

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

REGULAR SESSION
THURSDAY, AUGUST 11, 2022

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Regular Session Thursday, August 11, 2022, with ten members present via Zoom or onsite: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Markley, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO, presiding. Kane, Commissioner Fifth District, was absent. The following officials were also in attendance: Cheryl Harrison-Lee, Interim County Administrator; Misty Brown, Chief Counsel; Bridgette Cobbins, Assistant County Administrator; Brett Deichler, Interim County Administrator; LaVert Murray, Chief Economic Development Advisor and Business Liaison; Kathleen VonAchen, Chief Financial Officer; Troy Shaw, County Engineer; Tayler Wash, Organization Effectiveness Coordinator in County Administrator's Office; Alley Porter, Commission Liaison; Ashley Hand, Director of Strategic Communication; and Monica Sparks, Acting UG Clerk.

Mayor Garner said before I call the meeting to order, I want to announce that some commissioners, staff, and the public are attending remotely via Zoom, by phone, or on onsite here. All participants joining by phone should mute their phones when not speaking to avoid background noise.

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

Roll call: Johnson, Markley, Sites, Davis, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Garner.

Mayor Garner said the invocation is being given by Commissioner Harold Johnson of Faith Deliverance Church of God in Christ, immediately followed by the Pledge of Allegiance.

Mayor Garner said I'll ask the Clerk, are there any revisions to tonight's agenda? **Monica Sparks, Acting UG Clerk**, said yes, Mayor, a blue sheet was issued removing Item No. 4 from the Mayor's Agenda, the legislative presentation. Also, removing Item No. 1 from the Consent Agenda, which is an ordinance/resolution amending the provisions for open burn and remanding the item back to standing committee for further discussion. There's also a change in the order of the agenda. A proclamation for The Week of the Wiz in Wyandotte County will be read first.

MAYOR'S AGENDA

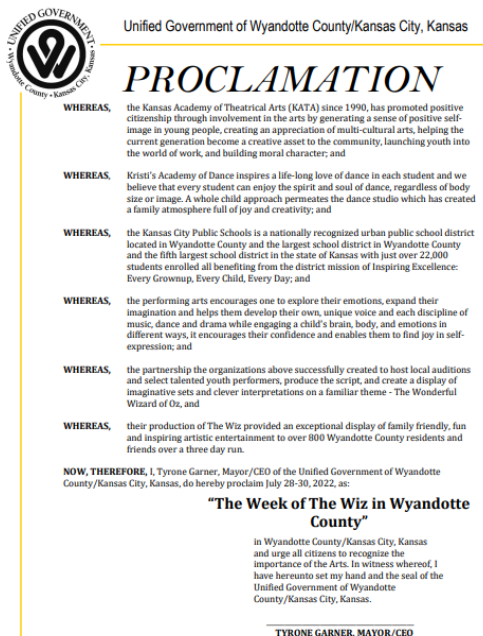
Item No. 6 – 211872...PROCLAMATION: THE WEEK OF THE WIZ IN WYANDOTTE COUNTY

Synopsis: Proclamation proclaiming July 28-30, 2022, as The Week of The Wiz in Wyandotte County, submitted by Tyrone A. Garner, Mayor/CEO.

Mayor Garner said, Clerk, I believe you have a proclamation. Before you read that, I'd ask the team from *The Wiz* to come forward. This group did an awesome presentation in Wyandotte County. I believe they were part of the school district. These young people really showed true talent and what Wyandotte County has to offer in their presentation of *The Wiz*.

Clerk, as they come, would you please read the proclamation?

Monica Sparks, Acting UG Clerk, read the proclamation as follows:



Action: Proclamation was read.

Judith Jones, Founder and Director of Kansas Academy of Theatrical Arts, said we would like to thank Mayor Garner for this recognition. We have for 30+ years, planted seeds right here in Wyandotte County. We now have the children of the children. The president of my board and his sister work for the school district. I have lots and lots of kids of kids. I want to thank my community for continuing to support me. This is the ultimate of support. Thank you so much.

I want my other young daughter here, Kristi, to say a few words about what's next.

Kristi Smith-High said I want to thank Mayor Garner as well for presenting us with this proclamation. For 23 seasons, Kristi's Academy of Dance and KAD Performing Arts has worked really hard to make sure that dance and performing arts has been part of our community for our youth and the level of technique and excellence that we come to see throughout arts as represented here in Wyandotte County.

I just want to also make sure I say thank you to Mama Jones for her inspiration and her faith in our program. And thank you to our dancers and all of our parents that have supported us through the years. We're ready to partner and make a change in Wyandotte County.

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Ms. Jones said we're ready to go and we're ready to continue to roll the cameras and raise up the curtains in all of our schools, especially in our high schools. Come on, let's get behind our high schools financially so that we can have more theater. I'm here to inspire, but I'm here to say, let's get some money in our high schools so we can have theater the way it's supposed to be.

Commissioner Markley said I just wanted to say that Mrs. Jones has indeed been making a difference in lives throughout this community for many, many years. I still have a *Yellow Brick Road* suit of tails for performing the Wiz at Turner High School. She does amazing work and it's good to recognize her tonight.

Action: Proclamation was read.

Item No. 1 – 211724...UPDATE: COUNTY ADMINISTRATOR SEARCH PROCESS

Synopsis: Update regarding County Administrator's search process, submitted by Tyrone Garner, Mayor/CEO.

Mayor Garner said I'll ask that the chair and co-chair of the search task force to come forward and give the Commission, the public, and our audience an update on just where things are at and where we're going.

Jeff Harrington, Mayor of Bonner Springs, said here with me is Bill Johnson, the Chairman of the Board of the BPU. We're honored to be the co-chairs of the new county administrator special task force. We're in the process. We've had our preliminary meetings. We've met with SGR, which is a nationwide professional recruitment consultant. They're going to assist us in this process, so we have a lot of tools at our disposal.

We're in the process of gathering together all of your representatives. Each commissioner has afforded a representative to sit on this task force. I think that will be very handy to get a good feel of what this position is going to entail.

We have surveys that are going out to all the major stakeholders, the citizens, as well as the business community, and also employees. Then we'll gather together those surveys and develop a position profile that will help review and decide on those skills that are necessary for

this new applicant. This is going to be quite a challenge to find an individual that is worthy of your selection. We'll help do our very best to drill down and evaluate those applicants and bring a very qualified group to the Commission and to the Mayor.

We appreciate your confidence. I stand for any questions unless you have anything to add, Bill.

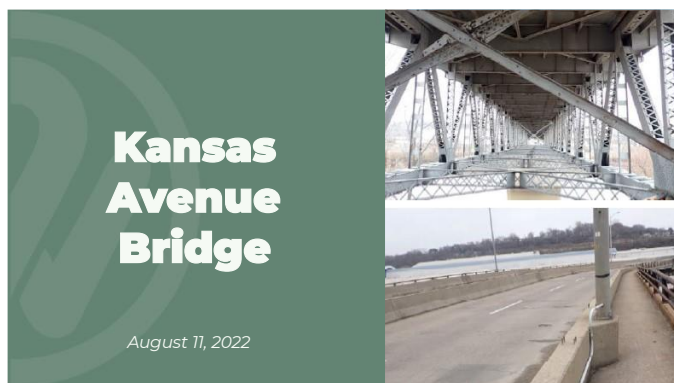
Bill Johnson, BPU Board Chairman, said the only thing that I would add to this is looking forward to really getting started. We've already had a couple of preliminary meetings. We met with the search firm. That's gone as well as could be expected. I do look for this to be an engagement unlike any other executive search. We're going to do our due diligence and roll up our sleeves and do our best to find the county administrator that we all hope to bring into KCK or move into this position, whether it's internal or external. I want to look past that, but looking forward to it. We've got our challenges in front of us, but I think we're all committed. We know the importance of this role to Wyandotte County and certainly the effort will be there.

Commissioner Ramirez said thank you, Mayor Harrington and Bill, for wanting to do this. This is a very important task force that is part of our community. It's going to have who we choose. In the end is going to be the one to sail and provide direction moving forward for our government. I thank you for all the hard work that you're going to put into it. I know I have my primary appointment. Let me know if I need to get my secondary.

Action: **For information only.**

Item No. 2 – 211869...REPORT: INFRASTRUCTURE/BRIDGE UPDATE

Synopsis: Status report of bridges in Wyandotte County, submitted by Jeff Fisher, Executive Director of Public Works.



Troy Shaw, County Engineer, said I've been asked to give an update on the Kansas Avenue Bridge. Most of you are aware that it was closed mid-July based on a report from Kansas or the Department of KDOT. Their consultant that was inspecting the bridge recommended that we close it due to structural deficiencies that they found during the inspection.



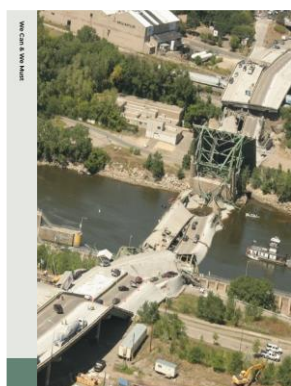
For those of you that aren't really familiar with this bridge, this bridge is shared between Kansas City, Kansas, and Kansas City, Missouri. If you look at the slide, the yellow portion of it is the Kansas side; the blue portion of it is the Missouri side. We have about 40% of the bridge; Missouri's roughly 60%; however, our portion of the bridge is more expensive because it's over the river.

