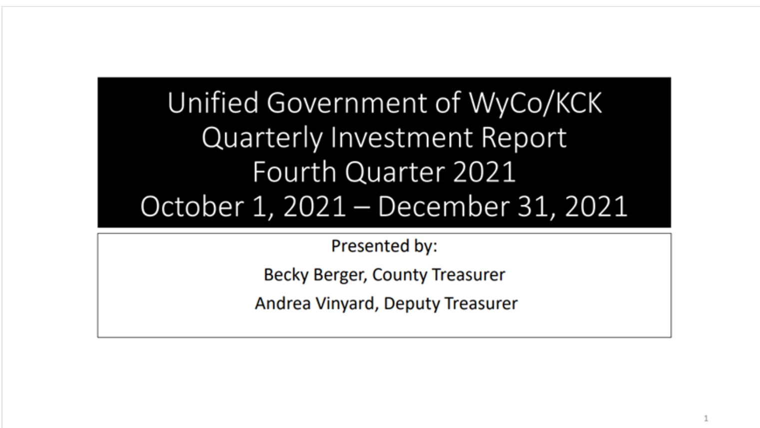
Chairman Burroughs said with that, committee, I'd entertain a motion.

Action: **Commissioner Davis made a motion, seconded by Commissioner Stites, to approve as submitted.** Roll call was taken and there were six "Ayes," Haley, Davis, Townsend, Stites, Ramirez, Burroughs.

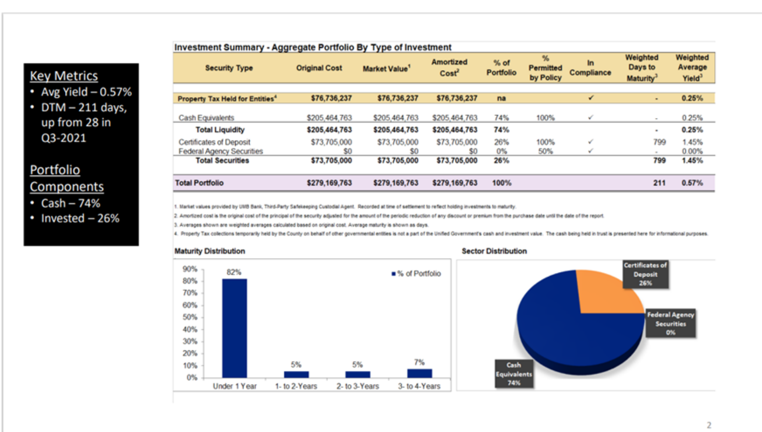
Chairman Burroughs said that was our three action items for the evening. They were significant action items. I look forward to having a quality development in our community that continues to add to their leisure entertainment and sports facilities that we have in our community partnering with the great State of Kansas.

Item No. 4 – 211433…REPORT: 4TH QUARTER 2021 CASH INVESTMENT

Synopsis: Fourth Quarter 2021 Cash Investment Report, submitted by Andrea Vinyard, Deputy Treasurer.



Andrea Vinyard, Deputy Treasurer, said I would like to also include, we have Becky Berger, new County Treasurer, attending as well. She started back in January, replacing Rick Mikesic and she is here as well, if anyone does have any questions for her. I'm here to present the 4th Quarter 2021 Quarterly Investment Report.

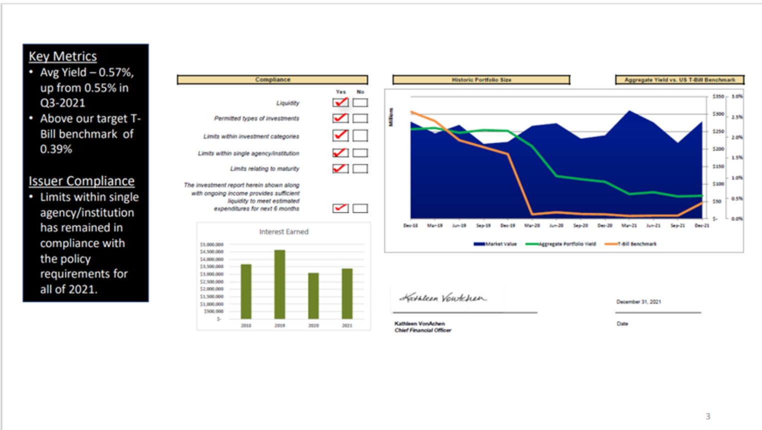


Investment Summary - Aggregate Portfolio By Type of Investment

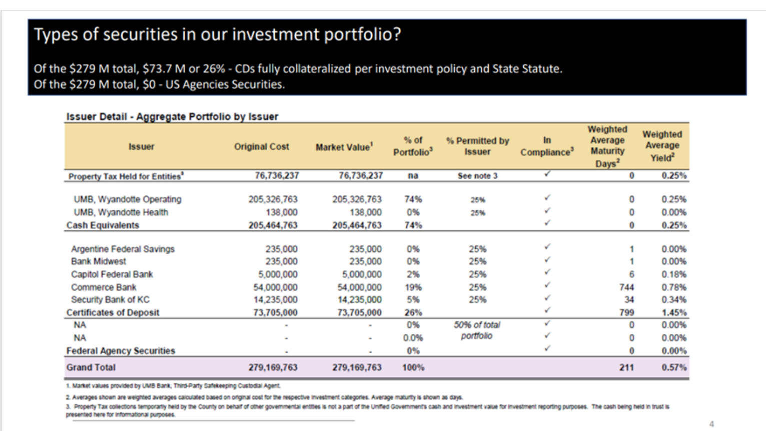
Security Type	Original Cost	Market Value[1]	Amortized Cost[2]	% of Portfolio	% Permitted by Policy	In Compliance	Weighted Days to Maturity[3]	Weighted Average Yield[3]
Property Tax Held for Entities[4]	$76,736,237	$76,736,237	$76,736,237	na		✓	-	0.25%
Cash Equivalents	$205,464,763	$205,464,763	$205,464,763	74%	100%	✓	-	0.25%
Total Liquidity	$205,464,763	$205,464,763	$205,464,763	74%			-	0.25%
Certificates of Deposit	$73,705,000	$73,705,000	$73,705,000	26%	100%	✓	799	1.45%
Federal Agency Securities	$0	$0	$0	0%	50%	✓	-	0.00%
Total Securities	$73,705,000	$73,705,000	$73,705,000	26%			799	1.45%
Total Portfolio	$279,169,763	$279,169,763	$279,169,763	100%			211	0.57%

1. Market values provided by UMB Bank, Third-Party Safekeeping Custodial Agent. Recorded at time of settlement to reflect holding investments to maturity.
2. Amortized cost is the original cost of the principal of the security adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report.
3. Averages shown are weighted averages calculated based on original cost. Average maturity is shown as days.
4. Property Tax collections temporarily held by the County on behalf of other governmental entities is not a part of the Unified Government's cash and investment value. The cash being held in trust is presented here for informational purposes.

The average yield page here is at 0.57%. Days to maturity did go up quite a bit. I will explain in a future slide of that portfolio. We're sitting at 74% in cash. The rest is now invested at 26%.



A few metrics. As we stated, the average yield was at 0.57%. Did go down a bit from Quarter 3, which was at .55%, and so, meeting the average T-Bill rate of .39%. We are above that, as we always tend to be. Big issuance and compliance still within the limits. We hit that goal for all four quarters of 2021, which some of you may know, and most of you may not, was harder for us to handle in probably 2018, 2019 and a little bit of 2020. But I'm please to say that in 2021, we were right where we needed to be based on our policies.

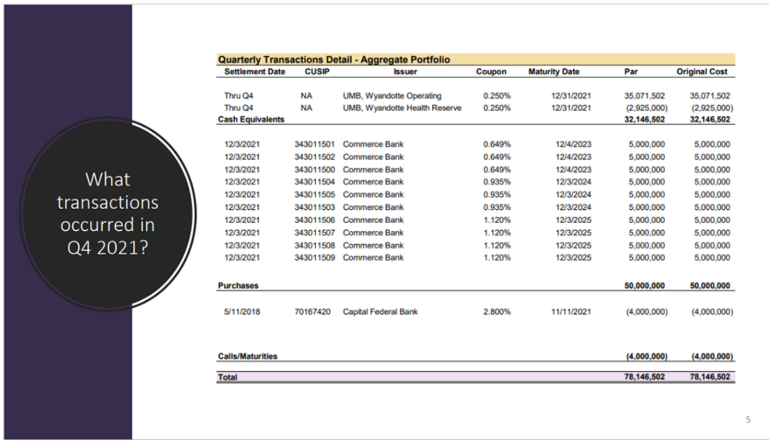


Issuer Detail - Aggregate Portfolio by Issuer

Issuer	Original Cost	Market Value[1]	% of Portfolio[3]	% Permitted by Issuer	In Compliance[3]	Weighted Average Maturity Days[2]	Weighted Average Yield[2]
Property Tax Held for Entities[3]	76,736,237	76,736,237	na	See note 3	✓	0	0.25%
UMB, Wyandotte Operating	205,326,763	205,326,763	74%	25%	✓	0	0.25%
UMB, Wyandotte Health	138,000	138,000	0%	25%	✓	0	0.00%
Cash Equivalents	205,464,763	205,464,763	74%		✓	0	0.25%
Argentine Federal Savings	235,000	235,000	0%	25%	✓	1	0.00%
Bank Midwest	235,000	235,000	0%	25%	✓	1	0.00%
Capitol Federal Bank	5,000,000	5,000,000	2%	25%	✓	6	0.18%
Commerce Bank	54,000,000	54,000,000	19%	25%	✓	744	0.78%
Security Bank of KC	14,235,000	14,235,000	5%	25%	✓	34	0.34%
Certificates of Deposit	73,705,000	73,705,000	26%		✓	799	1.45%
NA	-	-	0%	*50% of total portfolio*	✓	0	0.00%
NA	-	-	0.0%		✓	0	0.00%
Federal Agency Securities	-	-	0%		✓	0	0.00%
Grand Total	279,169,763	279,169,763	100%			211	0.57%

1. Market values provided by UMB Bank, Third-Party Safekeeping Custodial Agent.
2. Averages shown are weighted averages calculated based on original cost for the respective investment categories. Average maturity is shown as days.
3. Property Tax collections temporarily held by the County on behalf of other governmental entities is not a part of the Unified Government's cash and investment value for investment reporting purposes. The cash being held in trust is presented here for informational purposes.

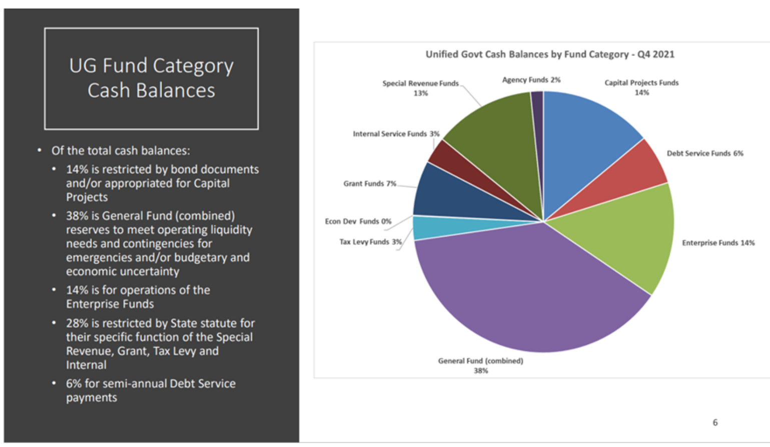
Next, where the portfolio actually sits of that $205M, we are sitting at $73M in cash. That is CDs, fully collateralized. That's a change. That's where some of those days of maturity, we did go out for bid and invest about $50M in the end of 2021 in December. Then, of the additional portfolio of the $279M, we don't have any agencies at this time, so that would be zero.



Quarterly Transactions Detail - Aggregate Portfolio

Settlement Date	CUSIP	Issuer	Coupon	Maturity Date	Par	Original Cost
Thru Q4	NA	UMB, Wyandotte Operating	0.250%	12/31/2021	35,071,502	35,071,502
Thru Q4	NA	UMB, Wyandotte Health Reserve	0.250%	12/31/2021	(2,925,000)	(2,925,000)
Cash Equivalents					**32,146,502**	**32,146,502**
12/3/2021	343011501	Commerce Bank	0.649%	12/4/2023	5,000,000	5,000,000
12/3/2021	343011502	Commerce Bank	0.649%	12/4/2023	5,000,000	5,000,000
12/3/2021	343011500	Commerce Bank	0.649%	12/4/2023	5,000,000	5,000,000
12/3/2021	343011504	Commerce Bank	0.935%	12/3/2024	5,000,000	5,000,000
12/3/2021	343011505	Commerce Bank	0.935%	12/3/2024	5,000,000	5,000,000
12/3/2021	343011503	Commerce Bank	0.935%	12/3/2024	5,000,000	5,000,000
12/3/2021	343011506	Commerce Bank	1.120%	12/3/2025	5,000,000	5,000,000
12/3/2021	343011507	Commerce Bank	1.120%	12/3/2025	5,000,000	5,000,000
12/3/2021	343011508	Commerce Bank	1.120%	12/3/2025	5,000,000	5,000,000
12/3/2021	343011509	Commerce Bank	1.120%	12/3/2025	5,000,000	5,000,000
Purchases					**50,000,000**	**50,000,000**
5/11/2018	70167420	Capital Federal Bank	2.800%	11/11/2021	(4,000,000)	(4,000,000)
Calls/Maturities					**(4,000,000)**	**(4,000,000)**
Total					**78,146,502**	**78,146,502**

Showing what we actually did. Quarter 4, we did 10 single investments of $5M apiece. Commerce Bank was the winning bid on each of those based on bid process following procedure and policy related to our portfolio, additionally, one of Capital Federal investments to mature.



Last, but not least, when I go through the UG Fund Category, cash balances of our balances, 14% is in restricted bond documents such as capital projects. Excuse me, 38% in General Fund such as some of the combined funds reserved, meaning the liability for contingencies, budgetary needs things like that, emergencies, 14% in the Enterprise Fund, and then 28% is for restrictions for state statute, and then last is 6% for the annual debt service payments that we make. That's all I have to present. Anyone have any questions? I'm open or any comments, anything for me?

Chairman Burroughs said any questions or comments? Seeing none, I'll ask the Clerk if there are any comments received from the public. **Ms. Kimb**le said there was no communication received from the public.

Chairman Burroughs said I will state that the 38% for reserves, we have really exceeded our reserve requirement in our budget. I'm really pleased to see we're in compliance with everything that you put forward Andrea, and thank you for the presentation.

Any other comments, committee? Seeing none, this was for information only.

Action: For information only.

Item No. 5 – 211435…REPORT: 4TH QUARTER 2021 BUDGET REVISIONS

Synopsis: Fourth Quarter 2021 Budget Revisions Report, submitted by Reginald Lindsey, Budget Manager.

BUDGET REVISIONS $10,000 OR GREATER - 4th QUARTER 2021 *(For information only)*

ENTRY	FUND	DEPARTMENT	CMIP/OPERATING	DESCRIPTION	FUNDING SOURCE	AMOUNT	DATE APPROVED
1	City General	Police	Operating	Ammunition Shortage	Inside Department	$26,311	October 12, 2021
2	Dedicated Sales Tax	Police	Operating	Mobile Phone Budget Shortage	Inside Department	$45,000	October 14, 2021
3	City General	Police	Operating	Technology Vacancy Solution	Inside Department	$13,150	October 14, 2021
4	County General	Sheriff	Operating	Clothing	Inside Department	$46,000	October 25, 2021
5	Dedicated Sales Tax	Police	Operating	Air Filtration System	Inside Department	$35,100	November 9, 2021
6	County General	Buildings & Logistics	Operating	Caretaker Vacancies	Inside Department	$38,000	November 22, 2021
7	Dedicated Sales Tax	Police	Operating	Promotional Testing	Inside Department	$43,240	November 22, 2021
8	Sunflower Hills	Parks & Recreation	Capital	Course & Facilities Improvements	Inside Department	$45,000	November 23, 2021
9	County General	Sheriff	Capital	Capital Improvements	Inside Department	$17,500	December 1, 2021
				GRAND TOTAL		$309,301	

Reginald Lindsey, Budget Manager, said I am going to talk about budget revisions $10K or greater. It was done in the 4th Quarter of 2021. To give a little background, when departments request to shift funds greater than $10K or have money added to their budgets from contingencies, they have to move the request to the County Administrator's Office for signature. If their request is over $50K and vital to operation, it also goes to Mayor Garner's Office for approval. If the request is not vital, it comes to the standing committee for approval. If it's approved here, it then goes to the full commission.

In the 4th Quarter of 2021, we had a total of nine budget revisions that were done. All of them were done within the department, and when I say within the department, sometimes the department doesn't have the funding within their own budget, so we'll dip into contingencies to help fund whatever they need.

So, of those total nine revisions, five of them were from the Police Department and two of them were from the Sheriff's Office or Sheriff's Department, and then one was from Building & Logistics, and one from Parks and Rec. That's pretty much what I wanted to present to you all today regarding the 4th Quarter budget revisions for 2021.

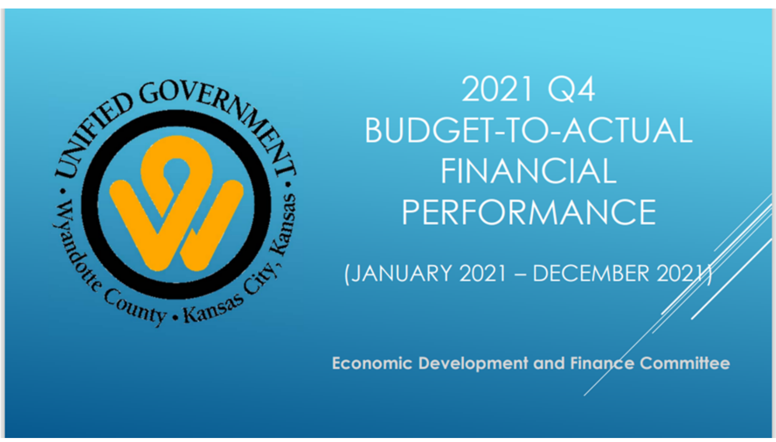
Chairman Burroughs said, thank you Reggie, I appreciate you bringing that forward. Are there any questions from the Commission in reference to the $10K excess? I don't see any hands from the Commission. I see no hands from the public.

Clerk, do we have anybody from the public wanting to speak? **Ms. Kimble** said no communication from the public.

Action: For information only.

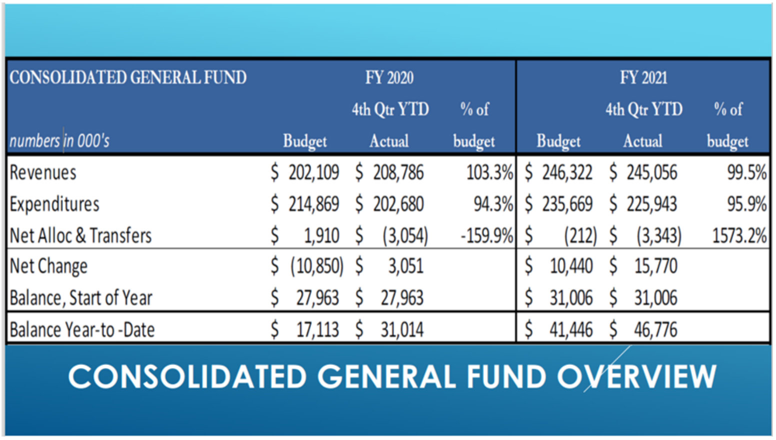
Item No. 6 – 211436…REPORT: 4th QUARTER 2021 BUDGET VS. ACTUALS

Synopsis: Fourth Quarter 2021 financial performance compared to budget of the Unified Government, submitted by Debbie Jonscher, Deputy Chief Financial Officer; and Reginald Lindsey, Budget Manager.



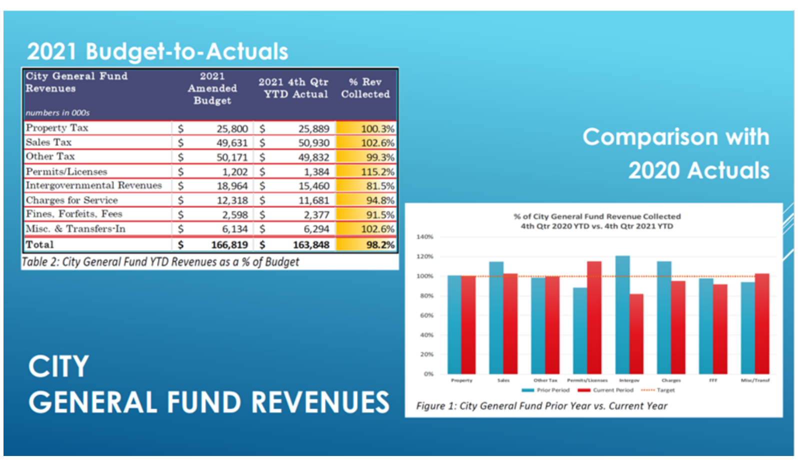
Debbie Jonscher, Deputy Chief Financial Officer, said this is the 2021 Quarter 4 Budget-to-Actual Financial Report. I'm going to start out talking about the revenues and then I will let Reginald Lindsey, our Budget Director, present the expenditure side.

We're going to start out with the Consolidated General Fund, and I will just note that the General Fund is the primary operating account for the Unified Government, and it accounts for the majority of the operating activities. The Consolidated General Fund contains three information for three General Funds; that's the City General Fund, the County General Fund, and the Parks and Recreation General Fund.



CONSOLIDATED GENERAL FUND	FY 2020			FY 2021		
		4th Qtr YTD	% of		4th Qtr YTD	% of
numbers in 000's	Budget	Actual	budget	Budget	Actual	budget
Revenues	$ 202,109	$ 208,786	103.3%	$ 246,322	$ 245,056	99.5%
Expenditures	$ 214,869	$ 202,680	94.3%	$ 235,669	$ 225,943	95.9%
Net Alloc & Transfers	$ 1,910	$ (3,054)	-159.9%	$ (212)	$ (3,343)	1573.2%
Net Change	$ (10,850)	$ 3,051		$ 10,440	$ 15,770	
Balance, Start of Year	$ 27,963	$ 27,963		$ 31,006	$ 31,006	
Balance Year-to -Date	$ 17,113	$ 31,014		$ 41,446	$ 46,776	

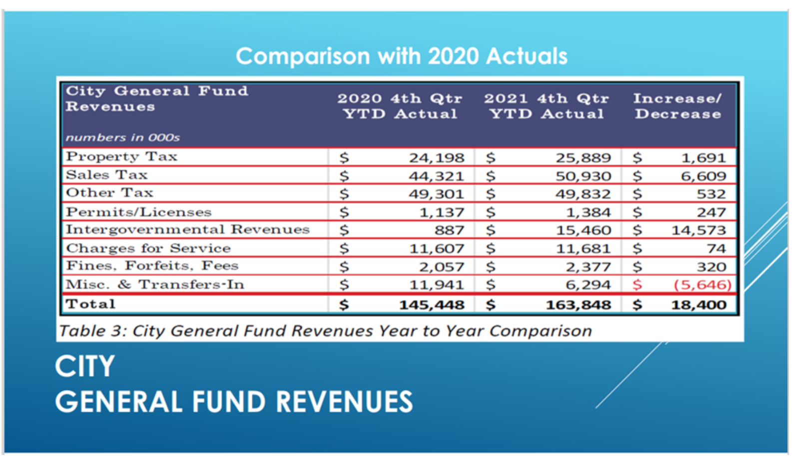
This first table here is showing a comparison of the 4th Quarter year-to-date totals for revenues and expenditures and fund balance for 2020 compared with 2021. So, just note, starting out with the revenues, you will see that in 2020, actual revenues collected exceeded the budget amount. The total collected was 103.3% of budget expenditures, the amount spent compared with budget was 94.3%. Then I'll move over to the fiscal year 2021, 4th Quarter year-to-date. For revenues, we are at 99.5% of budget and expenditures are at 95.9% of budget. I'll just note, that when we budgeted for 2021, in the Amended Budget, the net change that we were expecting or projecting was $10.4M, which would increase our fund balance to $41.4M. For the actuals, our net change was actually $15.7M, bringing our year-to-date fund balance to $46.7M.



City General Fund Revenues numbers in 000s	2021 Amended Budget	2021 4th Qtr YTD Actual	% Rev Collected
Property Tax	$ 25,800	$ 25,889	100.3%
Sales Tax	$ 49,631	$ 50,930	102.6%
Other Tax	$ 50,171	$ 49,832	99.3%
Permits/Licenses	$ 1,202	$ 1,384	115.2%
Intergovernmental Revenues	$ 18,964	$ 15,460	81.5%
Charges for Service	$ 12,318	$ 11,681	94.8%
Fines, Forfeits, Fees	$ 2,598	$ 2,377	91.5%
Misc. & Transfers-In	$ 6,134	$ 6,294	102.6%
Total	**$ 166,819**	**$ 163,848**	**98.2%**

These next two slides I'm just going to talk about detail for revenues for the City and County General Fund. The next several slides—so we're going to start out talking about the City General Fund. This first table here is the budget-to-actuals for 2021. You can see the Amended Budget for revenues, we had a total of $166.8M. The actual revenue collected through the 4th Quarter was $163.8M, meaning that we collected 98.2% of all of our revenues budgeted. Just note, that property tax, which accounts for 16% of the revenue in the City General Fund was collected at 100.3%, so just over the amount that was projected. Sales Tax, which accounts for 29% of the City General Fund revenue, we collected 102.6%. Other Taxes, which include motor vehicle taxes franchise tax; the BPU PILOT accounts for 30% of their revenues and we collected 99.3%. Permits and Licenses, we were at 115%. Intergovernmental Revenues which include grants, which would include the ARPA revenue replacement and FEMA reimbursements, we're at 81.5%. Charges for Service; which includes fees that we collect for, as well as the largest charges for service is the trash and residential trash and recycling fee, which accounts for about $8.6M of that total, and we were at 94.8%. Fines and Fees are at 91.5% and then Miscellaneous and Transfers in, we're at 102.6%.

This next graph, the table over here, just shows a comparison of the percent of budget collected for the 4th Quarter 2020 and 4th Quarter 2021. The blue column shows the prior period, which would be 2020. The red shows the current period, 2021.



City General Fund Revenues *numbers in 000s*	2020 4th Qtr YTD Actual	2021 4th Qtr YTD Actual	Increase/ Decrease
Property Tax	$ 24,198	$ 25,889	$ 1,691
Sales Tax	$ 44,321	$ 50,930	$ 6,609
Other Tax	$ 49,301	$ 49,832	$ 532
Permits/Licenses	$ 1,137	$ 1,384	$ 247
Intergovernmental Revenues	$ 887	$ 15,460	$ 14,573
Charges for Service	$ 11,607	$ 11,681	$ 74
Fines, Forfeits, Fees	$ 2,057	$ 2,377	$ 320
Misc. & Transfers-In	$ 11,941	$ 6,294	$ (5,646)
Total	**$ 145,448**	**$ 163,848**	**$ 18,400**

Table 3: City General Fund Revenues Year to Year Comparison

This next table for the City General Fund just shows a comparison of the 4th Quarter year-to-date actuals for 2020 and 2021. It's just showing the same information that we provided on the previous slide, but it just shows the comparison year-to-date 2020 and 2021. So, in 2020, we collected a total of $145.4M for the City General Fund and in 2021, we collected $163.8M for a difference of $18.4M. This last column shows where the increases and decreases were. As you can see, property and sales tax or both above the prior year, as well as the intergovernmental revenue, which is where the ARPA revenue is shown for the revenue loss, revenue replacement funds, that are included and this is just for the City General Fund.

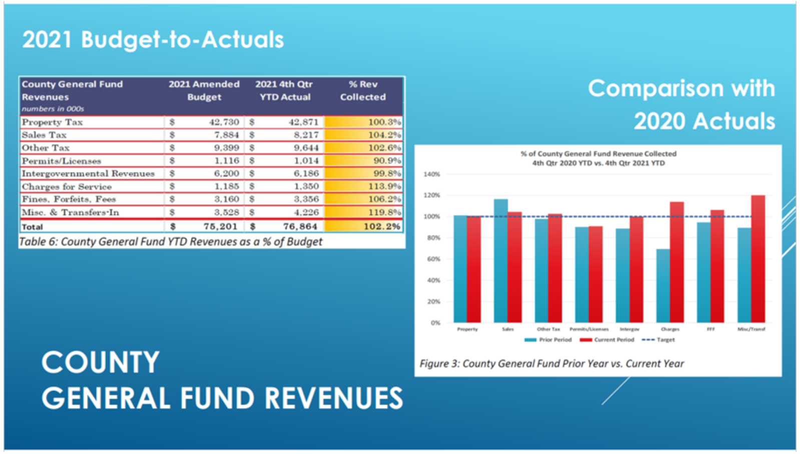
Chairman Burroughs said, Debbie, if I may, may I ask about the miscellaneous transfers in because that is basically a $5M difference. Can we talk about what those are?

Ms. Jonscher said I know that this is the difference, it would be, if we may have had some additional transfers in 2020. I'm not recalling anything specific. I just know that this is just showing that we did not—I believe we didn't transfer as much. Let me look at the total. I don't know what was included in 2020. I might have to go back and pull up what was included in all the transfers. I'm not—I know this, the $6.294M is fairly close to the budgeted amount for 2021. I see Kathleen has her hand up. She may be able to comment on what that transfer was.

Kathleen VonAchen, Chief Financial Officer, said I don't remember off-hand specifically what the $11.9M in 2020 was comprised of, but I do know that due to the pandemic, there were—in order to balance the budget in 2020, there were a number of transfers that occurred between funds in order to continue operations. Those were all, of course, approved by the Commission. There was also, the miscellaneous also includes $2M revenue that came in as a result of selling property related to the Amazon project. I'm forgetting the name of it now, where is it—north of Parallel. I'm forgetting the name of it. **Chairman Burroughs** said the Woodlands.

Ms. VonAchen said, yes, that's it. So, that was, I know that was $2M of it. Each year transfers vary quite a bit from year-to-year, so that's why you see the year-to-year comparison being so different.

Chairman Burroughs said the purpose of that question was to ensure that the public knows that we didn't lose money, we just didn't have the money to transfer into the account.