Just a real quick update on the bridge. I will note that this bridge is also just over 100 years old too. It was built in the early 1920s, which is a fascinating structure from an engineering standpoint.

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This shows a few of the findings that they found, some of the structural issues. The one on the left you can see the picture top left is a rocker plate that's on our side. That's what a really good looking one considering it's 100 years old. Then the one on the bottom was right next to it, that's a failed one. You can kind of see the comparison between the two. There's also a lot of rust issues and deformations that we found throughout, as well as smaller issues like that are on the right, some which become safety from the vehicular standpoint.



Temporary Repair

- \$1.6M to \$3.3M (2022 dollars)
 - Bearing Replacement
 - Superstructure Repairs/Strengthening
 - Joint Replacements
 - Frozen Pin on West (TBD)
- Repair Notes:
 - Bridge would be severely load restricted
 - This would open the two interior lanes
 - May need additional repairs with each annual inspection.
 - This is a band aid that may limp the bridge along until it can be replaced.

Replacement

- Bridge Only: \$90M-\$120M (KCK & KCMO)
 - UG Portion: \$40M-\$60M
- Complete Street Project: \$300M (KCK & KCMO)
 - 7th Street (KCK) across Bridge to SW Blvd (KCMO)

What we've done since when the bridge was closed in early July, we've started analyzing it, working with local consultants to figure out what cost would be for temporary repairs to get that bridge open until we can find a way to replace it. Looking at the cost, it's roughly \$1.6-\$3.3M, depending on what all needs to be done once we get further into it. Kind of noted some things that that would do.

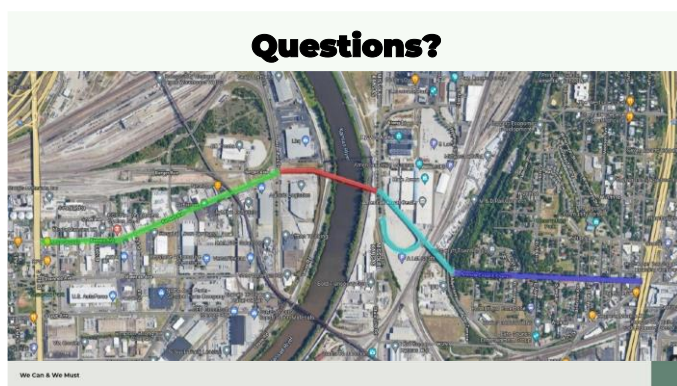
I will note with this is, if we did open it with temporary repairs, the bridge would likely still be severely load restricted. There may be limit to trucks that can go on it and it may just be passenger vehicles. We don't know yet. You'd have to do a load analysis on it. I'll also note that any repairs we do would be a band-aid. It would be what we could do until we can get it replaced. If we did these repairs, I can't guarantee that a year later when they do the inspection they won't

find additional issues that need to be repaired. So, that's just kind of some notes as we're looking into it that we have.

I also want to note about the replacement side. We had previously started talking to the city of Kansas City, Missouri, about this project I think three years ago. We even had meetings with them about this. There was no money available at that point for something like this; however, with the grants that are out there right now—we've even, I think, a week before this actually had to be closed, we talked to KCMO about the INFRA mega grant and applying for that. Their mayor was on board, so we have started down the path of getting an application together for that.

I have two notes here. The bridge replacement is somewhere between \$90M and \$120M just for the bridge structure between us and KCMO, and then the bottom one is looking at it holistically from 7th St. on our side to Southwest Blvd. on KCMO's side and making a complete project out of that. So, we're just pursuing both options because sometimes we have a better chance of getting a grant if we include some of the street and infrastructure in with that as well. So, it's just part of what we're looking at when we're looking at that replacement.

I will note that actually today we found a potential grant through KDOT that may help us pay for the repairs as well. So, we're looking into that too. I don't have a whole lot of information on that yet or if it's eligible, but there's an opportunity there as well. We'll continue looking into that.



That's all I had. I said I'd get it done quickly. I'm willing to take any questions that you have.

Commissioner Ramirez said I think this question is maybe hard to answer. How long do you think the temporary repair will either last or be in place?

Mr. Shaw said we really don't know. What we repair, if we repair like that rocker plate that was really bad, when we repair that, that's not going anywhere. That will be fine. That'll be fixed, but kind of if anybody's ever done plumbing, if you have a really old water line and you go and a water line breaks in one spot, you fix that weak spot. It finds the next spot that's the weak one and it breaks. That's part of the fear when you do stuff that's 100 years old on a metal structure. We can't necessarily answer it, but there's certainly an opportunity that if you fix it, we won't have to do anything until we can replace it, if we are successful in getting one of these major INFRA grants to do that. There's also the possibility that we'll be back in the same spot next year with another issue that we would have to close.

Commissioner Ramirez said okay. Well, thank you. I knew that would probably be hard for you to answer. I'm happy that our Public Works Department—they do a pretty good job of leveraging state and federal dollars that are out there with grants.

Commissioner Bynum said I just wanted to get some clarity for us and the public really around the bridge. If we were to get a federal grant tomorrow, let's say for upward of \$300M and do the whole thing, we're still looking at three to four years I would say. I'm asking you for your professional opinion. I'm basing my opinion on the 7th St. Bridge over the river that we did jointly with Missouri and it was a long time. Now we're looking at the 18th St. Bridge replacement, which is a KDOT project; however, they won't even start that till 2025. There's a lot of pre-work and then, of course, construction and that's all if we had the grant right now. Can you speak to that for us, please?

Mr. Shaw said yes, correct. So, if we had the money tomorrow, let's say, I think what we would look at initially is alternative delivery as how we did the Turner Diagonal, how quick we built that bridge from the time we started digging ground to it being open to traffic. I think there would be opportunities with that, with this project as well. There would probably be opportunities. Let's say we did the whole \$300M from one to the other that we could phase it so that let's get that bridge done first so we can possibly get traffic moving while we do other work on different areas. The alternative delivery would certainly help us with that.

If we went the traditional design bid build, it would certainly take longer to have a full set of plans 100% done, then you have to bid it, and then you have to get the contractor on board who has to order all the metal and whatever they're doing. I mean I think construction wise, from the

bridge standpoint, you could probably build the bridge in two years. But, if you had to do the design first, you got a year to design and then the bid and then the build, so we will be looking at the alternative delivery would be our first option.

Commissioner McKiernan said thank you, Troy. Thank you to you and your team for this inspection and for taking immediate action when it was time to do that. As important as this bridge is to all of our businesses and residents of Armourdale, I'm just going to tell my fellow members of the Commission that I am ready, if we do not find any grant funding, to move every mountain to try to get funding so that we can, as soon as possible, make stabilizing temporary repairs even if we get this open on a limited basis. I think it's really critical for the folks in Armourdale. I've got a few businesses that I've learned of that get trapped between trains that block Kansas Avenue and a closed bridge and there's nowhere to go. So, I do think that it would be in all of our best interests if we were to get this back open. I support that.

Would you say that this bridge failure kind of underscores the point that you and other folks in Public Works have made in our subcommittee meetings recently that we need to be more proactive and more intentional in funding ongoing maintenance repairs of our assets?

Mr. Shaw said yes, I think, and coincidentally, this makes a great point because we've been talking for the last year about infrastructure needs and bad or good timing. Everyone looked at it just to that point. It really demonstrates the need of the overall system.

Commissioner McKiernan said I would say to my fellow commissioners, I made this point a couple of weeks ago. You can pay me now or you can pay me later. When we put off making a stabilizing investment of let's say \$2M in one calendar year, it may end up costing us \$60M down the road. So, I would also suggest that we find a way to make proactive maintenance of our bridges and roads a routine part of our operation. Thanks to you and your team.

Commissioner Stites said I was wondering if you could go back to the map that showed the bridge, if that's possible. My question, is it pulling up or is it, I'm just seeing chambers on my screen? Well, if it's not gonna work, what I was curious about—yeh, the next one, the next slide. How is ownership established? What caught my ear is when you said the most expensive part being over the river. I thought the river actually like the high points of the river—the river is divided down the middle, so how is it the most expensive part is on—is that on our side?

Mr. Shaw said good question. In that picture, that yellow—the difference between that yellow and blue line, that's the state line. So, in this portion of where we're at, the river is all in Kansas right here.

Commissioner Stites said okay. Gotcha, okay, okay. It just happens that on that bridge there that over the water carry—well, that. I appreciate it. Thank you very much.

Mayor Garner said I'd just like to follow up in closing. Our team spoke with Congressman Davids and her team. She is in full support of getting the bridge open. I know that's a big thing, not just for Commissioner McKiernan, but this Commission and our entire community along with the Central Avenue, Kansas Avenue. There's potential issues with the 12th St. Bridge as well that we're paying close attention to as well as Mission Road. She's aware of all these issues, and she says that any support she can give as these grants go forward, reach out to her office and she'll do whatever she needs to do with letters of support that she can take to DC.