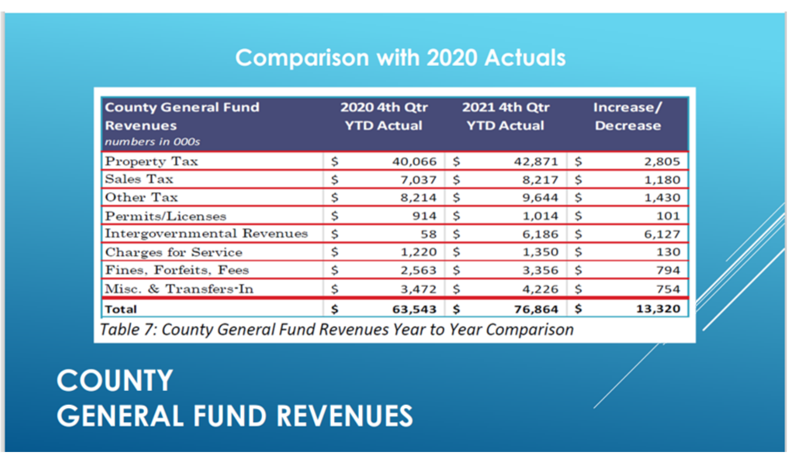


County General Fund Revenues *numbers in 000s*	2021 Amended Budget		2021 4th Qtr YTD Actual		% Rev Collected
Property Tax	$	42,730	$	42,871	100.3%
Sales Tax	$	7,884	$	8,217	104.2%
Other Tax	$	9,399	$	9,644	102.6%
Permits/Licenses	$	1,116	$	1,014	90.9%
Intergovernmental Revenues	$	6,200	$	6,186	99.8%
Charges for Service	$	1,185	$	1,350	113.9%
Fines, Forfeits, Fees	$	3,160	$	3,356	106.2%
Misc. & Transfers-In	$	3,528	$	4,226	119.8%
Total	**$**	**75,201**	**$**	**76,864**	**102.2%**

Table 6: County General Fund YTD Revenues as a % of Budget

Figure 3: County General Fund Prior Year vs. Current Year

Ms. Jonscher said I'll continue on. These next two slides will be for the County General Fund. Here we're showing the 2021 Budget-to-Actuals for the county. The total 2021 amended revenue budget was $75.2M. The total revenue collected was $76.8M, thereby, we collected 102.2% of the total revenue budgeted. Just note that property tax once again at 100%, just slightly over 100% and we'll just note in the County General Fund, Property Tax accounts for almost 60% of the total budget. Sales tax accounts for 10%, and we collected 104.2% there. Other Taxes, which include motor vehicle taxes and delinquent accounts for about 12%, and we were at 102.6% there. Permits and Licenses at 90.9%. Intergovernmental Revenues 99.8%. Charges per service 113.9%, and the largest charge for service there is the jail fee on the county side. Fines and Fees at 106%. That includes penalties, auto license fees, and District Court Fees. Then Miscellaneous at 119.8%. The graph is just showing, once again, the comparison. It's a percent of budget—it's a percent of the revenue collected compared to budget, so it shows the prior year and the current year.



County General Fund Revenues *numbers in 000s*	2020 4th Qtr YTD Actual		2021 4th Qtr YTD Actual		Increase/ Decrease	
Property Tax	$	40,066	$	42,871	$	2,805
Sales Tax	$	7,037	$	8,217	$	1,180
Other Tax	$	8,214	$	9,644	$	1,430
Permits/Licenses	$	914	$	1,014	$	101
Intergovernmental Revenues	$	58	$	6,186	$	6,127
Charges for Service	$	1,220	$	1,350	$	130
Fines, Forfeits, Fees	$	2,563	$	3,356	$	794
Misc. & Transfers-In	$	3,472	$	4,226	$	754
Total	**$**	**63,543**	**$**	**76,864**	**$**	**13,320**

Table 7: County General Fund Revenues Year to Year Comparison

Then the final slide for the County General Fund revenues, this shows the year-to-date comparison of 2020 with 2021. So, in 2020, the total revenues collected for the County General Fund at \$63.5M. In 2021, we collected \$76.8M. That being a difference of \$13.3M, and here you can see where those increases were. I will just note on the Intergovernmental Revenues, this is, once again, where the ARPA revenue is shown in the budget. And that's all I have for revenues if there's any questions.

Chairman Burroughs said not a question, but the Intergovernmental Revenues, even though with the ARPA funding going in, that still is only \$6M of the \$13.320M that we brought in. So, these budget numbers are very promising, in light of what we went through, so thank you.

Ms. Jonscher said that's correct. About another 5% was between the other tax revenue, \$5M.

Chairman Burroughs said we have been somewhat conservative on our sales tax and use tax. I think it's evident when we see these numbers, especially the other tax. When we see the growth in it, as well as the property tax, we see \$2M, almost a \$3M increase in property tax and we see an overall, a \$13M increase in total revenue in the county side, so I think that's promising. We will be ready to address this within the budget process.

And, if I may, colleagues, I would just state that, as we move forward, Debbie or Kathleen, either one of you, is there a reason why we wait until after the 1st Quarter of the year to get our 4th Quarter actuals?

Ms. VonAchen said well, yes, there is. We like to provide as accurate information as possible. The revenues come in and we know, for the most part, what they are fairly soon, early on. It takes about a month or two for us to book all of the transactions into our financial system. It actually takes about six weeks to do that. There's always a lag and that's because of, frankly, our financial system and business processes are little time intensive and kind of done by hand. The financial system that we're currently installing, we are going to be automating a lot of these processes so they'll be much more streamlined. We're anticipating with the implementation of this new financial system, which is planned for October of this year, we'll be able to provide financial information much sooner. The current processes that we have in place are just very time intensive and so that's why it takes a while for us to get all the data properly entered into our financial system and reviewed and approved.

Chairman Burroughs said I just know as we approach the budget meetings that we have and it's nice to have this information, so, we as commissioners, can start looking at the budget and I know it may take not more than two months, but here we are halfway into April or beginning first of April and we're just now getting 4th Quarter Actuals. It would be nice if—I look forward to having a new program to get these numbers out more rapidly, especially before we start the budget process, so thank you.

Any comments from the Commission? Seeing none. Any of the attendees have any comments or questions. I see Reverend Adri Showalter Matlock. You have three minutes to make your comments. Please come to the microphone and state your name and city of residency for the record.

Reverend Adri Showalter Matlock, resident of KCK, said I just had a question of clarification for Ms. Jonscher. You mentioned that the largest portion of revenue from the charges for service come from the jail. Can you expand on what you meant by that? What does that mean?

Ms. Jonscher said sure. It's a fee that's collected by the county for jail services. It's a payment from the city to the county.

Rev. Showalter Matlock said okay, so, the City of Kansas City, Kansas, pays the county for operating the jail.

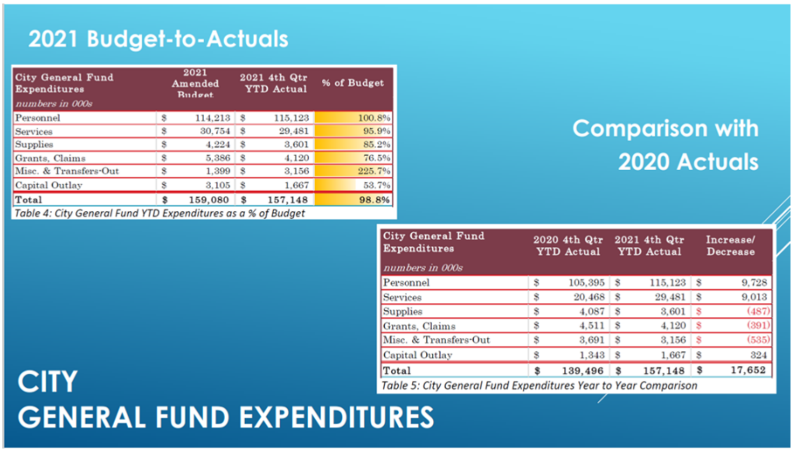
Ms. VonAchen said Bonner Springs and Edwardsville also pay it too. **Rev. Showalter Matlock** said okay, thank you.

Chairman Burroughs said and if I remember correctly, the Sheriff operates the jail, which comes out of the county budget, not the city budget. **Ms. Jonscher** said that's correct.

Commissioner Burroughs said so, with that, I misspoke earlier. I do have—and this was for information only. I do have one more item that is for information only.

Ms. VonAchen said actually, we didn't give Reggie a chance because he has to do his expenditure side, sorry.

Ms. Jonscher said I only did the revenue side. So, I'll hand it over the Reginald Lindsey, our Budget Director.



City General Fund Expenditures *numbers in 000s*	2021 Amended Budget	2021 4th Qtr YTD Actual	% of Budget
Personnel	$ 114,213	$ 115,123	100.8%
Services	$ 30,754	$ 29,481	95.9%
Supplies	$ 4,224	$ 3,601	85.2%
Grants, Claims	$ 5,386	$ 4,120	76.5%
Misc. & Transfers-Out	$ 1,399	$ 3,156	225.7%
Capital Outlay	$ 3,105	$ 1,667	53.7%
Total	**$ 159,080**	**$ 157,148**	**98.8%**

Table 4: City General Fund YTD Expenditures as a % of Budget

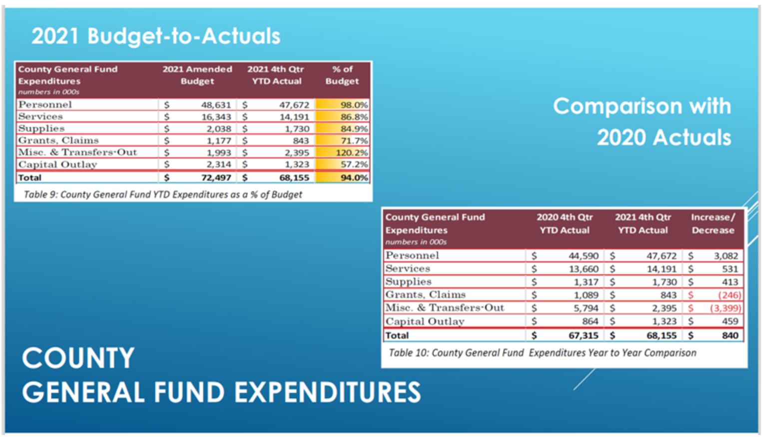
City General Fund Expenditures *numbers in 000s*	2020 4th Qtr YTD Actual	2021 4th Qtr YTD Actual	Increase/ Decrease
Personnel	$ 105,395	$ 115,123	$ 9,728
Services	$ 20,468	$ 29,481	$ 9,013
Supplies	$ 4,087	$ 3,601	$ (487)
Grants, Claims	$ 4,511	$ 4,120	$ (391)
Misc. & Transfers-Out	$ 3,691	$ 3,156	$ (535)
Capital Outlay	$ 1,343	$ 1,667	$ 324
Total	**$ 139,496**	**$ 157,148**	**$ 17,652**

Table 5: City General Fund Expenditures Year to Year Comparison

Reginald Lindsey, Budget Director, said the current slide looks at the City General Fund expenditures and so there's two views here, we have two different charts. The upper left-hand corner, we have the City General Fund expenditures looking at 4th Quarter, as it compares to the Amended Budget. Then the bottom left-hand corner, we have year over year review for the 2020 4th Quarter year-to-date actuals. Then also the 2021 4th Quarter year-to-date actuals. And so, what we're looking at in these two charts or six expenditure categories for the 4th Quarter and the key thing that we're looking for in the top chart is, we want to make sure that the expenses came in less than 100%. So, as we look at Personnel, Personnel is made up of salaries, pensions, benefits and overtime within the organization and we see we're right around 100% and then we have Services, and that includes transit services that are provided and then also trash contract and then software and legal fees. Then we have Supplies, which includes utilities such as natural gas. Then also fuel for the organization and then also vehicle parts.

Then we can also see where we have Miscellaneous Transfers in and out and which that was over budget. It came into 225% and what went on there is projects that were not completed that were cash, they were transferred to the next year, so we can use those. But, overall, we can see total we spent $157M and we had $159M, so we spent $2M less than we planned, so we have about 1% of the budget left.

We go down to the bottom chart where the theme is where we're comparing 2020 verses 2021 actuals. We can see in the six categories, you see Personnel, we're up about 9% from last year. Then Services were up about 44% and the Supplies were down 12%. Grants and Claims were down 9%. Miscellaneous Transfers, now we're down 14% and Capital Outlay we're up 24% over the prior year. Looking at the total budget or total expenses that were spent in 2020, we spent $139M, in 2021 we spent $157M, and that was $17M more, which was a 13% increase.



County General Fund Expenditures *numbers in 000s*	2021 Amended Budget	2021 4th Qtr YTD Actual	% of Budget
Personnel	$ 48,631	$ 47,672	98.0%
Services	$ 16,343	$ 14,191	86.8%
Supplies	$ 2,038	$ 1,730	84.9%
Grants, Claims	$ 1,177	$ 843	71.7%
Misc. & Transfers-Out	$ 1,993	$ 2,395	120.2%
Capital Outlay	$ 2,314	$ 1,323	57.2%
Total	**$ 72,497**	**$ 68,155**	**94.0%**

Table 9: County General Fund YTD Expenditures as a % of Budget

County General Fund Expenditures *numbers in 000s*	2020 4th Qtr YTD Actual	2021 4th Qtr YTD Actual	Increase/ Decrease
Personnel	$ 44,590	$ 47,672	$ 3,082
Services	$ 13,660	$ 14,191	$ 531
Supplies	$ 1,317	$ 1,730	$ 413
Grants, Claims	$ 1,089	$ 843	$ (246)
Misc. & Transfers-Out	$ 5,794	$ 2,395	$ (3,399)
Capital Outlay	$ 864	$ 1,323	$ 459
Total	**$ 67,315**	**$ 68,155**	**$ 840**

Table 10: County General Fund Expenditures Year to Year Comparison

So, on the next slide, we're looking at the County General Fund. We still have the same two views where top graph, the theme is we're looking at what was spent compared to the budget for 2021. We can see again, we have Personnel, Services, Supplies, Grants and Claims, Miscellaneous Transfers Out. Capital Outlay and Personnel, again, is the same as in the city where salaries, pensions and overtime benefits are paid from there. Then we have Services on the county side. Services that are provided a little bit different. There's no transit contract or anything like that. One of the biggest fees over on the county side is inmate medical and inmate farm out which comes from the Sheriff's Department. But overall, we're looking at County General Fund, we have a $72M budget and we spent $68M, so we spent 94% of that budget, and we have 6% left, which equates to about $4.3M.

We look at the bottom left chart, here again, we're looking at 2020 verses 2021 Actuals and we can see Personnel spent 7% more, Services, we spent 4% more, Supplies, we spent 31% more, and Grants and Claims, we spent 23% less. Miscellaneous Transfers Out was 59% less than Capital Outlay we spent 53% more. So, overall the budget was only 1% more from 2020 to 2021 and we spent $840K more.

Tax Levy Funds	REVENUES numbers in 000's 2021 Amended Budget	2021 YTD Actual	% of Budget	EXPENDITURES numbers in 000's 2021 Amended Budget	2021 YTD Actual	% of Budget
City General Fund	$ 166,819	$ 163,848	98.2%	$ 159,080	$ 157,148	98.8%
City Bond & Interest	$ 36,187	$ 37,682	104.1%	$ 34,125	$ 33,105	97.0%
County General Fund	$ 75,201	$ 76,864	102.2%	$ 72,497	$ 68,155	94.0%
Cons. Parks General Fund	$ 6,558	$ 6,601	100.7%	$ 6,561	$ 6,239	95.1%
County Bond & Interest	$ 5,309	$ 5,339	100.6%	$ 5,982	$ 5,678	94.9%
Aging	$ 2,153	$ 2,147	99.8%	$ 2,238	$ 1,853	82.8%
Developmental Disabilities	$ 382	$ 402	105.2%	$ 588	$ 434	73.9%
Elections	$ 1,484	$ 1,454	98.0%	$ 1,601	$ 1,484	92.7%
Health	$ 4,117	$ 4,051	98.4%	$ 4,499	$ 3,414	75.9%
Mental Health	$ 695	$ 710	102.3%	$ 695	$ 664	95.6%
Total UG Tax Levy Funds	**$ 298,904**	**$ 299,098**	**100.1%**	**$ 287,865**	**$ 278,174**	**96.6%**

ALL UNIFIED GOVERNMENT TAX LEVY FUNDS

So, on the next chart, we got a view of our eight other Tax Levy Funds and this year we're switching where we're looking at revenues and expenditures. We have revenue on the left-hand side of the page and expenditures on the right-hand side the page. The key thing we're looking for is, it's always good, revenues over 100% and it's always good when expenditures are best at 100%. Looking through we kind of see where we're kind of hovered around 100% in revenues, so most of the funds and expenditures or all of them were less than 100%.