Action: **For information only.**

Item No. 3 – 211870...PRESENTATION: ECONOMIC DEVELOPMENT OPPORTUNITIES

Synopsis: Discussion of economic development in various areas of Wyandotte County, submitted by LaVert Murray, Economic Development Advisor in Mayor's Office.

Mayor Garner said LaVert Murray, who was the Economic Development Director for the Unified Government up until 2010, he is now the Economic Development Advisor to the Mayor's Office. One of the things that we recognize, a lot of people have recognized in this community, is the disinvestment the disenfranchisement in the areas east of 55th St. We're going to continue maximizing opportunities that exist throughout all of Wyandotte County, especially west in our Village West area and trying to keep that as the number one tourist destination in Kansas, but we don't want to overlook the opportunities of those individuals that also deserve goods and services and opportunities in our eastern portion of Wyandotte County.

Mr. Murray will define what that is. He stepped away, but basically that area east of 55th St., from 55th St. going east, I-70 going north to State Ave., which includes Indian Springs. Then in the northeast, the downtown, Armourdale, Rosedale, as well as Argentine. So, this was more of not so much to say these are projects that are going to happen as opposed to developers that have also shared interest and the need that this area that was just described be developed in a way that could be beneficial for the residents in Wyandotte County so we can—that whole notion that a rising tide will lift all boats.

As we know with our economic situation here in Wyandotte County, economic development is the key to bringing in the brick and mortar, residentials, as well as the businesses and the rooftops we need to broaden our tax base. That's what we really need. We also need the tourism that can attract as well as the spin-off of entrepreneurship and things of that nature. So economic development, we feel, is the way to go. I know our Administrator is working on an economic development strategy for the entire county.

These individuals that you see tonight will add value in a way because now staff and our Administrator will have a pool of individuals to at least start having those initial conversations with after the strategy is done to really have talks about how we take the vision that they're going to present today and maybe present things to this Commission that can become reality for these disinvested and disenfranchised areas. So, I'm going to turn it over to LaVert Murray and let him take the presentation here.

LaVert Murray, Chief Economic Development Advisor and Business Liaison, said what we plan to present tonight, I will attempt to explain through a contextual framework that will start with some information sharing. As you know, we had planned to make development presentations to you on June 9th in a special session; however, because that did not work out, we are here with you tonight. A number of presenters, developers, and builders who were scheduled to present on June 9th had conflicts for tonight; however, that does not diminish or dampen their interest in partnering with you to help rebuild our urban core east of I-635 or east of 55th St. This includes the Indian Springs site, Rosedale, Mission Cliffs, Armourdale, Central Ave. and its surrounding neighborhoods, Mission Rd., St. Peter's, Grandview, Waterway, Strawberry Hill, the downtown, Strugglers Hill, Turtle Hill, Mount Carmel, Douglass-Sumner, Tremont, Quindaro, Rivers Edge

East, Peregrine Falcon, 5th St., 7th St., Parallel Pkwy., 10th St., Minnesota Ave., and the downtown, Washington Blvd. Did I mention the downtown?

In my goal—in my past life before my retirement, some of you and I embarked upon a very daunting journey, one that can be looked upon as a renaissance. We started a number of developments within our urban core and eastern sector and achieved some success. We created the Land Bank to give us a strategic advantage. We crafted a strategy that would have all of these developments connect in the middle creating healthy neighborhoods and a mixture of housing, retail, multifamily, and mixed uses. For some reason, that connection did not happen and tonight, we will hopefully convince you that interest is there and now is the time to start some of the new developments and rekindle and restart a number of developments to bring about the economic health, viability of our urban core and eastern sector.

I should point out that this initiative does not diminish the importance of giving attention to and continuing to build out our growth corridor in the western sector around the Speedway and Village West. Homefield continues along a very positive economic trajectory, along with Urban Outfitters, Amazon, the Monarchs, and others. We know how to overcome the challenges of multitasking as Prescott Plaza was developed at the same time the Village West development started.



We're going to start our developer presentations with a short video on Seventy Five North, which is a very inspiring story about how Omaha was able to find economic success in their distressed urban core. The Seventy Five North Revitalization Corporation was founded in 2011 with one purpose, to facilitate the revitalization of a healthy, sustainable, mixed-income community in

North Omaha. We hope to better that experience or at least get to where they are within our eastern sector.

Mayor Tyrone Garner and I visited the Seventy Five North development and walked away most inspired. You will hear them talk about demographics and data sets that are very similar to the characteristics of our urban core; however, we will spare you from the dive into the data at this time.

After the video, we will hear from developers starting with CHWC, Rivers Edge, which will name their developments they're covering, but Brennan Crawford with CHWC.

Now, if you'll permit me to do some coordinating here. So, after CHWC—because we've been working on this all day on how the developers will come forward—there will be Douglass-Sumner Neighborhood Association, followed by Bill Johnson of the BPU; followed by Dwayne Williams, Twelfth Street Heritage; followed by Wyandotte Development or Wyandotte County Economic Development Council, Greg could not be here tonight but Monica is here for him; followed by David Block; followed by Oak Impact, Erik Murray; followed by Kansas and Missouri builders and developers; followed by CABA, Edgar Lee; followed by Rusty Roberts; followed by the Northeast Economic Development, Christal; followed by David Hayden.

So, thank you and forgive me for having to do some housekeeping. I would ask, Monica, can you start the video on Seventy Five North, please? (The video was played.)

Thank you for watching that video. On behalf of Seventy Five North, they would have liked to been here tonight, but they are committed to assisting in our efforts in any way they can so you can expect to see them in the future.

We now have CHWC.

Brennan Crawford, Executive Director, CHWC, said I am delighted to see lots of friends and partners in this room and lots of new faces in this room. I wasn't quite sure what to expect tonight, but when LaVert asked me to come and talk a little bit about CHWC's work in Kansas City, Kansas, I never turn down an opportunity to do that.

It occurred to me that while many of you know us well, we've been working together for many, many years. You may not know us well in the last couple of years. We've done a lot of new things over the past three years, and we have a lot of new things in the pipeline.

I really am grateful for this opportunity to talk a little bit about where we've been and where we're going and to specifically focus on some of our work that's kind of in that boundary, inside the 635-loop, which has historically been the bulk of our work that LaVert asked me to talk about tonight.

I am stalling, obviously, because I'm not sure if the presentation is going to come up. If it doesn't, that's okay. I'm just going to get started. So, Community Housing Wyandotte County is a 20+ year old comprehensive community development organization. We're the product of a merger between the old Catholic Housing of Wyandotte County and the even older Neighborhood Housing Services of Kansas City, Kansas.

In the past 20 years, we have built, renovated, or repaired about 500 homes throughout Wyandotte County. Just in the last 2 years, we've done about 30 renovated or newly constructed homes inside the 635-loop. Well, I say that with the exception of Meadowlark Valley, which is at like 57th & Parallel. So, a little bit west of the discussion area tonight.



We are a community housing development organization, which means that at least a third of our board is constituted of people who live here and actually it's closer to about half of my staff lives here. We're a nonprofit organization. We're a HUD certified housing counseling agency so we deliver housing counseling services, financial capacity building, down payment assistance, and

other purchase assistance grants, and other kinds of financial assistance, basically all the things that a family needs to sustainably become a homeowner.

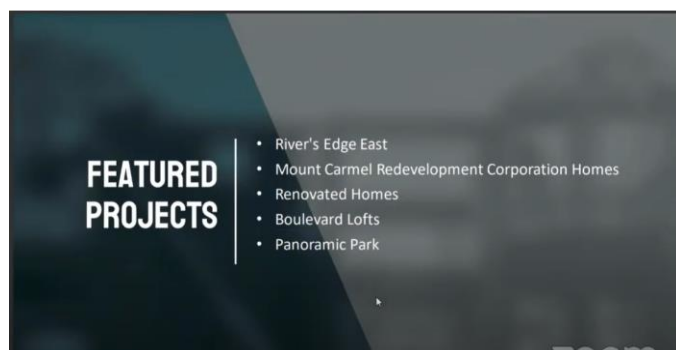
One of the things that's happened over the past couple of years that I wanted to highlight is that in addition to all that other stuff that I just said, we are also in the process of becoming what's called a community development financial institution, which means that we have already launched some loan products that are specifically targeted at existing residents in the neighborhoods that we work in to support either down payment assistance for home purchase—as we all know, the costs of home ownership have been climbing faster than incomes for many, many years. So, we've gotten creative and innovative with ways to help more people become homeowners and critically home repair and improvement. We're doing both home repair and improvement grants and loans because we've recognized a critical need in the neighborhoods where we're building and renovating for existing residents to be able to reinvest in their own homes.

Over the past three years, we've taken in-house, we have a general contracting company. We have taken realty in-house so we have a brokerage in-house now. I have an architect and a planner on staff so, we have a really broad range of capacities in-house that help us really holistically focus on neighborhood developments as opposed to merely housing. We all know that healthy neighborhoods are more than just rooftops.



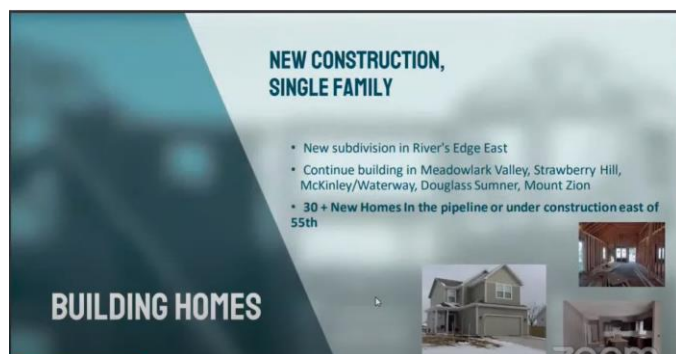
I'm not going to focus on all these bullet points. I'm just going to make a couple of points. In 2021-20, just between 2020 and 2021 during the pandemic, we built and renovated about 28 houses. We've got some apartments under construction internally, it seems, we'll get to that. We put out about \$200,000 in rent, utility, and mortgage assistance, mortgage payment assistance in the neighborhoods that we served making sure that all the families that we work with were able to

remain stably housed. We helped about a hundred people, even during the pandemic, become homeowners in our community.



I want to focus on a couple of key developments that are responsive to the target area that we're talking about right now. We were very excited to get started on a development called River's Edge East, which is right at about 18th & Highway 5. We're working alongside Mount Carmel Redevelopment Corporation to build a couple of houses in partnership with them and looking forward to more partnership to come. We've renovated a fair number of homes in the area that we're talking about. I'll talk about that a little bit.

Then, also, kind of in a new direction for us, we've been very selective and partnered with a couple of private developers to build some high-quality, mixed-income rental units that I'll talk a little bit. What we've recognized is that the costs of home ownership are increasingly out of reach for many of our families. It is absolutely critical in our housing spectrum to have on-ramps into high-quality housing all across the income spectrum. These developments will help us do that.



So, as I said, new single-family construction. The project that I want to focus on is River's Edge East. I think I've actually got a map.



This is going to be 24-30 homes right at 18th & I-5. It's gonna range all the way from single-family detached homes that are probably gonna be in the \$260s thereabouts, which is about where new construction is running now, all the way to townhomes that will be available to significantly lower income levels, probably \$140,000-\$160,000, for purchase. This is an opportunity too for us to incorporate some of our work with the community land trust that we developed last year. I'll talk a little bit more later.

We've been delighted to partner with a couple of local developers and builders to move this project along. This is River's Edge East.



We've also expanded our renovation, again, in response to the rising cost of construction. We've got, I'd say, 10 here. That's about right, 10 in the pipeline under construction or under renovation inside the 635-loop. That is a direction that we're going to move a lot more aggressively in the next couple of years. It's absolutely vital to hit the price points that are affordable to just a lot of working families in KCK, so we're going to be dramatically increasing our acquisition, rehab programs.

The other thing that we've been very intentional of building is kind of a graduated pathway to home ownership. So, no matter where you are on the income spectrum, you can come in to a

high-quality, affordable rental and we will build pathways to home ownership through lease to purchase and through the community land trust, which allows the homeowner and the nonprofit entity to share some of the cost of ownership. Each of them share in the appreciation, the increased value of the home at sale, and the nonprofit gets to keep a little bit to put toward the next buyer and the homeowner gets access to home ownership in a way that they would not have otherwise been able to afford.

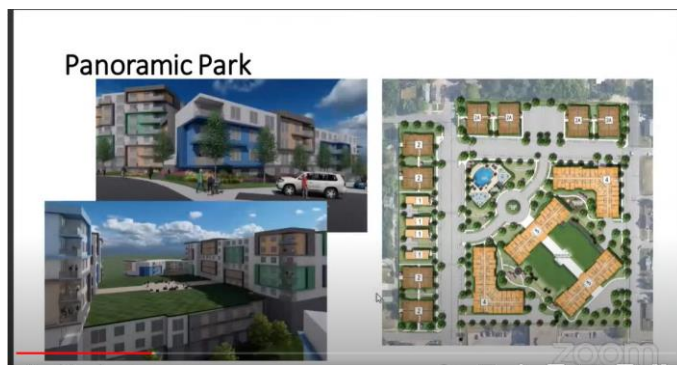
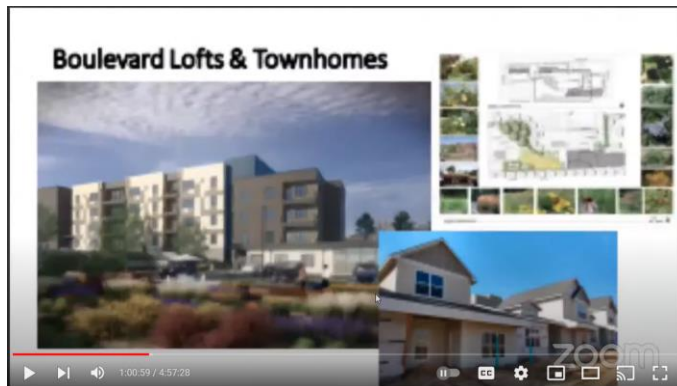


As I mentioned, we have cautiously moved in the direction of multi-family development because it's a critical need. High-quality rental all across the income spectrum here in Wyandotte County is an essential foundation for developing pathways to homeownership. If you don't have a place that you can afford and that you can stay at for a long period of time, it's very difficult for families to build the financial stability to even start thinking about home ownership. So, we're thinking about our apartment development as kind of brought into the funnel to begin to work with families, get them stably housed in really nice places, and help them along that pathway to home ownership for those that want to move in that direction.

We've got the Boulevard Lofts, as I equipped those of you that know, at 8th & Washington. It's been under construction for 6,000 years, but it will be finished. I swear to you all standing here in front of you, it will be finished. It will be beautiful. We are completely leased up already. We actually have been for quite some time.

Any of you that are in the construction industry know that it's been a very difficult time over the pandemic, and there are some infrastructure challenges that are peculiar to some of the sites here in Wyandotte County that will also not be unfamiliar to those of you who have done this work for a while.

Panoramic Park is the old hospital, Bethany Hospital site at 12th & Central. We have our first 192-unit apartment, mixed-income, high-performance building, super green. It's in the pipeline. It's a heavy lift. There's still half a hospital buried there, but I think we got that sorted out. Look for that in 2023, 2024.

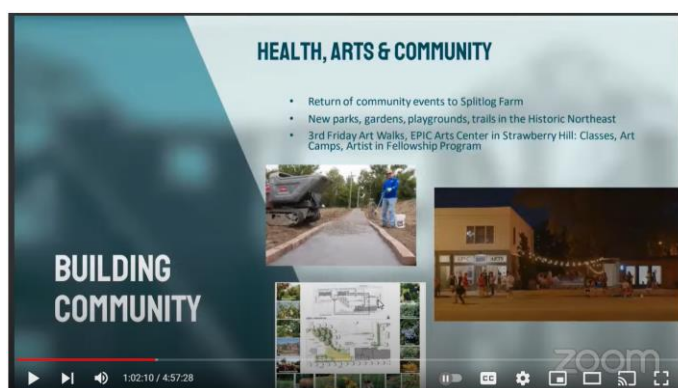


These are some more renderings of what that stuff is going to look like.

One thing, sorry, that I wanted to point out about Panoramic Park is though we're looking at apartment development in the center, we're looking at a much lower development pattern density around the periphery to make sure that it steps out into the neighborhoods in a way that's responsive. We built 20 single-family homes there in Bethany, and so we've got a good working relationship with the neighborhood. We want to make sure that that's responsive to what they're looking for in the neighborhoods.



I will touch on this very briefly. The housing development is critical, but the financial capacity building for the families that are going to live in those houses are even more critical for the stability of a neighborhood. So, we kind of offer a full range of services from counseling to financial assistance to really invest in families' financial capacity.



We've also got a pretty thriving arts program that I won't belabor, but I will say that the 3rd Friday Art Walks, and some of the other things, we found that the arts are a really, really critical tool to bring neighbors together, particularly when there are language barriers. We do that through urban agriculture and the arts. Again, I mention that only to say that we've come to believe that neighborhood development is much more about building amenities, services, families, in addition to the rooftops as opposed to merely housing development, though that is a necessary ingredient to a strong neighborhood.



The only way you do that in a community like ours is through partnerships. I mentioned when I walked in here that I was delighted to see lots of partners and friends here. I won't read the list, but what I will say, and part of the reason that I'm delighted to be able to present today, is that especially as we welcome new developers and new folks that are interested in our community, I wanna say that we get a lot more done working together in Wyandotte County. These are some of the projects and partnerships that we've worked on over the past couple of years.

Pam couldn't be here tonight, but I do want to highlight Mount Carmel's work and that we are going to continue to work with them building houses in the neighborhoods they serve.