Other Funds	2021 Amended Budget	2021 YTD Actual	% of Budget	2021 Amended Budget	2021 YTD Actual	% of Budget
Alcohol	$ 694	$ 688	99.1%	$ 885	$ 546	61.7%
Clerk Technology	$ 55	$ 62	112.6%	$ 83	$ 106	127.8%
Court Trustee	$ 487	$ 529	108.6%	$ 661	$ 468	70.8%
Dedicated Sales Tax	$ 12,236	$ 12,587	102.9%	$ 10,989	$ 10,264	93.4%
Emergency Medical Services	$ 13,122	$ 13,341	101.7%	$ 12,422	$ 12,422	100.0%
Environmental Trust	$ 1,175	$ 1,142	97.1%	$ 1,745	$ 1,497	85.8%
Jail Commissary	$ 62	$ 83	132.8%	$ 100	$ 27	26.5%
Parks & Recreation	$ 693	$ 693	100.0%	$ 684	$ 625	91.4%
Public Levee	$ 362	$ 359	99.2%	$ 423	$ 326	77.2%
Register of Deeds Technology	$ 220	$ 248	112.6%	$ 450	$ 399	88.6%
Sewer System	$ 45,534	$ 47,872	105.1%	$ 50,321	$ 45,944	91.3%
Special Assets	$ -	$ -		$ 1,050	$ 150	14.3%
Stadium	$ 792	$ 771	97.3%	$ 860	$ 694	80.8%
Stormwater	$ 4,374	$ 3,753	85.8%	$ 5,153	$ 4,180	81.1%
Street & Highway	$ 8,019	$ 8,060	100.5%	$ 7,441	$ 6,542	87.9%
Sunflower Hills Golf Course	$ 896	$ 994	110.9%	$ 915	$ 882	96.3%
Travel & Tourism	$ 3,108	$ 3,305	106.4%	$ 6,731	$ 5,259	78.1%
Treasury Technology	$ 55	$ 62	112.6%	$ 101	$ 77	75.9%
Wyandotte County 911	$ 920	$ 914	99.3%	$ 955	$ 853	89.4%
Total Other Funds	**$ 92,804**	**$ 95,461**	**102.9%**	**$ 101,969**	**$ 91,263**	**89.5%**
Total Funds	**$ 391,708**	**$ 394,559**	**100.7%**	**$ 389,834**	**$ 369,437**	**94.8%**
County Library	$ 3,507	$ 3,534	100.8%	$ 3,635	$ 3,317	91.2%
Total ALL Funds	**$ 395,215**	**$ 398,093**	**100.7%**	**$ 393,469**	**$ 372,754**	**94.7%**

ALL OTHER & TOTAL UG FUNDS

The next slide kind of looks outside our Tax Levy Funds. This slide is a snapshot of our 19 other funds, which consists of a Special Revenue Funds and also our Enterprise Funds. But it also does include a County Library Fund, which is a non-UG Tax Levy Fund that the UG does not control spending on. So key thing here, again, is on the revenue side, which is on the left side of the page, we were looking to be around 100% and then on the right side of the page which are expenditures, we're looking to be below 100%. And looking at the revenues, we had 12 funds that collected more than ever forecasted. Then we have six funds that did not meet the revenue forecast and out of those six funds like three of them just didn't meet by like 1%, which is a great thing still. Over on the revenue or the expenditure side, we did have a fund that did go over the budget that we have, and that was a Clerk Technology Fund. Spent 127% of this budget, but this fund is allowed to spend up to what its fund balance is and it had a fund balance of $149K and it went $23K over budget.

And that completes my portion of the presentation.

Chairman Burroughs said thank you Reggie. Appreciate the overview. Those last mill levies that generated the monies for those programs was extremely important. I think in the past we've seen those numbers really bounce around be high then low. Now we have more stability in those, but we still picked up six basis points. I really appreciate the overview. Committee, any questions, any comments? Seeing none. Any of the attendees? Seeing none. Again, this was for information only, committee.

Action: For information only.

Item No. 7 – 211492…PRESENTATION: WYCO WORKS & SMALL BUSINESS DEVELOPMENT PROGRAMS

Synopsis: Update from representatives of Mid-America Regional Council (MARC) and Wyandotte Economic Development Council (WYEDC) regarding their WyCo Works and Small Business Development Programs, submitted by Ashley Hand, Director of Strategic Communications.

Chairman Burroughs said as I stated earlier, I owe an apology to our members from the MARC Board who are here to present. I will turn the matter over the board members. At this time, I don't know who we have speaking. Maybe someone can guide me as to who will be speaking on behalf of the MARC Board.

Marlene Nagel, Mid-America Regional Council, said I'm the Community Development Director for the Mid-America Regional Council and thank you for the opportunity. We know you've had a long meeting, so we will be brief, but we wanted to share some information about a program that we started last year to serve Wyandotte County and some of the results were having and to introduce our team partners and make you aware of it. We have six key partners with this program.

Support Job Seekers and Small Businesses in Wyandotte County

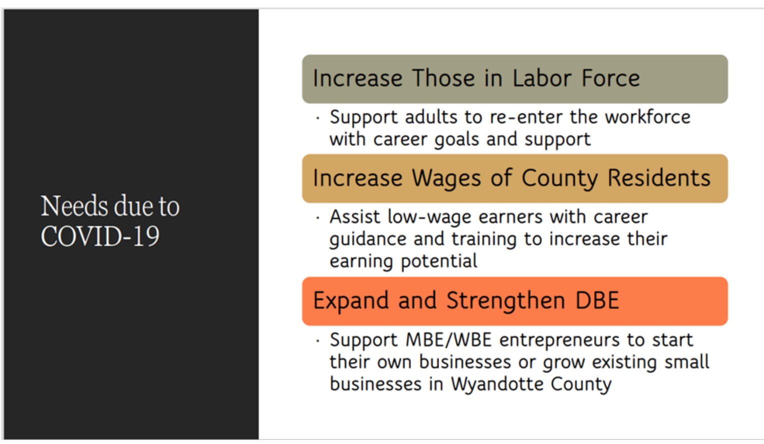
Mid-America Regional Council (MARC) partnered with UMKC Innovation Center, the Wyandotte EDC and Workforce Partnership to secure a $1.3 million US Economic Development Administration grant in early 2021. The grant funds are intended to help residents impacted by COVID-19 with career coaching and support, job training and employment search services. Using DeBruce Foundation Agilities Profiler tools.

UMKC and MARC through The Toolbox and Entrepreneurial Business Basics LLC are supporting entrepreneurs and emerging small businesses in Wyandotte County.

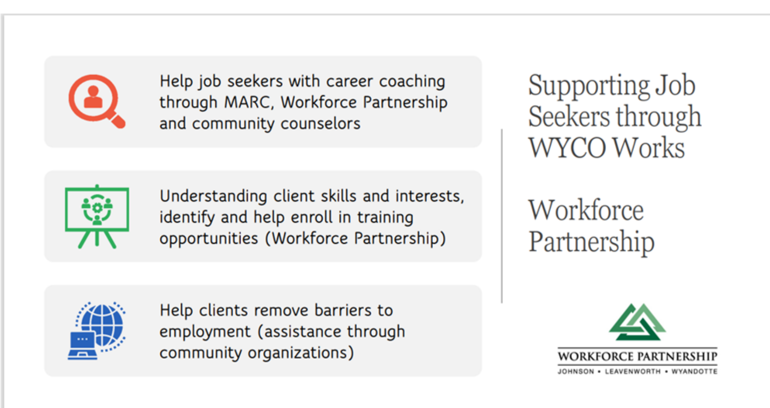
Partners are working with the Unified Government, Wyandotte EDC and community organizations to promote the programs and services.

We were successful in early 2021 in receiving a grant from the Economic Development Administration. Right after the pandemic really hit the community hard in March of 2020, we began conversations with the Wyandotte Economic Development Council Workforce Partnership and others in your community about some of the needs related to workforce and small business.

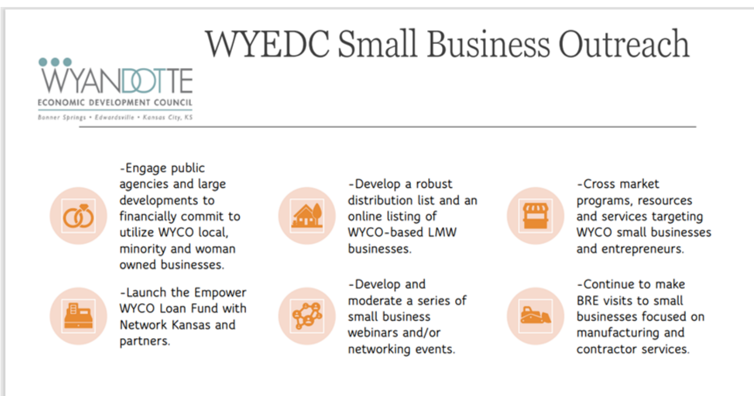
With that, we were able to secure funds to address helping individuals who were unemployed or had dropped out of the labor force all together or were in part-time employment situations with some career coaching and support, job training, and employment search services. We have the support of the DeBruce Foundation and some new tools that they were rolling out to help job seekers look at potential careers. With the University of Missouri, Kansas City's KC Source Link and their small business efforts and two organizations in Wyandotte County, the Toolbox and Entrepreneurial Business Basics, we were able to offer some additional support and services to small businesses and those wishing to start small businesses in your county. Then we've worked with the Wyandotte County EDC and your government staff and others to promote the programs and services.



We were trying to address three key needs: 1) to help those reenter the workforce, or 2) be able to move from lower wage jobs to higher wage earnings, and then 3) to support disadvantaged businesses and individuals to grow their businesses within Wyandotte County.



Keeley Snyder who's the Executive Director of Workforce Partnership couldn't be with us this evening, but she wanted me to share some of the work that they are doing. They are the Public Workforce Investment Board for Wyandotte County. This grant program is allowing them to serve moderate income individuals who perhaps wouldn't otherwise qualify for their services. Through their support and working with our career coaches at Mid-America Regional Council and Cedric Denman of our staff is on the call this evening. We help adults in your community who want to explore careers. Help them understand the skill requirements that businesses are looking for. What training programs might help them achieve those skills, so that they can then move on to employment. We also work closely with community organizations to help clients who oftentimes have barriers and have a hard time in addressing things like transportation, childcare, or other needs in order to be able to get into training and employment.



I think, Jonathan Salazar is on the call and was going to speak a little bit to the work that the Wyandotte EDC is doing.

Jonathan Salazar, Business Retention & Expansion Manager, WYEDC, said my role with the EDC is to meet with companies and to provide resources and assistance on the local and state and federal level. We've met with about 60 companies year-to-date and the majority of those being small businesses and, of course, we have an objective for our small businesses to increase the opportunity for those small businesses to be awarded Wyandotte County projects. On this slide, in particular, here's a few items that we've been working on to engage public agencies and large developments to financially commit to utilize local minority women-owned businesses. We are working to develop a more robust distribution list and an online listing of Wyandotte County base local minority women-owned businesses. We will cross market programs resources and services targeting, Wyandotte County small businesses and entrepreneurs. We have launched the Empower WYCO Loan Fund with Network Kansas and other partners, which is a 4% 4-year loan, up to $15K. We will continue to develop and moderate a series of small business webinars and networking events. And, lastly, we'll continue to make BRE visits to small businesses focused on manufacturing and contractor services. So we will continue to collaborate with a number of local organizations that are going to present here on this call, and state organizations. I believe my time is up, and so I believe Gabe Munoz with the Toolbox will be next so, the floor is yours Gabe.

June 2021 - Feb 2022

THE TOOLBOX
SMALL BUSINESS RESOURCE CENTER

- 117 entrepreneurs
- 482 consultation hours provided
- 25 events held | 207 attendees
- 2 Spanish Business Action Plan cohorts | 23 graduates
- 28 business assisted with PPP, receiving a total of $240,000+
- 1/3 services provided in a language other than English
- 60% clients are female entrepreneurs
- 87% are entrepreneurs of color (58% Hispanic | 27% AA)

Gabriel Munoz, Executive Director & Founder Toolbox Small Business Resource Center, said today I'm just going to kind of discuss the work that we have been doing. This organization was created through the help and assistance of a cross sector group of community leaders, local entrepreneurs, and other community organizations to help address the needs and gaps that we have found here in Wyandotte, specifically. The Toolbox is a one-stop shop resource for everything small business in Wyandotte County. All the services that we offer are free at no cost to any business here in Wyandotte County. We provide all types of support around business, creating a business plan, registering the business, so navigating the whole maze of licenses at the county, state and federal levels, assistance with assisting small businesses finding funding to get their business going, helping to grow their operations and find out and learn about more MBE-Minority Women's certifications and contract opportunities for businesses here in Wyandotte County.

We kind of take that intimidating checklist of starting a business and help break it down and make it easier for people to be able to get into regulation and into protocol to help them get their business off the ground. It can be a really intimidating process, and very confusing, so we want to make sure that people are following those proper steps.

We provide our services not just in English, but we also provide them in Spanish and don't have funds to be able to provide interpreting services for all the services that we do provide. We've done workshops and trainings in English, Spanish, Burmese, Nepali, Swahili as well. Of the work we've done, we just started here in June, since that timeframe, we've been able to work with 117 entrepreneurs here in Wyandotte County, providing over 480 hours of consultation to small businesses. We've held 25 different events, drawing over 200 attendees to those events, those business trainings, and classes that we're doing. Workshops around accounting, taxes, marketing, social media, really to help bring up the skill sets of these entrepreneurs.

We've also hosted two different Spanish cohorts. That it's a five-week program where we take an individual and over a class of 10 to 15 individuals and teach them how to build a business plan. Over the course of five weeks, then add an additional three weeks of one-on-one consultations to the individual. We've had 23 graduates come out of that program so far. We've also assisted 28 small businesses who were unaware of the Patriot Protection Program with applying for PPP. They've received so far, a total of over $240K in funding. Had they not been made aware of, they would have been able to miss out or, worse, they may have closed, so, been able to assist them.