LaVert also asked me to speak to some of the challenges here in Kansas City, Kansas. I don't know how I'm doing on time so I'll be quick about this. For those of you who have been doing this work in Kansas City, Kansas, you will be familiar with some of the challenges we face. We have aging infrastructure inside the 635-loop. We have in many of the neighborhoods that we work in historically had an appraisal gap, meaning that it costs much more to produce a high-quality home than the market appraised value will support, so it's very difficult to get capital investment. That condition is changing very rapidly in some of the neighborhoods that we serve. And now, we are also, in addition to appraisal gaps in some neighborhoods, we've got severe affordability challenges in others, so we've pivoted to really work on financial capacity and some

other models of housing development/home ownership. Construction costs are going up, labor supply is difficult at the moment, and so on and so forth.

I do want to—I want to focus on this last bullet point because this is relevant to your deliberative body here. The model of development that often obtains is that developers with access to capital, and we're one of those, will kind of put together a great project. We will go to the Unified Government or to the governmental authority and we'll say, can we do this? Is this legal? You'll say yeah, yeah, yeah, go talk to the neighborhoods. Then we'll go and talk to neighborhoods and the neighborhoods will have some feedback. It's just kind of this back and forth and back and forth.

One of the challenges is that the neighborhoods often don't have the support they need, the technical capacity to really engage in that conversation in a way that puts them in the driver's seat that ensures that the people that are going to be most impacted by the development have some control and have some engagement in that. That's one of the things that we're really focusing in on as we kind of expand our scale of development is to work directly with neighborhood associations and other groups so that they can sit across the table eye to eye from us, and any other developer, and speak the same language and ensure that they have the capacity to kind of control the destiny of the land in their immediate area.

With all that, I will shut up. Thank you.

David Block, Block & Company Realtors, said I want to thank LaVert. I want to thank you all for giving me and affording me the time to speak for an evening of nothing but delight and excitement. Let me bring Brittany. That should be interesting because I don't have one. What I have is I have a couple of notes to bring up to you and you have some packages there.

We have been developing in Wyandotte County and throughout the entire area for 75 years. I think you each should have a package. Is there anyone who doesn't have one? We brought up just a sampling of some of the types of developments that we handle. We've been very excited about the developments that we've done in the area that the Unified Government is responsible for. We've sold and developed properties in every area of Wyandotte County. I heard Argentine, Strong Ave., Armourdale, Rainbow, out at the Speedway. We've done the Plaza at the Speedway with Walmart and Sam's and restaurant row. Whether you like it or you don't, it's been very

successful so far. We're in the process of trying to finish up the last few phases of that development.

There's been a lot of issues that have come up the last few years with this pandemic, and interest rates, and other kinds of issues that have been very difficult for us, as developers and real estate brokers. I don't need to get into all of that because everyone's aware of it.

I would like to thank you for the efforts that you're trying to make towards new development. We are looking at multiple projects through our clients and through our company from 7 Highway all the way down through Indian Springs through downtown on 7th St. We've been working with LaVert and other folks here in your county to try and bring these projects to fruition.

Of course, a lot of the issues that we have out here right now are real, real serious problems and those all start with timing and supply chains and all these things that we, in this room, can't do a whole lot about. But what we can do about, is when we have a project that can get done, timing is everything and speed. Because when we get the opportunity to get a project financed and it is something that the county would like to see happen, the timing is everything for us to lock down the financing, lock down the construction, lock down the cost, and get it done. We like to start things and finish them. We don't like to get partially through or try and get things approved and not develop them.

We are not land bankers, we are developers and we are brokers that sell for third-party companies. This public/private partnership that we've had at the Speedway, we've had multiple other projects, has been a paramount issue for us as a development company. We are very interested in working with you all going forward, but what we really need to see is that we can get these projects done in a timely manner. In many cases it takes that, but for private/public partnership to get many of these projects done, what we're doing and what we're looking at right now, is a number of mixed-use developments that include medical, hotel, restaurant, retail, and entertainment. Many of those are in those packages that we gave to you. We do a lot of entertainment venue arena opportunities, and we think that some of those would be excellent to bring people from outside of the county into your county.

Again, I can't stress enough how important it is that, as we have in the past, that we can work very closely with the staff, with LaVert, and whoever else has been designated to work with us, as developers, to help us get these projects done. From an infrastructure standpoint, BPU,

whoever else, that in some cases has—I'll stop there. But moving on from that, we need to speed them up.

All I would say is I really appreciate your time and your concern about future development in your county. Thank you.

Bill Johnson, General Manager, BPU, said, commissioners, Mayor, County Administrator, again, I think many of you guys know that it takes many, many partners when you talk about economic development. Over the years, I've been at BPU for some time now, but over the years I think it has taken all of our efforts to continue to build out Wyandotte County as it is today. Looking forward to continuing that. I'm looking forward to coming up with the strategy for how we continue to coordinate all of our efforts and do a better job going forward.

There are a lot of successes. If you look out west, if you look around the southern parts of our community, around the KU area, there's a lot for us to be proud of. Sometimes when we do get a little bit disjointed, those are times where we do have problems, but BPU has always been there. Our commitment has been there just like the Unified Government commissioners, our board wants to see economic development go forward. It does bring in tax dollars and it helps take the burden off our taxpayers that currently exists. It also spreads out the cost of our utility services. The more people that can absorb that cost, the better it is for all the other people that are here living and operating.

For me, I want to see more housing, but I don't want to just stop there. I like to see other commercial, job-producing, investments, and things like that because that is one way of also growing our residential and ensuring that our next generation has the earning capacity to reinvest in this community too. So, if we can build those type of strategies together, BPU will be there. I mean, there's things that we have that help support that from a policy standpoint, from an investment standpoint in what we do every year through our budgets. A lot of our budgets go to support economic development and it will always continue to be that way.

Last year we went back and passed a couple of resolutions east of 635. One was to, for any project east of 635, we're waiving connection fees. This is in addition to all the other infrastructure that we built east of 635 and other parts of the community. We also passed—our board passed a resolution to waive connection fees for any Land Bank property. So, both of those working in concert with each other provide some incentives but, again, other policies are there.

The one thing that I've recently talked to staff about and our board and to some here, there was a time where we were constantly talking about aging infrastructure and we still are because there's still ways for us to go with that, but in parts of our community, especially east of 635, we're now talking about underutilized infrastructure. We've made those investments. We want to see that investment come back. We want to see the utility and the community benefit because of those investments that we've already made that are here today begging for construction and redevelopment in certain areas that are mostly depressed and things that we still want to continue to see develop and grow out to help our community.

So, I thought I'd leave you with that. I didn't have a presentation. LaVert asked me to be brief. I tried to be brief. Any questions, I'll take it, otherwise, I'll sit back down.



Dwayne Williams, President/CEO of Twelfth Street Heritage Development Corporation, said thank you, Mayor, for allowing us to be here. To our City Administrator and to our commissioners, thank you guys very much for allowing us to be here. This is fun for me simply because I grew up in Kansas City, Kansas. I'm from the Dotte. I grew up off of Quindaro and now I get a chance to come back and do some real cool things in KCK, so this is exciting for me.

With that, I'm gonna let our people introduce themselves to you and they'll tell you who they are and we'll go straight into the presentation. Brandi Patterson, Property Manager with Twelfth Street Heritage; David Wingerson, Flaherty & Collins Properties. Mr. Wingerson said we're partnering with Dwayne on a lot of these projects. We're excited to be here. I'm not from the Dotte; I'm from the Northland, so don't hold that against me.

Mr. Williams said I'm honored to be here to tell you guys a little bit about what we've been looking at. For many of you guys know, Twelfth Street Development Corporation is a CDC. It's one of the oldest CDC's in the metropolitan area. We were started by what we call the barbecue baron Ollie Gates and Bishop James Tyndall. They started Twelfth Street Heritage Development

Corporation back in 1984. Actually, they kind of started in 1982, but 1984 is when we were chartered, so we've been around for that number of years, almost 38 years.

We've been able to do a number of projects not only in Kansas City, Missouri, but in Kansas City, Kansas. We completed a project at 35th & Garfield, 35th & Garfield to 36th & Garfield in Kansas City, Kansas. It was my first project that I worked on coming back to Kansas City, Kansas, to do a project. It's called the Bernard Villas. If you haven't seen them, I encourage you guys to go by and take a look at them. I would definitely love to give you a tour of those villas. There's 24 villas that we built over there, senior affordable housing. Out of those 24 units, we have 500+ applications that applied for those 24 units. So, obviously there's a need here in the metropolitan area for not only housing but workforce housing, affordable housing, and market-rate housing.

So, we'll go right into our presentation. We've been looking at—after talking with LaVert, we had a chance to do an assessment around the city area. Some of the areas we've been looking at go from 5th & Washington right down the corner starting on 5th & Washington and goes up to Mason. It's a Mason Temple right there. We're looking at putting a development site right there, which would be some workforce housing and affordable housing, which would go right there on that corner to go up 5th & Washington up toward where the church is right now, right in front of the old Liberty Douglass State Bank. That's a prime site that we want to do some work on.