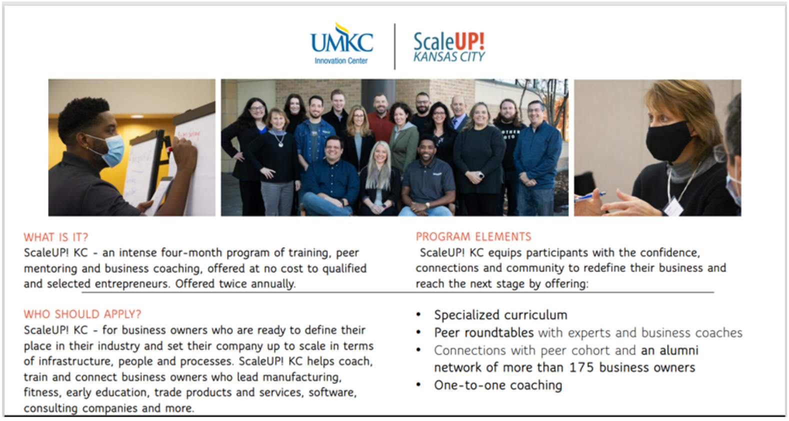
At least a third of the services that we've provided have been in language other than English. Sixty percent (60%) of the clients that we served have been female entrepreneurs and 87% have been entrepreneurs of color. So, we're really trying to help fill that gap that has been missing so long here in Wyandotte County and has been very helpful to support from the Unified Government as well as MARC and the Ewing Marion Kauffman Foundation for their funding and support. So, at this point, I will toss it over to Kira.

Kira Cheree Hopkins said I am the founder and owner of EBB Entrepreneur Business Basics. I do want to thank MARC for the opportunity, Marlene and Beth and everyone over there, really just to serve the minority entrepreneurs in Wyandotte County. I want to thank the commissioners for taking time out to hear what we're doing in our county.

What we do is we provide one-on-one technical assistance. We've done lots of cohorts over the course of eight years in Wyandotte County, and really abroad, and COVID helped us to kind of get outside of the box. What we do is we take them in 12 weeks, we want entrepreneurs who are minorities, that's our focus, so brown and black minorities, and we take them and help them to really see if their idea is feasible. We want them to go from an ideation all the way to launch. We also talk to them about building personal credit, business credit branding, so there's a lot of interpersonal skills entrepreneurial mindset. We are also getting our curriculum inside of some public high schools here in Wyandotte County, so, we're really excited about the opportunity to serve.

We will graduate our 15th cohort here on the end of April, and we have served close to 350 entrepreneurs in our eight-year existence. We're just a small piece in the ecosystem, but we are very, very happy to be a part of it, so thank you all for what you guys do and certainly keep minority entrepreneurs at the top of your mind when you all are thinking about funding. This grant has been a tremendous help, being able to provide the technical assistance, taking that barrier out for entrepreneurs has been so, so, so impactful.

So, as you all are planning, budgeting, and thinking about the future of our county, all of the businesses in Wyandotte County from 6th Street almost up to I-435, their small businesses. And many, many of them are minority. So, think about really kind of getting that funding to the groups that are serving that community. It's very important, so thank you so much, and I think I'm passing it to Carmen, I believe.



Carmen Dehart, UMKC Innovation Center, said I'm very happy to share about the ScaleUP! Kansas City Program that is part of this coalition and initiative. Over the course of four months, ScaleUP! Kansas City Program equips participants, the scalers, with the confidence, connections, and community for focusing and energizing their business towards the position to scale. What is that result in, is immeasurable economic impact and job growth for our community, all while making lifelong friendships within their peer cohorts, their community, and an alumni network of 175 business owners. It's because these scalers have made a significant commitment to this program dedicating every Thursday for four months to show up and take their business to these new heights within a specialized curriculum, peer roundtables, and intensive one-on-one business coaching that they receive outside the classroom for up to two to four hours each week.

The cohort 12, which is the current cohort that is part of this program is working on their presentation slide. They are finishing and sharpening their pencils on their financial projections, and they will deliver their presentation publicly and then move right into celebrating their graduation on May 5th, and all of them are at the crunch time looking forward to that.

So, again, thank you to Wyandotte County, to MARC, to this program and the funders. And, yes, I echo Kira, I hope we can sustain and continue to work towards economic improvement and milestones for these small businesses, thank you.

Ms. Nagel said one of the things that we recognize in looking at the Kansas City area economy at Mid-America Regional Council is how vital small businesses are to economic growth throughout the Wyandotte County and throughout the region. So, these three organizations play an important role in bringing training and technical support for those small businesses in the county working closely with the Wyandotte Economic Development Council. We've been working hard to better understand the minority and women-owned businesses within the county to promote both the small business services, as well as the career coaching and job training, and employment services and we're hopeful that this will have a lasting impact.

I will mention regarding our program with Workforce Partnership, we are reaching out and working with Goodwill Industries, and they will be bringing their mobile van into Wyandotte County at selected neighborhood locations. They have the ability to train up to 10 individuals at a time in computer literacy skills and we're hoping to add that as a new part of the program.

And finally, Kira mentioned the importance of funding, and I think Gabe and Carmen did as well. This grant runs through early 2023, but we see that the needs are not going to be fully met, and so providing ongoing support to continue to build and strengthen the county's labor force to take advantage of the many jobs that are within your county, strengthening support for minority and women-owned businesses is really essential. Part of that is encouraging public institutions and large private businesses in your county to use the smaller firms for goods and services. With that, we'd be happy to answer questions.

Action: **For information only.**

Chairman Burroughs said any questions? Any comments? I don't see any attendees. I don't see any. I would just like to say thank you to Gabe Munoz of the Toolbox Small Business, Jonathan Salazar with Wyandotte County Economic Development, Marlene Nagel with MARC, Carmen Dehart, UMKC ScaleUP! and Kira Cheree with EBB for your presentation this evening. Thank you for investing in our community, we appreciate your partnership tremendously.

Ms. Nagel said thank you very much for the time.

Chairman Burroughs said committee, that concludes our meeting for the evening. Thank you for your attendance, we are adjourned.

<u>ADJOURN</u>

Meeting was adjourned at 6:55 p.m.

am

Staff Request for Commission Action

Tracking No. 211935

Full Commission Meeting Date:
Committee: Economic Development & Finance

Date of Standing Committee Action: 9/12/22 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
08/31/2022	Katherine Carttar	x5176	kcarttar@wycokck.org	Legal

Item Description: Resolution of Intent to Issue Industrial Revenue Bonds not to exceed $25,000,000 for the Benefit of Sunflower Development Group, LLC (505 Central Avenue Project), submitted by Katherine Cattar, Director of Economic Development.
Action Requested: To adopt the resolution.
Budget Impact: (if applicable) Amount: Source: Included In Budget: Other (explain):
Attachments List: Resolution of Intent - 505 Central IRBs (UG)

RESOLUTION NO. R-__-22

RESOLUTION DETERMINING THE INTENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE AMOUNT OF NOT TO EXCEED $25,000,000 TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING A COMMERCIAL MULTI-FAMILY PROJECT FOR THE BENEFIT OF SUNFLOWER DEVELOPMENT GROUP, LLC, AND ITS SUCCESSORS AND ASSIGNS (SALES EXEMPTION ONLY)

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 the Unified Government and its 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 industrial 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, Sunflower Development Group, LLC, a Missouri limited liability company (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 and equipping a commercial multi-family project containing approximately 126 units generally located at 505 Central Avenue, Kansas City, Kansas 66101, as more fully described in the Application (collectively, the "Project") through the issuance of its industrial revenue bonds in one or more series in the amount of not to exceed $25,000,000 (the "Bonds"), and to lease the Project to the Company, or its successors and assigns, in accordance with the Act; and

WHEREAS, it is hereby found and determined to be advisable and, in the interest, and for the welfare of the Unified Government and its inhabitants that the Unified Government finance the costs of the Project by the issuance of the Bonds under the Act in a principal amount of not to exceed $25,000,000, 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 the Unified Government, and the issuance of the Bonds to pay the costs of the Project will be in furtherance of the public purposes set forth in the Act. The Project shall be generally located at 505 Central Avenue, Kansas City, Kansas 66101 located in the corporate boundaries of the Unified Government, as further described in the Application.

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 and equip the Project out of the proceeds of the Bonds of the Unified Government in the principal amount of not to exceed $25,000,000, to be issued pursuant to the Act.

Section 3. Provision for the Bonds. Subject to the conditions of this Resolution, the Unified Government expresses its intent to (i) issue the 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 the 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 the 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 policy relating to the issuance of industrial revenue bonds; (iv) the passage and publication of an Ordinance authorizing the issuance of the Bonds; and (v) Company's payment of all of the costs of issuance related to the issuance of the Bonds.

Section 5. Sale of the Bonds. The sale of the Bonds shall be the sole responsibility of the Company; provided, however, arrangements for the sale of the Bonds shall be acceptable to the Unified Government.

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 a Lease Agreement with respect to the Bonds 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 for the Bonds and in favor of the owners of the Bonds, all 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 be 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. Authorization to Proceed. The Company is hereby authorized to proceed with the acquiring, constructing and equipping of the Project, including the necessary planning and engineering for the Project and entering into of contracts and purchase orders in connection therewith, and to advance such funds as may be necessary to accomplish such purposes, and, to the extent permitted by law and upon compliance with the other requirements of this Resolution, the Unified Government will reimburse the Company for all expenditures paid or incurred therefor out of the proceeds of the Bonds.

Section 8. No Reliance on Resolution. Kansas law provides that the Unified Government may only issue the Bonds by passage of an Ordinance and compliance with other state law requirements. The Unified Government has not yet passed an Ordinance for the Bonds. This Resolution only evidences the intent of the current governing body to issue the Bonds for the Project. The Company should not construe the adoption of this Resolution as a promise or guarantee that the Ordinance for the Bonds will be passed or that the Project will be approved.

Section 9. Termination of Resolution. This Resolution shall terminate three (3) years from the date of the adoption of this Resolution unless (i) the Bonds have been issued for the Project or (ii) a building permit has been issued by the Unified Government for the Project. The Unified Government, upon the written request of the Company, may extend this time period.

Section 10. Benefit of Resolution. This Resolution will inure to the benefit of the Unified Government and the Company. The Unified Government may, at the prior written request of the Company, assign all or a portion of the Company's interest in this Resolution to another entity, and such assignee will be entitled to the benefits of the portion of this Resolution assigned and the proceedings related hereto.

Section 11. 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 12. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the governing body of the Unified Government.

[Remainder of page intentionally blank.]

ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ON OCTOBER 27, 2022.

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

[SEAL]

ATTEST:

By: _____________________________
Unified Government Clerk

Approved as to Form:

By: _____________________________
Chief Counsel

Staff Request for Commission Action

Tracking No. 211933

Full Commission Meeting Date:
Committee: Economic Development & Finance

Date of Standing Committee Action: 9/12/22 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
08/31/2022	Katherine Carttar	x5176	kcarttar@wycokck.org	Legal

Item Description:
Resolution setting a Public Hearing on a Redevelopment Project Plan for 505 Central Avenue, submitted by Katherine Carttar, Director of Economic Development.

It is requested that this item be fast tracked to the September 15, 2022 full commission meeting.

Action Requested:
To adopt the resolution.

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

Attachments List:
505 Central Redevelopment Project Plan, Resolution calling TIF Plan PH - 505 Central (UG)

REDEVELOPMENT PROJECT PLAN

FOR 505 CENTRAL REDEVELOPMENT DISTRICT

SUBMITTED PURSUANT TO

K.S.A. 12-1770 *et seq.*, as amended

Submitted: _______________, 2022

This Redevelopment Project Plan was prepared in consultation with the Unified Government of Wyandotte County/Kansas City, Kansas and the Planning Commission thereof.

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I. INTRODUCTION

A) <u>Redevelopment District</u>

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.*, as amended ("**TIF Act**"), Kansas municipalities are authorized to establish a redevelopment district and Tax Increment Financing ("**TIF**") redevelopment project plans for property within their jurisdiction. Redevelopment districts may be created based upon certain findings by the municipality, including that property is located within a "blighted area" (as defined by the TIF Act).

On August 25, 2022, the Unified Government of Wyandotte County/Kansas City, Kansas (the "**UG**"), passed Ordinance No. O-109-22 (a copy of which is attached hereto as **<u>Exhibit A</u>**), which made certain findings regarding the subject property being a "blighted area" and created the 505 Central Redevelopment District within Kansas City, Kansas, the boundaries of which were defined in said Ordinance and are generally shown on the map attached hereto as **<u>Exhibit B-1</u>** and legally described on (the "**District**"). The District consists of one (1) redevelopment project area, which is identical with the boundaries of the District (the "**Project Area**") as generally depicted on **<u>Exhibit B-1</u>** and legally described on **<u>Exhibit B-2</u>**.

B) <u>Redevelopment Project</u>

If approved, this Redevelopment Project Plan for the 505 Central Redevelopment District (the "**Redevelopment Plan**") shall not exceed twenty (20) years and shall commence upon the effective date of the ordinance passed by the UG's governing body approving the same (the "**TIF Collection Period**").

The Redevelopment Plan contemplates the redevelopment of the District, which is comprised of approximately 0.82 acres of real property generally located at 505 Central Avenue in Kansas City, Kansas. The redevelopment project contemplates the redevelopment of the District to become a first-class, market-rate apartment complex which will include the following: an eight-story market rate apartment building (the "**Building**"), consisting of more than 120 units (including studio, one-bedroom and two-bedroom apartments), structured parking, street parking, site amenities and related infrastructure (collectively, the "**Project**"). A site plan depicting the general development concept of the Project is attached hereto as **<u>Exhibit C</u>**.

It is important to note, however, that this description of uses is not intended to be inflexible. This Redevelopment Plan contemplates reasonable variations from the descriptions above, but generally allows for the construction of the Project and redevelopment of the District to include the Building, along with landscaping, lighting, utilities, and other infrastructure. The intent is to develop the District to promote the general and economic welfare of the UG. This Redevelopment Plan is premised on the need for a combination of public and private financing to reach the mutual goals of the UG and the Developer (as defined in Section II below) in developing the Project.

This Redevelopment Plan proposes to reimburse the Developer for TIF Eligible Expenses (as defined in Section III.D.2 below) by capturing 90% of the allowable ad valorem tax increment[1] generated within the District (the "**TIF Revenues**"). As shown on **Exhibit D**, based on projections of real property values within the Project Area over the TIF Collection Period, it is estimated that the Project Area will generate gross TIF Revenues of approximately $4,073,456.[2] As permitted by the TIF Act, such TIF Revenues may be utilized to pay for TIF Eligible Expenses (including interest on TIF Eligible Expenses).

II. PROJECT DEVELOPMENT TEAM

- The UG
- Sunflower Development Group, LLC (the "**Developer**")
- Spencer Fane, LLP (Developer's counsel)

III. REDEVELOPMENT PROJECT PLAN

A) The Property

The Project Area and the District are comprised of approximately 0.82 acres of real property generally located at 505 Central Avenue in Kansas City, Kansas, the boundaries of which are generally shown on the map attached hereto as **Exhibit B-1** and legally described on **Exhibit B-2**.

B) Established Redevelopment District

The Project Area is entirely within an established District approved by the UG on August 25, 2022 pursuant to Ordinance No. O-109-22. The proposed Redevelopment Plan is consistent with the stated purpose and intent of the approved District.

C) Description of the Proposed Project

The Redevelopment Plan provides for the redevelopment of the District/Project Area to become a first-class, market-rate apartment complex which will include the following: an eight-story market rate apartment building (the "**Building**"), consisting of more than 120 units (including studio, one-bedroom and two-bedroom apartments), structured parking, street parking, site amenities and related infrastructure, all as set forth in Section I.B and generally depicted on **Exhibit C**.

[1] The Developer and UG acknowledge that, under Kansas law, the following mills may not be captured by TIF financing: (a) the State of Kansas's 1.5 mills, (b) the school district's base 20 mills, and (c) the school district's capital outlay levy, which may not exceed 8 mills.