PROJECT TEAM

- Co-Developers
 - Twelfth Street Heritage Development Corp.
 - Flaherty & Collins Properties
- Partnering together to tackle the housing need in KCK from affordable and workforce to market rate
- Have the capacity and expertise to deliver large and complex projects

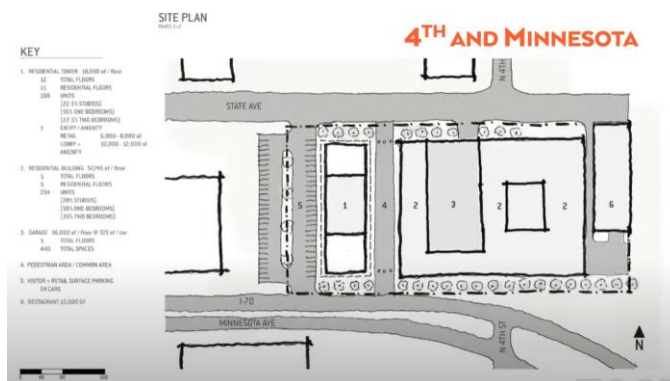
Twelfth Street HERITAGE
DEVELOPMENT CORPORATION SINCE 1984

FLAHERTY & COLLINS
PROPERTIES

We're also looking at—just so you know, we are a company that have the expertise and the capability of doing whatever development that's out there. Our partners are Flaherty & Collins who are a \$3B company. We've done over \$3B worth of development. Those are the individuals that we're partnering with so whatever project we take, we have an opportunity and we have the availability to complete those tasks and those projects.

When I look at workforce development and affordable housing, we look at housing that does not look like affordable housing, that does not look like market rate. We're in the midst of your downtown area and we want to bring something to revitalize the area.

We're going to move on and just talk a little bit about a project that we're looking at, at 4th & Washington. I'm going to let David give a little talk about that and then we'll talk about some other areas that we're looking at developing in Kansas City, Kansas.



August 11, 2022

David Wingerson, Flaherty & Collins Properties, said this is 4th & Minnesota. This is a market-rate development that we've been working on for a couple of years. It's kind of broken out into two phases. So, the section that has the number 1 on it is a 12-story tower. It's got 200 units approximately and then another 6-8,000 square feet of commercial retail space.

The second phase is another 200 units. We go down in size so it's about 4-5 story, wood frame deal. The number 3 that you're seeing there is a parking garage, so we would have about 440 parking spaces in that garage to service both residential projects as well as the overflow commercial space.

Then number 6 is another additional retail space. It's about 10,000 square feet that we would be looking to develop. The kind of key for this site is really to create something that's catalytic for downtown that draws people from maybe the Missouri side or locally to live here that maybe wouldn't be downtown. Putting people downtown is key for this site. It's a great location. We love the product. It would be designed and built on standards with Kansas City, Missouri, downtown towers, so it's a cool location. We're excited to move forward. We're excited to bring it to you guys' attention. Thank you.



Mr. Williams said one of the things that we're looking at, especially with that project right there, it's a market-rate project. I love the site because it's a beautiful site because you can look across and see Kansas City, Missouri; and Kansas City, Missouri, can look across and see you. Coming into the gateway, I believe that there needs to be a statement there coming across the viaduct. It says you're now in Kansas City, Kansas. I believe, also, we give something that's a market-rate project that rivals many of the buildings that we have in Kansas City, Missouri, such as One Light, Two Light, and possibly Three Light, with a lower price point than you have in Kansas City, Missouri.

Also, we're looking at on that site—we've been in conversation with Gates Bar-B-Q about trying to build another Gates Bar-B-Q somewhere on that site. We're looking at a site that would work with both parties, one that we could actually blow the smoke from the barbecue the other direction versus blow it into the tenant's window. That's going to be a chore, but yet and still, we've had conversation with them about looking at that.

We do know that we'd like to have some type of retail and some type of restaurant, a statement restaurant, right there on that corner. I believe coming into downtown Kansas City, we need that. We need that wow factor coming into Kansas City, Kansas. I believe we have some of that wow factor in Missouri, but we have not been able to bring it to Kansas City, Kansas. This is a prime location. It's a perfect site to be able to do something like that here on this side of the river.

As we start to branch out into KCK going from there to 5th & Washington, we have three projects that we'd like to do simultaneously, all going at the same time. That would be 5th & Washington, that would be 4th & Minnesota, and it would also be 38th & Parallel, 30th & Parallel going down Praun, which is owned by the Central State Seventh-Day Adventist Conference. Their headquarters is there. We have about 40 acres of property over there. We just did a development on five acres of property over there, which is the senior housing over there. Right on Praun, there's another group of property that we're looking at to do development over there as well.

So, these are three properties that we like to simultaneously get started on, obviously with your permission. We'd like to work on those projects. We'd like to do a total of maybe five projects over the next five to seven years on the Kansas side, bring in somewhere around the total maybe of affordable workforce housing and market-rate housing up to around a thousand units is what we'd like to be able to buy. Our area we're gonna concentrate right now is going to go anywhere from 55th St. down to 5th St. Those are the areas that's centrally located and is where we'd like to work at right now.

So, we wanted to come over and introduce ourselves to you guys and give you some ideas of what we're considering doing. Like I said, if you haven't had a chance to go by the Bernard Villas, please go by. I'd be more than happy to give you a tour of those facilities. The need is definitely here. When you do 24 units and you have 500+ applicants that apply for it, that tells you that there's a great need for this area over here.

So, we're not going to take up much of your time, but I did want to come and introduce my team to you guys. Flaherty & Collins is our partner in Kansas City. They're our partner in Missouri. They're partnering, hopefully, in Kansas. They're partnering in Denver, Colorado; Colorado Springs; and a number of other cities that we're working on to do affordable housing, market-rate housing, and workforce housing.

We're here. We want to stay here. This is where I, hopefully, one day will retire and come back to Kansas City, Kansas. I've been gone for a number of years, but it is my pleasure to be able to come back over to work on this side of the river. I really look forward to bringing you guys not only market-rate, affordable, but also mixed-use right over here in Kansas City, Kansas.

We'll wait to answer any questions that you guys have for us after the event, but I'm so thrilled to be able to come back to my home city and be able to do development. This is exciting for me. Thank you, guys, for giving us an opportunity. We appreciate it. Thank you.

Bob Hughes, Hughes Development Company, said LaVert didn't do me any favor to put me behind Dwayne's presentation. Thank you, Dwayne. Appreciate that. We have the pleasure of managing one of Dwayne's properties. Hughes Development Company is a 56-year-old development company here in Wyandotte County started by my father. I'm not quite 56. I don't believe that if you want to.

We just completed, I'm proud to say, the renovation of what started out to be the Town House Hotel. When we originally renovated the Town House Hotel, we called it Crossline Towers. Then we renovated it again and we made it Town House again. It's a senior residence, 130 units. We put the sign back on top of the building. If you haven't seen it, it says Town House. That sign will turn blue when the Royals have done something good. That sign will turn red when the Chiefs have done something good. It'll stay white to tell you nothing's going on, but we're proud to have done that downtown.

I'm certainly glad to hear others looking at coming downtown. We've been in Wyandotte County, as I said, 56 years. We've had the pleasure of developing properties across the country. Mainly we've been in affordable, multi-family housing, although we've had a number of single-family homes that we've rehabbed.

For some reason, LaVert and I got together and started talking about Peregrine Falcon some 20-some years ago. He talked me into doing something I've never done. I don't know if I ever want to do it again, but at that time, if you understand development, you know development has a long runway. I guess the best way to describe Peregrine Falcon, it had a longer runway than we anticipated.

I started in 1998 on Peregrine Falcon. If you don't know where Peregrine Falcon is, it's Boswell on the north, Quindaro Blvd. on the south, between 5th St. and 7th St. Our development plan, which we had on the board, would show you that it was planned out for 150 new single-family homes and townhomes. At that point in time, we were trying to do something to cap off where the CDCs, Community Development Corporations, were in their single-family pricing. We wanted to start above their single-family prices so as not to compete.

The northeast area, as we're talking now, is like it is now, but even worse then because there are some things that are going on. Now I think on that runway, the best way I can describe it, we stayed on that runway a long time. We finally took off in 2008 and we didn't reach 10,000 square feet and we were called back to the ground. You recall 2008; the whole financial market just fell apart. Nothing was being developed. No financing was available. Peregrine just stopped.

Well, we pivoted back to what we have done best, to what we've done the most, back into multifamily and that's where we've been. Matter of fact, we've got, in addition to what we just completed in downtown, we've probably done over 900 units that we've either owned, co-owned, or managed in Wyandotte County. We currently have another 115 units that are under construction on 65th St. just south of State. We built some similar property, as Dewayne just talked about, 24 townhomes that's called Buchanan's Crossing 1 and 2. We're going to build another 16 units of townhomes to the north of Buchanan's Crossing.

We are working in the area of workforce housing. We define workforce housing a little different than affordable housing that has income limits, residential income limits. We want to reach that workforce that don't qualify for that residential income limits, but are in need of quality, new housing, kind of what Dwayne talked about.

We also are trying to pivot out of having to use government assisted financing, the low-income housing tax credits, and others. We think we've hit up on a financing mechanism using 501(c)(3) bonds that allow us to do a more flexibility in reaching that income group that is not subsidized or assisted by any federal or local government. That doesn't mean that we don't need a

partner in Wyandotte County. It's doing something in the northeast area. We know we don't have infrastructure.