[2] The UG's Agreement with the Developer may also limit Developer's access to TIF Revenues, with a TIF Cap of $6,000,000. TIF Revenues exceeding the projections set forth herein may be used for reimbursements to Developer up to any cap established in the Agreement.

D) Feasibility Study

As required by the TIF Act, a study has been prepared to determine whether the Project's estimated benefits and tax increment revenues are expected to exceed or be sufficient to pay for the Project's estimated costs. This effort involved utilization of consultants with experience and expertise in the actual design, development, financing, management, and leasing of projects of similar scope and nature. Further, outside resources were consulted to compare and verify cost and revenue projections including outside industry sources and actual taxing jurisdiction data where available. The results of this study are as follows:

1. Project Costs

The total estimated cost to complete the Project, including land acquisition, site development, building construction and soft costs (not including financing costs), is approximately $39,000,000.

2. Eligible Costs

"**TIF Eligible Expenses**" shall consist of all costs eligible for TIF financing and reimbursement under the TIF Act, including the costs of public infrastructure within the District. The Redevelopment Plan contemplates that, to the full extent permissible under the TIF Act and as further set forth in the Development Agreement dated as of August 25, 2022 between the UG and the Developer (as may be amended, the "**Agreement**"), 90% of available TIF Revenues will be made available to reimburse TIF Eligible Expenses previously paid by the Developer.

3. Financing Method

It is anticipated that TIF Eligible Expenses will be reimbursed to the Developer under this Redevelopment Plan on a "pay-as-you-go" method. There will be no bonds or other obligations issued by the UG in order to reimburse any TIF Eligible Expenses or other costs of the Project.

4. Project Revenues

a) Ad Valorem Property Tax Increment Captured

Ninety percent (90%) of the incremental increase in TIF eligible ad valorem property taxes will be captured to pay TIF Eligible Expenses. The base assessed value for the District is currently estimated at approximately $53,000. The actual base year assessed value serves as the base value against which future assessed values of the District will be compared in order to determine the amount of incremental property tax revenues that will be generated. The incremental property tax revenues allocable to increases in valuation within the District will be used to fund TIF Eligible Expenses under this Redevelopment Plan. No sales taxes or other fees/revenues will be captured.

b) Estimated Total TIF Revenues

TIF Eligible Expenses will be funded with ad valorem tax increment generated by the Project Area, *i.e.,* the TIF Revenues. The TIF Revenues generated over the TIF Collection Period are estimated to be $4,073,456, based on the assumptions described in **Exhibit D**.[3]

5. **Significant Contribution to Economic Development of the City**

The development contemplated in this Redevelopment Plan will provide significant economic development for the UG by, among other things, providing increased tax revenues to the UG, creating a development that will draw additional consumers from both inside and outside the UG, bringing in additional residents to the UG, and increasing employment opportunities and general commerce for area residents. The feasibility study demonstrates that the benefits and tax increment revenue and other available revenues derived from the development contemplated in this Redevelopment Plan will exceed the costs and be sufficient to pay the costs of the Project.

6. **Sufficiency of TIF Revenues Compared to Projects Costs**

The total TIF Eligible Expenses that can be financed under the TIF Act are limited by the amount of TIF Revenues actually generated. Based on the Redevelopment Plan's estimates of (1) TIF Eligible Expenses and (2) TIF Revenues, the TIF Revenues are expected to be sufficient to pay for the TIF Eligible Expenses as contemplated under the TIF Act. Other funds needed to construct the Project will be provided by private debt and equity.

Sources of Funds	**Amount**
TIF Revenues	$4,073,456
Private Debt/Equity	$34,926,544
ESTIMATED PROJECT COSTS	**$39,000,000***

*Does not include interest or finance costs.

There is no anticipated effect on special obligation bonds payable from revenues described in K.S.A. 12-1774(a)(1)(D) because no such special obligation bonds are outstanding or planned to be issued to finance the Project.

E) Relocation Assistance Plan

The UG and Developer have determined pursuant to K.S.A. 12-1777 that no relocation assistance plan is required for the Project.

IV. CONCLUSION

Based on the foregoing, this Redevelopment Plan proposes to utilize portions of the ad valorem tax increment, and certain other funds described herein to finance the costs of the Project. The UG hereby submits this Redevelopment Plan for public hearing and due consideration.

[3] The UG's Agreement with the Developer may also include a cap on TIF Revenues of $6,000,000. TIF Revenues exceeding the projections set forth herein may be used for reimbursements to Developer up to any cap established in the Agreement.

V. EXHIBITS

[Exhibits Follow]

<u>Exhibit A</u>

Redevelopment District Ordinance No. O-109-22

Exhibit B-1

Map of Redevelopment District/Project Area

1 Chicago's
2 Slap's BBQ
3 Spitlog Coffee

Exhibit B-2

Legal Description of Redevelopment District/Project Area

All that part of Lots 9, 10, and 11, Block 21, RIVERVIEW ADDITION, a subdivision in the City of Kansas City, Wyandotte County Kansas, more particularly described as following: Beginning at the Southeast corner of the North 40 feet of Lot 9, thence North 06 degrees 39 minutes 38 seconds East, 91.37 feet; thence South 87 degrees 13 minutes 30 seconds East, 45.07 feet to the Northwest Corner of Lot 2, Block 21; thence South 32 degrees 07 minutes 20 seconds West, along the East line of Lots 11, 10 & 9, 104.59 feet, to the Point of Beginning, according to the recorded plat thereof.

and

Lots 2, 3, 4 and the North 1/2 of the East 130 Feet of Lot 5, Block 21, RIVERVIEW ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

Exhibit C

Proposed Site Plan

Exhibit D

TIF Revenue Projections

TIF Worksheet

Year	Base R/E Tax	City Tax	County Tax	Total U.G. Tax	New Total R/E Tax	New City Tax	New County Tax	New Total U.G. Tax	City Increment	County Increment	Total U.G. Increment	Developer 90.00% Increment
1	$4,107	$943	$964	$1,908	$161,500	$37,095	$37,920	$75,014	$36,151	$36,955	$73,106	$65,796
2	$4,107	$943	$964	$1,908	$312,498	$71,777	$73,374	$145,151	$70,834	$72,409	$143,243	$128,919
3	$4,107	$943	$964	$1,908	$463,497	$106,460	$108,828	$215,288	$105,516	$107,863	$213,380	$192,042
4	$4,107	$943	$964	$1,908	$469,639	$107,870	$110,270	$218,140	$106,927	$109,305	$216,232	$194,609
5	$4,107	$943	$964	$1,908	$475,861	$109,300	$111,731	$221,030	$108,356	$110,766	$219,123	$197,211
6	$4,107	$943	$964	$1,908	$482,167	$110,748	$113,211	$223,959	$109,805	$112,247	$222,051	$199,846
7	$4,107	$943	$964	$1,908	$488,555	$112,215	$114,711	$226,927	$111,272	$113,747	$225,019	$202,517
8	$4,107	$943	$964	$1,908	$495,029	$113,702	$116,231	$229,933	$112,759	$115,267	$228,026	$205,223
9	$4,107	$943	$964	$1,908	$501,588	$115,209	$117,771	$232,980	$114,265	$116,807	$231,072	$207,965
10	$4,107	$943	$964	$1,908	$508,234	$116,735	$119,332	$236,067	$115,792	$118,367	$234,159	$210,743
11	$4,107	$943	$964	$1,908	$514,968	$118,282	$120,913	$239,195	$117,339	$119,949	$237,287	$213,558
12	$4,107	$943	$964	$1,908	$521,791	$119,849	$122,515	$242,364	$118,906	$121,551	$240,457	$216,411
13	$4,107	$943	$964	$1,908	$528,705	$121,437	$124,138	$245,575	$120,494	$123,174	$243,668	$219,301
14	$4,107	$943	$964	$1,908	$535,710	$123,046	$125,783	$248,829	$122,103	$124,819	$246,922	$222,230
15	$4,107	$943	$964	$1,908	$542,808	$124,677	$127,450	$252,126	$123,733	$126,485	$250,219	$225,197
16	$4,107	$943	$964	$1,908	$550,001	$126,329	$129,138	$255,467	$125,385	$128,174	$253,559	$228,203
17	$4,107	$943	$964	$1,908	$557,288	$128,002	$130,849	$258,852	$127,059	$129,885	$256,944	$231,250
18	$4,107	$943	$964	$1,908	$564,672	$129,698	$132,583	$262,282	$128,755	$131,619	$260,374	$234,337
19	$4,107	$943	$964	$1,908	$572,154	$131,417	$134,340	$265,757	$130,474	$133,376	$263,849	$237,464
20	$4,107	$943	$964	$1,908	$579,735	$133,158	$136,120	$269,278	$132,215	$135,156	$267,371	$240,634
TOTALS					$9,826,401	$2,257,007	$2,307,208	$4,564,215	$2,238,141	$2,287,921	$4,526,062	$4,073,456

Assumed Inflation Rate: 1.325%

(Published in the ***Wyandotte Echo*** on October 13, 2022)

RESOLUTION NO. R-____-22

A RESOLUTION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING REGARDING THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN PURSUANT TO K.S.A. 12-1770 *ET SEQ.* (505 CENTRAL)

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), by the passage of Ordinance No. O-109-22 on August 25, 2022, created a redevelopment district (the "Redevelopment District") consisting of one redevelopment project area (the "Project Area"), all pursuant to K.S.A. 12-1770 *et seq.*, as amended (the "Act"); and

WHEREAS, the Unified Government is considering the adoption of a redevelopment project plan entitled Redevelopment Project Plan for 505 Central Redevelopment District (the "Project Plan") which provides for the redevelopment of the Project Area within the Redevelopment District; and

WHEREAS, on September 12, 2022, the Planning Commission of the Unified Government made a finding that the Project Plan is consistent with the intent of the Unified Government's comprehensive plan for the development of the Unified Government; and

WHEREAS, on September 2, 2022, a copy of the Project Plan was delivered by the Unified Government to the Board of Commissioners of the Unified Government and to the Board of Education of Unified School District No. 500.

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

Section 1. Notice is hereby given that a public hearing will be held by the Unified Government to consider the adoption of the Project Plan at **7:00 p.m. on October 27, 2022**, or as soon therafter as the matter can be heard, at the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas, 66101. The public hearing may also be accessed virtually via Zoom web conference or toll free via telephone by dialing (877) 853-5257 or (888) 475-4499. Public hearing access information is available at www.wycokck.org/Departments/Clerks-Office/Engage-in-Public-Commission-Meeting or by contacting the Clerk's office via phone at (913) 573-5206 or via email at clerkwest@wycokck.org. Public comment may also be submitted in advance of the public hearing by email to clerkwest@wycokck.org, fax to (913) 573-5299, or mail to Unified Government Clerk's Office, 701 N. 7th Street, Suite 323, Kansas City, Kansas 66101.

Section 2. The boundaries of the Redevelopment District and project Area are shown on **Exhibit A** attached hereto and incorporated herein. The Project Plan is for the redevelopment of the Project Area, which is coterminous with the boundaries of the Redevelopment District, shown on **Exhibit A** and legally described on **Exhibit B** attached hereto and incorporated herein.

Section 3. Copies of the Project Plan, including a summary of the feasibility study, relocation assistance plan and financial guarantees of the developer, and a description and map of the Redevelopment District and the Project Area are available for inspection during regular office hours in the Unified Government Clerk's office located in Suite 323 on the third floor of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas 66101, from 8:00 am to 5:00 pm, Monday through Friday, or upon request via email at clerkwest@wycokck.org.

Section 4. The Clerk shall send a copy of this Resolution via certified mail, return receipt requested, to the Board of Commissioners of the Unified Government, to the Board of Education of Unified School District No. 500, and to each owner and occupant of land within the Project Area. Such copies shall be sent not more than 10 days following the date of adoption of this Resolution. The Clerk shall also cause this Resolution and all exhibits hereto, to be published once in the official Unified Government newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing.

Section 5. This Resolution shall become effective upon its adoption by the governing body of the Unified Government.

ADOPTED by the governing body of the Unified Government on September 15, 2022.

[SEAL]

____
Mayor/CEO

Attest:

____
Clerk

Approved as to form:

____
Chief Counsel

EXHIBIT A

MAP OF REDEVELOPMENT DISTRICT AND PROJECT AREA

1 Chicago's
2 Slap's BBQ
3 Spitlog Coffee

EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT AND PROJECT AREA

All that part of Lots 9, 10, and 11, Block 21, RIVERVIEW ADDITION, a subdivision in the City of Kansas City, Wyandotte County Kansas, more particularly described as following: Beginning at the Southeast corner of the North 40 feet of Lot 9, thence North 06 degrees 39 minutes 38 seconds East, 91.37 feet; thence South 87 degrees 13 minutes 30 seconds East, 45.07 feet to the Northwest Corner of Lot 2, Block 21; thence South 32 degrees 07 minutes 20 seconds West, along the East line of Lots 11, 10 & 9, 104.59 feet, to the Point of Beginning, according to the recorded plat thereof.

And

Lots 2, 3, 4 and the North 1/2 of the East 130 Feet of Lot 5, Block 21, RIVERVIEW ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

And all adjacent right-of-way, all as depicted on the map on Exhibit A.

Staff Request for Commission Action

Tracking No. 211818

Full Commission Meeting Date:
Committee: Economic Development & Finance

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

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
07/13/2022	Andrea Vinyard	x8226	avinyard@wycokck.org	Treasurer
Item Description: Second Quarter 2022 Cash Investment Report				
Action Requested:				
Budget Impact: (if applicable) Amount: Source: Included In Budget: Other (explain):				
Attachments List:				

Staff Request for Commission Action

Tracking No. 211934

Full Commission Meeting Date: N/A
Committee: Economic Development & Finance

Date of Standing Committee Action: 09/12/2022 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
08/31/2022	Kathleen VonAchen, Reginald Lindsey	x5186, x5292	kvonachen@wycokck.org, rlindsey@wycokck.org	Finance

Item Description: Second Quarter 2022 Financial Performance Compared to Budget of the Unified Government. *For Information Only.*
Action Requested:
Budget Impact: (if applicable) Amount: Source: Included In Budget: Other (explain):
Attachments List: 2022 Quarterly Report Q2 Budget

QUARTERLY FINANCIAL REPORT

Second Quarter 2022 Budget to Actuals Trend Analysis

This document has been prepared by the Finance department.
Please direct any inquiries to the Budget Director, Reginald Lindsey at 913-573-5292

Contributing Staff

Kathleen VonAchen	CFO
Deborah Jonscher	Deputy CFO
Reginald Lindsey	Budget Director
Michael Peterson	Assistant Budget Manager
Judi Her	Budget Analyst
Richard Rocha	Budget Analyst
Alyse Villarreal	Debt Coordinator

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

Quarterly Financial Report

Second Quarter of 2022

The Unified Government has completed the quarterly financial report through the second quarter of 2022. This report summarizes the activities of the General Funds, and is not meant to be inclusive of all financial transactions. We hope this report provides our residents with an overview of the Unified Government's financial performance.

The General Funds consist of the City General Fund, the County General Fund, and the Consolidated Parks Fund. They are the primary operating funds of the Unified Government and are used to account for a majority of operating activities. Other large funds, such as the Emergency Medical Services Fund, Dedicated Sales Tax Fund, Sewer Enterprise Fund and the Street & Highway Fund, account for a good portion of the remaining financial activities.

The total 2022 Approved Budget is $420.2M which consists of $247.4M for the General Funds, $54.8M for Other Tax Levy Supported Funds and $107.5M for Non-Tax Levy Supported Funds. The General Fund Budget does not include the annual appropriation for debt service contingency of $10.5M.