My great aunt used to live in that area that I just described. I hated to go there because all the water came out of a pump on the outside and the restroom was on the outside. That just didn't please me, so we know there's no infrastructure in that area.

When we built the first phase of Peregrine, we had to put in all new infrastructure. To finish out that project, there's either old or no infrastructure. So, right now we're not in that same turbulence that we ran into back in 2008. If you've been reading and understanding and following the economic conditions now, we're still in a headwind.

Right now, single-family homes are drying up in terms of being able to get financing through the normal typical sources. I mean with the interest rates going up, the cost of construction going up, along with, again, we still have some of the supply chain issues where we were in 2008. Our price points were probably around \$250,000, between \$200,000-\$250,000. That same quality home right now is gonna be over \$300,000, pushing \$400,000. The cost has just changed. The only thing we had to sell back in 2008 to compete with what was going on out west in Piper and other places was trying to do the same product, but the land cost is where we tried to reduce and get some incentive.

Most urban redevelopment areas, from a single-family standpoint, the incentive that the buyer is looking for is some kind of tax exemption. Well, Peregrine was developed. The infrastructure used TIF. Well, that's a contradiction because the city needs the TIF to pay for the infrastructure, but the buyer wants tax exemption. So, again, there's that part of the headwinds in terms of trying to do single-family development in an area where infrastructure is desperately needed. How do we get there? I'm not here trying to make an answer to that, but I'm really saying we got to partner. We got to lock our hands and heads and figure this out, and that probably applies to everybody who's getting ready to speak or has spoken.

Thank you for giving me this time. Sorry I didn't have a picture to show you. Oh, I grew up in Wyandotte County also. I graduated from—Rosedale was still a high school when I graduated.

Beverly Easterwood, HTC Consulting Group, said most of you know me as the president of Douglass-Sumner Neighborhood Association. Douglass-Sumner is a neighborhood association

with no staff. It's all volunteer so I do have a real job. I am a certified general real estate appraiser as well as a licensed real estate agent. I'm with HTC Consulting Group, which is right down the street in the newly renovated townhouse building.

Douglass-Sumner was fortunate to be named by LISC as a NeighborhoodsNOW neighborhood back in the mid-2000s. As part of that designation, we were fortunate enough to receive assistance with doing a neighborhood development plan, which we called our Quality of Life Plan. That plan identified areas that we would target for redevelopment, for where different types of development would go whether commercial would go, where residential will go. One of the things that it identified was that although the vast majority of the neighborhood was built with single-family houses, the zoning was for RP-5 Apartment. That was one of the things that we identified then that needed to be addressed and it still exists.

We have over—Douglass-Sumner's boundaries are from 7th St. to 10th St., Washington Blvd. to Parallel Pkwy. Within that small defined area, we have close to 200 vacant lots, most of which or well, all of those 200 lots are in the Land Bank, which several developers want to improve, but they want to—they're requesting lots for redevelopment. The problem that we had was that there was such a wide variety of proposed developments for those lots. We found ourselves responding every month, once the list came out, trying to get in touch with the developers and see what it was that they were proposing to see if it would fit within what we had envisioned for our neighborhood.

Now our original Quality of Life Plan had examples of the different types of designs, but the proposals that we were receiving ranged anywhere from one-story houses on a slab to something that looked like it belonged in the Rocky Mountain resort area. That's not to say that some of that might fit, but we wanted to—we realized that we needed to do an update to our Quality of Life Plan, so we have termed that our Land Bank strategy.

We've had two meetings so far. We're going to have two additional meetings where we're trying to bring in the stakeholders, all people that have interest in the neighborhood. Our first meeting was with developers and trying to get from them a feel for what they saw as challenges in the neighborhood, what they envisioned, how they came up with the plans that they were proposing for our neighborhood. We're going to have two more meetings between—we're going to have one on August 27th and another one in September. I can't remember what date that is, but whatever the first Tuesday is, and try to push forward with our plan.

One of the things that we found out also, in addition to the zoning being a challenge, because since almost the entire neighborhood is zoned for apartments, that was a lot of what a lot of the proposals were that we were receiving. Because it's allowed by zoning, it's natural that the developers are going to try to get the highest density that they can because that makes them the most money. We have had discussions with the developers and we're coming to some consensus in terms of them being aware of what it is that we're looking for as well as what they think that they can provide.

Bob Hughes mentioned it in his comments that one of the problems that we have also is lack of infrastructure. There are infrastructure gaps in our neighborhood. As you know, that's one of the most expensive things that developers will encounter is putting in new infrastructure, but that's something that we will be addressing in our future meetings. We want to let the commissioners know that's something that we need and hope that we can come to some consensus in terms of how to provide that infrastructure so that new development can take place.

I didn't have a presentation, but I am from Wyandotte County. I grew up right down the street from Sumner Academy. It was Sumner High School at that time, but I think Melissa came in the new Sumner institution and they built it across the street too. So, I live right down the street from Sumner. That's when people could drive up and down the street.

But, anyway, we want to work with all the institutions that are in. We were fortunate to have nine churches. We have Sumner Academy which, as you know, is one of the top high schools in the country. We have Douglass Elementary School. We have businesses. We have some historic sites. We have the birth site of Charlie Parker, and we want to build on the historic sites that are in our neighborhood.

We do have some challenges. We realize that. Everything that is—and I'm going to quote James Baldwin when he said, “Not everything that is faced can be changed, but nothing can be changed until it is faced.” Thank you.

Monica Brede, Senior Director of Workforce Solutions and Business Retention for Wyandotte Economic Development Council, (representing Greg Kindle), said thank you for taking time to discuss growing our community past 55th St.; focus on the area east of 55th St. I want to start with expressing appreciation for opening dialogue for ideas for making it clear that all ideas are on the table. Ultimately, those ideas come forward will have to be met with decisions

that answer a number of questions, questions like is there a market both from those seeking to invest and by the community of consumers for what we desire to develop? Is it sustainable once it's built? Is the infrastructure and land available to make it work, which many people have mentioned infrastructure tonight? What new policies and incentives may be needed to advance the conversation forward? We look forward to being part of the conversation.

Ultimately, we work for you to implement the policies that are approved by the Commission. We look forward to working with those here tonight, those who are watching, those who may not yet know about the opportunities. It takes all of us to make the community grow.

Here are some thoughts and ideas that we think are worth consideration. Indian Springs. We think the northern portion of the site could become a home to a full-service recreational center including a pool, a new central library, a central location for business and resident/customer service, and limited retail. Somewhere on the site there needs to be a child care facility. We believe these kinds of activities at this location make good use of the primary transit hub easy access from 635 & State Ave. We think it makes sense to have a location that is easy to access from all modes of transportation, and to make it a place where youth and families can access programming and activities year-round. We believe there's an opportunity to help generate funding from development on the south end to help offset the cost of these investments.

The Quindaro Ruins has a great opportunity. As a community, we need more investment in arts and culture. We think Quindaro Ruins could be the location where we highlight the tapestry of our community and tap into a larger pool of grant funds and make this location where many festivals are held, attract tourists to engage in our history similar to how it was done at the World War I Museum, develop a conference and meeting facility, focus on finding solutions, and using our diversity as a backdrop to decision-making. Additionally, we think mixed-use development with residential and retail is plausible. We also think there are health-related organizations focused on health equity would be a good partner at this location. One of the considerations we think is important at this location is direct access from I-635.

Conferencing and meeting spaces are important to be bringing people together within our community and helping bring external audiences into the community. I remember years ago coming here all the time for conferences, so the Reardon Convention Center does not meet today's needs. It has not met our needs for several years, whether it's the location or some other downtown location. We support having one that is useful, utilizes high technology, and it's a place that we

can bring pride to our community. We estimate it could take over every bit of \$15-\$20M to renovate and add a floor to the current facility. We think the current location could be redeveloped into other uses and perhaps a new facility could be built somewhere else like the Quindaro Ruins or Indian Springs.

We were very pleased to be part of the discussion some months back involving Juniper Gardens along with Groundworks, NRG, the UG Urban Land Institute, Housing Authority, and many others. We support a mixed-use development in that area. We lean more towards construction of new housing rather than renovating those that are there, and including a new business park.

We're super excited that the KCK Public School Board approved the moving forward with discussions of the new downtown library. We fully endorse that investment and know there is a need for a new library to help meet the needs of the residents, small businesses, and entrepreneurs into the future. The library provides so many wonderful resources, and we know the value that people looking into living in our downtown place on the kinds of amenities and programming libraries provide. Honestly, we think it's time to move forward with the new library since there was a two mil increase in the property tax rate specific to this purpose that has been collected since 2015. Now is the time, and we appreciate the school board moving forward with this discussion.

Central Ave. is one of our county's best kept secrets. There's a great opportunity to build on the organic investments that have been made and fully recognize that corridor and its potential from one to the other. We know there are others represented that have some specific ideas, and I think there is more alignment with those ideas than most might suspect. We are also advocates for seeing Central Ave. as a true connector to this side of the Kansas River.