This report focuses on the General Funds. Financial performance of all other funds may be found on the last page.

CONSOLIDATED GENERAL FUND BALANCE

In measuring financial performance, it is recommended to review the collections and spending of resources through the current period and compare this information with the prior fiscal year for the same period. The following table is the financial overview of the Consolidated General Fund for the second quarter period of 2022 in comparision to the same prior year period in 2021. This data includes all three general funds.

CONSOLIDATED GENERAL FUND	FY 2021			FY 2022		
		2nd Qtr YTD	% of		2nd Qtr YTD	% of
numbers in 000's	Budget	Actual	budget	Budget	Actual	budget
Revenues	$ 246,322	$ 144,012	58.5%	$ 241,598	$ 149,831	62.0%
Expenditures	$ 235,669	$ 110,281	46.8%	$ 244,656	$ 117,425	48.0%
Net Alloc & Transfers	$ (212)	$ 167	-78.5%	$ (462)	$ (224)	48.5%
Net Change	$ 10,440	$ 33,898		$ (3,521)	$ 32,182	
Balance, Start of Year	$ 31,006	$ 31,006		$ 41,446	$ 41,446	
Balance Year-to -Date	$ 41,446	$ 64,904		$ 37,925	$ 73,628	

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

- Revenue collections are 3.5% higher than prior year as a percent of the budget.
- Year to date collections are up 4% or $5.8M from the 2021 2nd quarter. Revenue includes $13.9M of revenue loss reimbursement to the general funds through the American Recovery Plan Act (ARPA).
- Second quarter expenditures are 1.2% higher than prior year expenditures as a percent of budget. Year to date expenditures are up $7.1M from the prior year for the same period.
- The beginning fund balances are on a cash basis and the actual beginning balances are updated based on the comprehensive annual financial report for the prior year.
- The General Fund's Revenues and Expenditures do not include the annual appropriation for debt service contingency of $10.5M.

CITY GENERAL FUND REVENUES

The City General Fund is the principal operating account of Kansas City, KS. Revenue is received from taxes, fees, intergovernmental revenue, charges for services, and other sources. The General Fund is used to support general operations, including Police, Fire, Municipal Court, Public Works, general services functions and administrative programs. City General Fund revenues are also used to finance the purchase of equipment and capital projects not financed with debt.

City General Fund Revenues *numbers in 000s*	2022 Original Budget		2022 2nd Qtr YTD Actual		% Rev Collected
Property Tax	$	26,609	$	25,050	94.1%
Sales Tax	$	50,624	$	25,779	50.9%
Other Tax	$	51,442	$	28,094	54.6%
Permits/Licenses	$	1,286	$	443	34.4%
Intergovernmental Revenues	$	10,597	$	645	6.1%
Charges for Service	$	12,435	$	5,866	47.2%
Fines, Forfeits, Fees	$	2,445	$	981	40.1%
Misc. & Transfers-In	$	6,101	$	2,808	46.0%
Total	**$**	**161,538**	**$**	**89,666**	**55.5%**

Table 2: City General Fund YTD Revenues as a % of Budget

City General Fund revenue collected through the second quarter are 5.5% higher than budget targets. *Table 2* shows the actual collections by major revenue source category and the percent collected compared to the budget. *Table 3* shows that collected revenues are 5.7% above revenues collected for the same period last year. One time ARPA revenue replacement funding of $9.7M make up 6% of budgeted 2022 City General Fund revenues.

Tax Revenue collections exceeded projections by 11.3%. 94.1% of projected property tax revenues are collected with tax payments due. Sales and use tax revenues total $25.8M and are 0.9% above target. Other taxes ended the quarter 4.6% above targeted collections.

Permits & Licenses collections include landlord rental licenses and right-of-way permits. Collections are 15.6% below target for the quarter, 25.5% below prior year collections for the same quarter.

Intergovernmental Revenues includes $9.7M in ARPA revenue replacement reconciled at the end of the year.

City General Fund Revenues *numbers in 000s*	2021 2nd Qtr YTD Actual		2022 2nd Qtr YTD Actual		Increase/ Decrease	
Property Tax	$	25,169	$	25,050	$	(119)
Sales Tax	$	23,674	$	25,779	$	2,105
Other Tax	$	25,221	$	28,094	$	2,873
Permits/Licenses	$	595	$	443	$	(152)
Intergovernmental Revenues	$	647	$	645	$	(2)
Charges for Service	$	6,032	$	5,866	$	(166)
Fines, Forfeits, Fees	$	1,159	$	981	$	(177)
Misc. & Transfers-In	$	2,365	$	2,808	$	443
Total	**$**	**84,862**	**$**	**89,666**	**$**	**4,805**

Table 3: City General Fund Revenues Year to Year Comparison

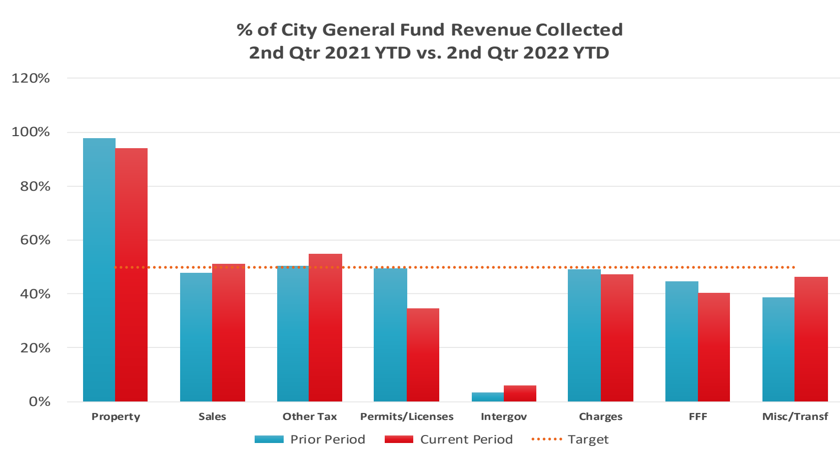

Figure 1: City General Fund Prior Year vs. Current Year

Charges for Service including residential trash fees and building inspection fees ended the quarter 2.8% below target as well as 2.8% below prior year levels. Building inspection charges make up 11.5% of revenues and are 41.2% below prior year levels.

Fines, Forfeits, Fees include Municipal Court revenue and are 9.9% below the projections for the quarter. Penalties for Development Agreements make up 38.2% of this category and are 23.9% above target.

Misc. & Transfers-In ended the quarter 9.9% below projected revenues. Anticipated levels of transfers and indirect revenues are being collected.

CITY GENERAL FUND EXPENDITURES

City General Fund Expenditures *numbers in 000s*	2022 Original Budget	2022 2nd Qtr YTD Actual	% of Budget
Personnel	$ 119,854	$ 58,006	48.4%
Services	$ 27,232	$ 13,633	50.1%
Supplies	$ 3,503	$ 1,959	55.9%
Grants, Claims	$ 6,032	$ 2,351	39.0%
Misc. & Transfers-Out	$ 1,811	$ 383	21.2%
Capital Outlay	$ 3,474	$ 1,005	28.9%
Total	**$ 161,908**	**$ 77,337**	**47.8%**

Table 4: City General Fund YTD Expenditures as a % of Budget

Personnel expenditures ended the first quarter 1.6% below target. Higher than anticipated vacancy rates for the quarter were offset by higher employee payouts, and overtime expenses exceeding the prior year quarter expenses by 50.2%.

Services expenses ended in line with quarterly targets. Significant expenses in this category include residential solid waste charges, 25.8%, transit route contract, 20.7% and software contracts at 5.3% of the budget.

Supplies ended the quarter 5.9% above target, with fuel and auto parts costs exceeding targets. Natural Gas are higher than summer months and are at 86.5% of budget for the year.

Grants, Claims ended the quarter 11% below projections. The largest item in this category is the parks 2022 allocation of $4.15M, 68.8% of the budget allocation.

City General Fund Expenditures *numbers in 000s*	2021 2nd Qtr YTD Actual	2022 2nd Qtr YTD Actual	Increase/ Decrease
Personnel	$ 52,863	$ 58,006	$ 5,143
Services	$ 15,994	$ 13,633	$ (2,361)
Supplies	$ 1,677	$ 1,959	$ 282
Grants, Claims	$ 1,956	$ 2,351	$ 395
Misc. & Transfers-Out	$ 125	$ 383	$ 258
Capital Outlay	$ 873	$ 1,005	$ 132
Total	**$ 73,488**	**$ 77,337**	**$ 3,849**

Table 5: City General Fund Expenditures Year to Year Comparison

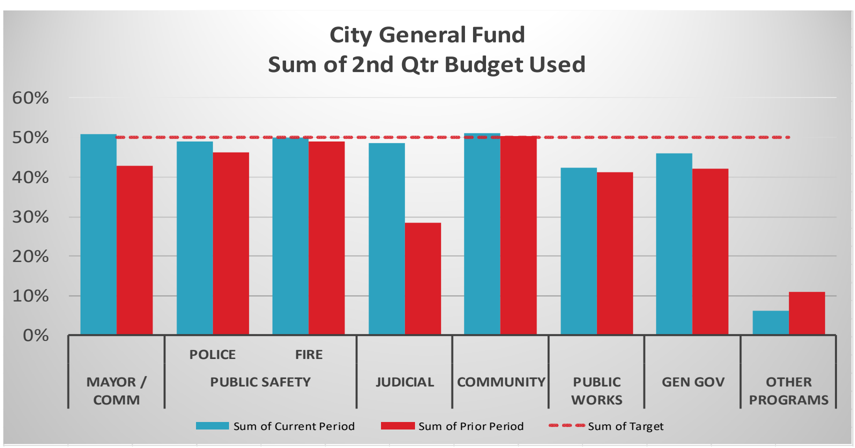

Figure 2: City General Fund Dept. Expenditures as a % of Budget

Misc & Transfers-Out ended the quarter at 28.8% below budgeted expenditures. 47.3% of this budget is contingencies and reserves that would be transfered to other categories if needed.

Capital Outlay spend rate ended the quarter above target by 15.1%. Of the CMIP budget, 67.% is made up of Capital Projects and 32.6% is Capital Equipment. Capital Projects have expended 39.1% of it's budget and Equipment, 7.8% of it's budget for 2022.

City departments are overall in line with budgeted expenditures with annual contracts being encumbered at the start of the year. The Other Programs category includes Reserves and Personnel Adjustments Departments that are budgeted at the fund level and make up 33% of the budget for this grouping. These budgets include anticipated employee payouts amounts and reserves and contingencies funding that would be expended out of department budgets if needed during the year.

COUNTY GENERAL FUND REVENUES

The County General Fund is the principal operation account of Wyandotte County. Revenue is received from taxes, fees, intergovernmental revenue, charges for services, and other sources. The County General Fund is used to support general operations including Emergency Management, Sheriff, Emergency Dispatch, Court programs, Public Works, general services functions, and administrative programs. County General Fund revenues are also used to finance the purchase of capital equipment and capital projects which are not debt financed.

County General Fund Revenues *numbers in 000s*	2022 Original Budget		2022 2nd Qtr YTD Actual		% Rev Collected
Property Tax	$	44,158	$	41,809	94.7%
Sales Tax	$	8,079	$	4,164	51.5%
Other Tax	$	9,182	$	5,715	62.2%
Permits/Licenses	$	1,166	$	453	38.9%
Intergovernmental Revenues	$	4,192	$	25	0.6%
Charges for Service	$	1,887	$	844	44.7%
Fines, Forfeits, Fees	$	3,010	$	1,369	45.5%
Misc. & Transfers-In	$	3,328	$	2,256	67.8%
Total	**$**	**75,002**	**$**	**56,635**	**75.5%**

Table 6: County General Fund YTD Revenues as a % of Budget

County General Fund revenue ended the second quarter of 2022 25.5% above budgeted revenue targets and in line with prior year collections for the same quarter. *Table 6* shows the actual collections by major revenue source category and the percent collected compared to the budget. *Table 7* shows where revenues are trending in comparison to the same period last year.

Tax Revenue collections are 34.2% above the second quarter target budget, in line with revenue received in the same quarter of the prior year due with both property tax payments due. Sales Tax ended the quarter 1.5% above target. Other Tax revenue, including motor vehicle and delinquent tax, ended the quarter 12.2% above projections.

Permits & Licenses ended 4.5% below target for the quarter. This category consists of Auto Licenses, Auto License Fees and Antique Vehicle Licensing.

County General Fund Revenues *numbers in 000s*	2021 2nd Qtr YTD Actual		2022 2nd Qtr YTD Actual		Increase/ Decrease	
Property Tax	$	41,694	$	41,809	$	115
Sales Tax	$	3,814	$	4,164	$	350
Other Tax	$	5,698	$	5,715	$	17
Permits/Licenses	$	475	$	453	$	(22)
Intergovernmental Revenues	$	26	$	25	$	()
Charges for Service	$	598	$	844	$	246
Fines, Forfeits, Fees	$	1,668	$	1,369	$	(298)
Misc. & Transfers-In	$	2,081	$	2,256	$	175
Total	**$**	**56,053**	**$**	**56,635**	**$**	**582**

Table 7: County General Fund Revenues Year to Year Comparison

Charges for Service collections ended 5.3% below target for the quarter. Inmate housing fees represent 67.1% of the budget and are 9.1% below revenue projections for the quarter.

Fines, Forfeits, Fees include officer fees, treasurer fees, and development agreement penalties; collections ended the quarter 4.5% below targets.

Intergovernmental Revenues consist primarily of $4.1M in ARPA revenue replacement reconciled at the end of the year.

Miscellaneous Revenue ended second quarter 17.8% above target with interest revenue on delinquent taxes exceeding target by % offsetting unbooked interest revenues at the time of this report.

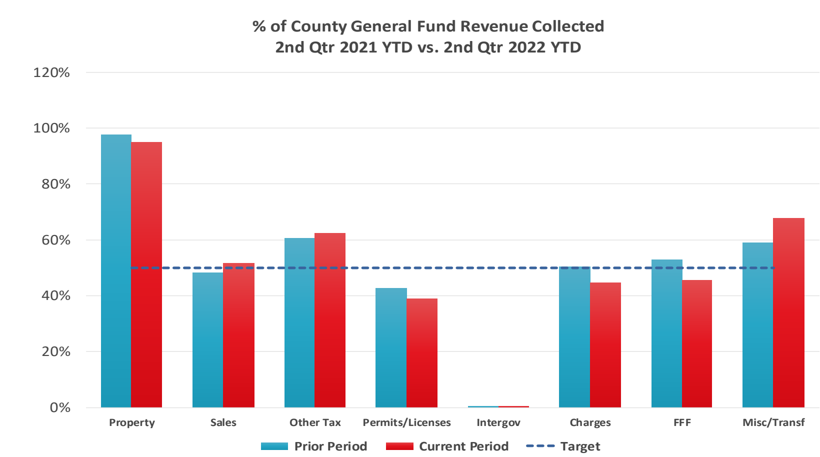

Figure 3: County General Fund Prior Year vs. Current Year

COUNTY GENERAL FUND EXPENDITURES

County General Fund Expenditures *numbers in 000s*	2022 Original Budget	2022 2nd Qtr YTD Actual	% of Budget
Personnel	$ 52,859	$ 26,241	49.6%
Services	$ 17,007	$ 9,145	53.8%
Supplies	$ 1,970	$ 861	43.7%
Grants, Claims	$ 1,177	$ 547	46.5%
Misc. & Transfers-Out	$ 2,283	$ 958	42.0%
Capital Outlay	$ 1,800	$ 571	31.7%
Total	**$ 77,094**	**$ 38,324**	**49.7%**

Table 9: County General Fund YTD Expenditures as a % of Budget

Personnel expenditures ended the second quarter 4% below target. Overtime is trending 14.6% higher than the same period of 2021.

Services are 3.8% above target for the quarter. External prisoner housing and prisoner medical contracts make up 32% of the contractual budget for the county general fund. The inmate medical contract is encumbered each year at the start of the year.

Supplies are 6.3% below budget targets for the quarter. Major expenses paid in this category are natural gas, fuel and office supplies/equipment. Natural gas ended the quarter using 90.7% of its annual allocation.

Grants, Claims ended the quarter 3.5% below target. Significant items in this category include Legal Claims and Judgements, Grants and Tax Rebates, paid out at the end of the year. Legal claims are higher than prior year levels for the quarter.

County General Fund Expenditures *numbers in 000s*	2021 2nd Qtr YTD Actual	2022 2nd Qtr YTD Actual	Increase/ Decrease
Personnel	$ 23,824	$ 26,241	$ 2,418
Services	$ 8,679	$ 9,145	$ 466
Supplies	$ 679	$ 861	$ 182
Grants, Claims	$ 360	$ 547	$ 187
Misc. & Transfers-Out	$ 836	$ 958	$ 122
Capital Outlay	$ 352	$ 571	$ 220
Total	**$ 34,729**	**$ 38,324**	**$ 3,595**

Table 10: County General Fund Expenditures Year to Year Comparison

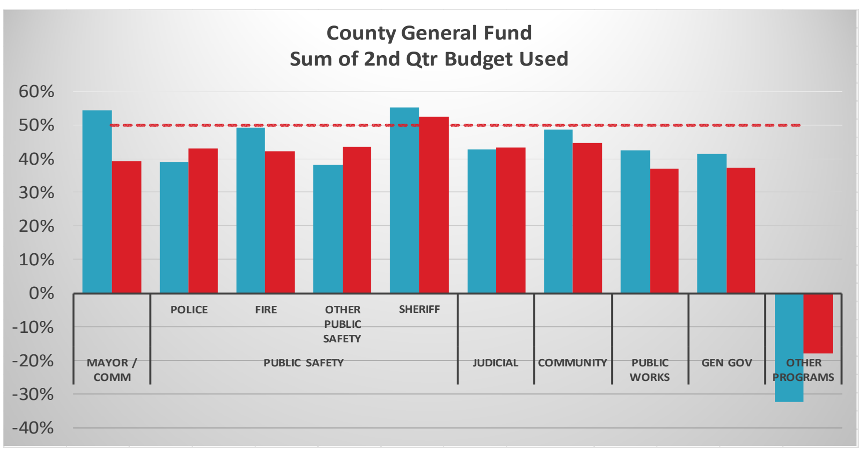

Figure 4: County General Fund Dept. Expenditures as a % of Budget

Misc. & Transfers-Out ended the quarter 8% below target. Scheduled fund transfers are processed for the quarter. Reserves and contingencies, 16% of this budget, are transferred if needed to other categories for use.

Capital Outlay has expended 31.7% of budgeted expenditures for the year. Capital equipment makes up 77.7% of the 2022 capital outlay budget and expended 6.37% of budget. Projects have expended 19.6% of the project budgets for 2022.

County departments are overall in line with spending targets for the year. Notable exceptions are the Sheriff that has higher quarter expenses. The Other Programs category includes Personnel Adjustments that are budgeted at the fund level and Reserves and that would be expended out of department budgets if needed during the year. The county general fund has $3.5M of vacancy savings anticipated offsetting the fully funded personnel budget for 2022.

CONSOLIDATED PARKS GENERAL FUND REVENUES

The Consolidated Parks General Fund combines the former City and County Park's Department budget into one operating fund. This fund is used for the operation of parks, parkways, recreational areas and facilities under the supervision of the Director of Parks and Recreation. The three divisions of this fund include: Administration, Parks, and Recreation.

All parks and recreation user fees, rentals, contracts and lease revenues are allocated to this fund. In addition to a county tax levy, this fund receives an annual appropriation from the city general fund shown under Intergovernmental Revenues.

Parks General Fund Revenues *numbers in 000s*	2022 Original Budget		2022 2nd Qtr YTD Actual		% Rev Collected
Property Tax	$	1,970	$	1,866	94.8%
Other Tax	$	304	$	203	66.8%
Intergovernmental Revenues	$	4,150	$	2,075	50.0%
Charges for Service	$	789	$	405	51.4%
Misc. & Transfers-In	$	101	$	108	107.0%
Total	**$**	**7,313**	**$**	**4,658**	**63.7%**

Table 10: Consolidated Parks General Fund YTD Revenues as a % of Budget

Consolidated Parks General Fund revenue ended the first quarter 13.7% above the budgeted target. *Table 10* shows the actual collections for the major revenue sources and the percent collected compared to the budget. *Table 11* shows that revenues are up 10.2% from the prior year.

Tax Revenue collections are at 91% of the 2022 budget. Property tax collections are due for both halves of the tax bill with 94.7% of collections for the year. Delinquent and motor vehicle taxes also exceeding second quarter targets and are 81.5% of Other Tax revenue.

Intergovernmental Revenues are at the target for the second quarter with the quarterly annual city appropriation being processed.

Parks General Fund Revenues *numbers in 000s*	2021 2nd Qtr YTD Actual		2022 2nd Qtr YTD Actual		Increase/ Decrease	
Property Tax	$	1,861	$	1,866	$	5
Other Tax	$	209	$	203	$	(6)
Intergovernmental Revenues	$	1,635	$	2,075	$	440
Charges for Service	$	411	$	405	$	(6)
Misc. & Transfers-In	$	109	$	108	$	(1)
Total	**$**	**4,225**	**$**	**4,658**	**$**	**432**

Table 11: Consolidated Parks General Fund Revenues Year to Year Comparison

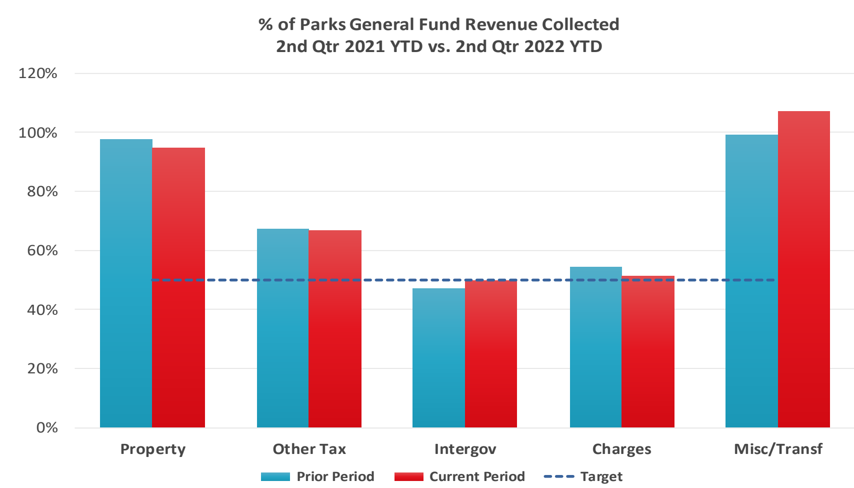

Figure 5: Consolidated Parks General Fund Prior Year vs. Current Year

Charges for Service ended the quarter 1.4% above target and 1.5% under prior year collections. These revenues include shelter and center rental charges and rec programming charges.

Miscellaneous Revenue ended the quarter collecting 57% of its revenue with the annual casino payment of 100k having been received and additional collections coming in for convenience fees on new electronic payments through civicrec.

CONS. PARKS GENERAL FUND EXPENDITURES

Parks General Fund Expenditures *numbers in 000s*	2022 Original Budget		2022 2nd Qtr YTD Actual		% of Budget
Personnel	$	5,155	$	1,931	37.5%
Services	$	1,474	$	717	48.6%
Supplies	$	570	$	366	64.3%
Grants, Claims	$	10	$	-	0.0%
Misc. & Transfers-Out	$	128	$	54	42.3%
Capital Outlay	$	1,035	$	48	4.6%
Total	**$**	**8,373**	**$**	**3,116**	**37.2%**

Table 12: Consildated Parks General Fund YTD Expenditures as a % of Budget

Personnel expenditures for the second quarter of 2022 ended 12.5% below target for the year, with seasonal expenses occurring heavier in the summer and unanticipated vacancy rates on full time staffing.

Services ended the quarter 1.4% below target. Major categories in this budget include mowing and spraying, contract positions and maintenance of parks and facilities. Seasonal expenses occur heavier in mid-year.

Supplies are 14.3% above target for the quarter. Larger items in this category include fuel, fish stocking, landscaping, maintenance and custodial supplies. Natural Gas expenditures are at 92.0% of budget.

Misc. & Transfers-Out ended the quarter 7.7% below target. These expenses are transfers that are being made to assist with ERP funding and Sunflower Hills operations.

Parks General Fund Expenditures *numbers in 000s*	2021 2nd Qtr YTD Actual		2022 2nd Qtr YTD Actual		Increase/ Decrease	
Personnel	$	2,098	$	1,931	$	(167)
Services	$	610	$	717	$	106
Supplies	$	317	$	366	$	49
Grants, Claims	$	-	$	-	$	-
Misc. & Transfers-Out	$	-	$	54	$	54
Capital Outlay	$	-	$	48	$	48
Total	**$**	**3,026**	**$**	**3,116**	**$**	**91**

Table 13: Consolidated Parks Expenditures Year to Year Comparison

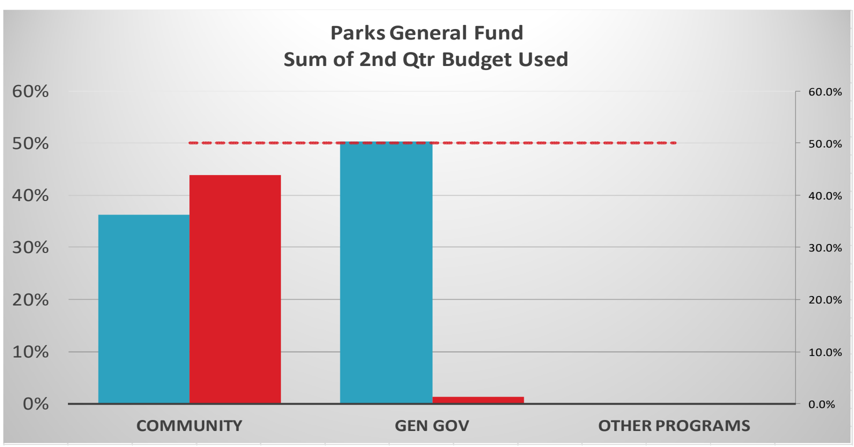

Figure 6: Parks General Fund Dept. Expenditures as a % of Budget

Capital Outlay for the Parks & Recreation Department was increased using fund balance reserves to a higher funding level for 2022. Capital equipment makes up 9.7% of the budget and is currently unspent. Capital projects are budgeted for the remaining 90.3% of the CMIP budget and have spent 5.1% of budgets. Due to supply chain issues and scheduling, completion of projects is taking longer than typical. Timing of larger projects are scheduled to take place in the fall.

Parks and Recreation, or Community Services, is a majority of the Consolidated Parks Fund making up 98.7% of the fund. Spending for Parks and Recreation is under spending targets for the quarter.

Budget to Actual through June 30th 2022
Second Quarter

Tax Levy Funds	REVENUES numbers in 000's 2022 Original Budget	2022 YTD Actual	% of Budget	EXPENDITURES numbers in 000's 2022 Original Budget	2022 YTD Actual	% of Budget
City General Fund	$ 161,538	$ 89,666	55.5%	$ 161,908	$ 77,337	47.8%
City Bond & Interest	$ 38,230	$ 29,372	76.8%	$ 39,775	$ 6,872	17.3%
County General Fund	$ 75,002	$ 56,635	75.5%	$ 77,094	$ 38,324	49.7%
Cons. Parks General Fund	$ 7,313	$ 4,658	63.7%	$ 8,373	$ 3,116	37.2%
County Bond & Interest	$ 5,649	$ 4,051	71.7%	$ 6,107	$ 1,038	17.0%
Aging	$ 2,172	$ 1,737	79.9%	$ 2,231	$ 994	44.5%
Developmental Disabilities	$ 615	$ 522	84.9%	$ 598	$ 243	40.7%
Elections	$ 1,486	$ 1,318	88.7%	$ 1,641	$ 568	34.6%
Health	$ 3,489	$ 3,148	90.2%	$ 3,767	$ 1,843	48.9%
Mental Health	$ 718	$ 632	88.0%	$ 718	$ 295	41.1%
Total UG Tax Levy Funds	**$ 296,214**	**$ 191,738**	**64.7%**	**$ 302,213**	**$ 130,631**	**43.2%**

Other Funds	2022 Original Budget	2022 YTD Actual	% of Budget	2022 Original Budget	2022 YTD Actual	% of Budget
Alcohol	$ 696	$ 296	42.6%	$ 946	$ 334	35.4%
Clerk Technology	$ 60	$ 26	43.7%	$ 83	$ 13	15.9%
Court Trustee	$ 478	$ 206	43.0%	$ 678	$ 244	36.1%
Dedicated Sales Tax	$ 12,108	$ 6,234	51.5%	$ 15,998	$ 4,100	25.6%
Emergency Medical Services	$ 12,928	$ 6,210	48.0%	$ 14,376	$ 6,873	47.8%
Environmental Trust	$ 1,212	$ 578	47.7%	$ 1,245	$ 392	31.5%
Jail Commissary	$ 62	$ 138	222.2%	$ 100	$ 14	13.9%
Parks & Recreation	$ 696	$ 296	42.5%	$ 822	$ 453	55.2%
Public Levee	$ 376	$ 154	41.1%	$ 394	$ 158	40.1%
Register of Deeds Technology	$ 220	$ 105	47.7%	$ 160	$ 124	77.7%
Sewer System	$ 47,202	$ 23,249	49.3%	$ 48,216	$ 21,407	44.4%
Special Assets	$ -	$ -		$ 850	$ -	0.0%
Stadium	$ 695	$ 22	3.1%	$ 860	$ 170	19.8%
Stormwater	$ 5,764	$ 2,369	41.1%	$ 6,100	$ 2,733	44.8%
Street & Highway	$ 8,148	$ 3,445	42.3%	$ 9,606	$ 2,870	29.9%
Sunflower Hills Golf Course	$ 897	$ 449	50.1%	$ 932	$ 532	57.1%
Travel & Tourism	$ 3,854	$ 1,751	45.4%	$ 5,081	$ 947	18.6%
Treasury Technology	$ 60	$ 26	43.7%	$ 85	$ 23	26.8%
Wyandotte County 911	$ 955	$ 470	49.2%	$ 959	$ 328	34.2%
Total Other Funds	**$ 96,412**	**$ 46,026**	**47.7%**	**$ 107,490**	**$ 41,718**	**38.8%**
Total Funds	**$ 392,625**	**$ 237,764**	**60.6%**	**$ 409,702**	**$ 172,349**	**42.1%**
County Library	$ 3,572	$ 3,337	93.4%	$ 3,926	$ 3,326	84.7%
Total ALL Funds	**$ 396,198**	**$ 241,101**	**60.9%**	**$ 413,628**	**$ 175,675**	**42.5%**