The area beneath the Central Ave. Bridge is not utilized to its fullest potential. We know that the work done by the KC Design team shows how that area can be utilized. We see the connection to the trail system along the river and that location being an opportunity for additional investment and to supporting the existing businesses already in that corridor.

In the interest of time, we won't go into every project or neighborhood where there is opportunity, but we do want to make mention of the University of Kansas Health System and what that means to this community and their location on the state line with Missouri. We think that we have to take steps to improve Mission Road, which was also mentioned earlier, from I-35 to the county line, and identify an east-west connection back to KU. The hospital is a unique asset to the

region, and in that number of patients/tourists coming into the community for treatment is astounding. We have an opportunity to develop housing, retail, hotels, biomed facilities in support of what KU does, in addition to their own investments, as they gear up for a future cancer institute. Having the infrastructure and plans in motion to accommodate these developments are important. To be complacent on these, this means those investments most likely go to Missouri or Johnson County.

There are a multitude of specific areas that we could speak to in Armourdale, downtown, the northeast and even Fairfax, but in the interest of time, I want to focus my remaining comments on a couple of overarching thoughts.

We need a comprehensive housing strategy that leads to policies. Those policies will provide developers with certainty about what the UG wants and will allow to be built on a myriad of lot sizes, rehabilitation versus new construction, and handling old infrastructure. It must be the UG that creates these housing policies. We can build a lot of things in this community without disposable household income, much of what we would like is unsustainable. Raising the median household income is critical to attracting retail development, and it's imperative to making new home construction attainable.

This is a group effort. While WYEDC and our partners like Workforce partnership and KCKCC are actively trying to figure out the best ways to connect our residents to the jobs in our community, we need more help. There are more than 6,000 open jobs in Wyandotte County every day. Some of them do require more training, and that's why the new downtown KCKCC campus is so important. Not only do we have an immediate need, we also need to be connecting our next generation to the opportunities available here in Wyandotte County, growing our own talent pipeline with our current students.

As many of you know, Wyandotte County wages paid are the second highest in the state, but our median household income is at 82nd. The jobs we are creating in this community support the kinds of developments we seek, and the key now is connecting our residents to those jobs.

These are just some of our thoughts around specific areas and corridors. We are happy to engage with you all and the team here at the Unified Government. We appreciate all that you do. With that, we thank you for your time and consideration of these ideas.



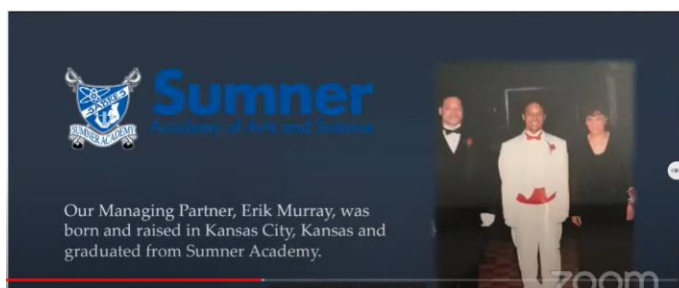
Erik Murray, Oak Impact Group, said I really appreciate this opportunity to come back to my hometown. You'll hear that common theme throughout the night, but come back to my hometown and talk about a project that I'm really passionate about. I want to thank Mayor Garner for how he set the table for this, talking about the disparity in eastside communities. I think that we have to recognize that disparity was by design, right?

Without going too far into kind of the science and nerding out on it, there's a good friend of mine in east Palo Alto by the name of Stephen DeBerry. Stephen DeBerry is a cultural anthropologist turned real estate developer. He said the reason why eastside communities exist is actually really simple. It's the wind. The fact is in the northern hemisphere, due to the Coriolis effect, the way that the earth spins, the pollution coming off of factories blows to the east. So, think about it like a campfire and effectively, eastside communities have borne the brunt of that smoke being blown in their face. That's why communities of color, unfortunately, have higher incidences of asthma and other health disparities. This is a social injustice issue as we talk about climate justice. Those areas then got less investment and that's why we're here today to talk about reinvesting in those eastside communities. So, again, thank you, Mayor Garner. Thank you, LaVert, for the opportunity to talk about that.

That's a great segue into what we do at Oak Impact Group. Oak Impact Group is focused on the intersection of three things: people, planet, and profit. Not everyone loves that I say the last one, which is profit, but I remind folks that as a fiduciary investment manager, if I don't earn a return for my investors, they won't give me any more money and we won't do any more projects. So, we're very fortunate that we have been able to generate profit, but we're more focused on and more excited about the fact that we do that by also benefiting our community and people and our planet.



I want to talk to you about a project that I'm passionate about at Indian Springs. Real quick, for those of you who may not know me.



I was born and raised here in Kansas City, Kansas. I graduated from Sumner Academy. In fact, several of the folks in this room probably knew me before I was born as my mom was working at Wyandotte High School and I was in her belly running around. I know Senator Haley. I saw JD Rios. Several folks here actually knew me before I existed probably, but it's really exciting to be back here in my hometown talking about this project.



I'm fortunate to manage a small, black-owned real estate development team. The three folks that you see here are my business partners at Oak Impact Group. We have raised and deployed about \$200M over the last five years into East Oakland, California. We are very experienced in coming up with community-driven strategies to take vacant, underutilized, blighted properties and return them to beneficial use, create jobs, create tax revenue, create returns for investors, but also create community benefits.

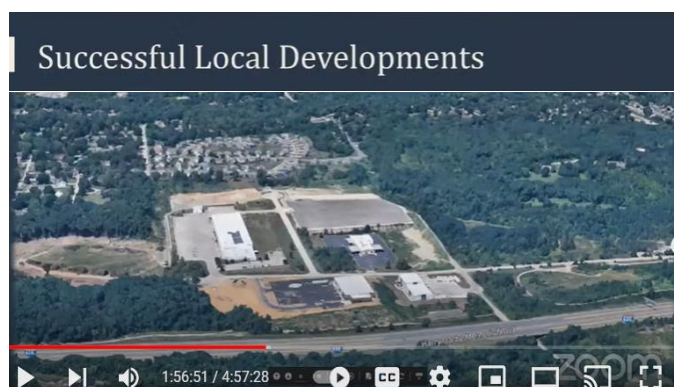
Oak Impact Group Mission

IMPROVE THE COMMUNITIES WE SERVE BY ACQUIRING VACANT OR UNDER-UTILIZED VALUE-ADD PROPERTIES IN PRIME LOCATIONS AND ADD LONG TERM VALUE WHILE CREATING EXCEPTIONAL CASH FLOW FOR INVESTORS AND POSITIVE IMPACTS FOR THE COMMUNITIES WE SERVE BY INCORPORATING SUSTAINABILITY AND SOCIAL JUSTICE INTO EVERY PROJECT WE DEVELOP!

REAL ESTATE ACQUISITION EXPERTISE	PROVEN PERFORMANCE	PROFESSIONAL MANAGEMENT
Leverage market relationships and 40+ years combined experience to source "off-market" transactions and conservatively underwrite using traditional market rates for the best value-add opportunities.	Our team has already acquired and developed over a dozen properties valued in excess of \$200M for our own account, and over \$1Bn overall. <i>We have never defaulted on a single bank loan, failed on a redevelopment project, or lost a single dollar of LP equity!</i>	We utilize Juniper Square for investment performance management and asset reporting, along with Yardi, the accounting standard for the real estate industry. Our team has 7+ years experience directly managing our own portfolio of commercial real estate assets.

Play (k)

I touched on a lot of that in terms of our mission, but the thing that is probably most relevant on this slide is my mom said to me when I was young, she said, you're gonna have to work twice as hard. You're going to have to be twice as good. You better not screw it up because you might not get a second chance. So, the most important thing on this slide is right there in the middle in our proven performance. We don't take it lightly, but we have never once in the five years that we have been entrusted with \$200M of other people's money, we've never once defaulted on a bank loan. We've never once lost a single dollar of equity. We are batting a thousand, and we'll knock on wood and we hope that it stays that way. We're very proud of that record. So, when we stand here before you and talk about the things that we want to do, we take that reputation very seriously.



So, Erik, why are you here talking about what you can do at the Indian Springs site? What gives you the courage to think that after that site has been in its current state for many years that you can do something about it? We've got local experience really right to the north and to the south of this site on projects that I'm proud to have worked on over my 20 years in commercial real estate.

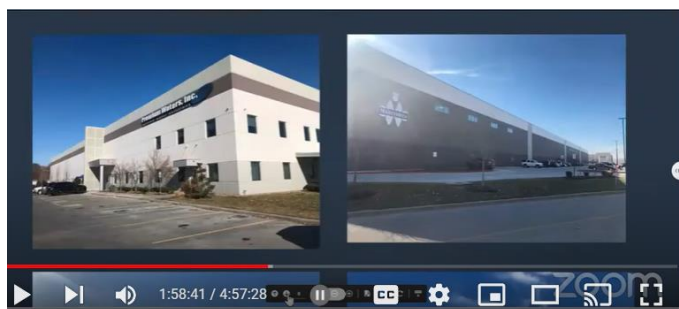
The site you're looking at there is just to the south of Indian Springs. That is the Ridge Business Park. We were not the original developers of the Ridge. That was a site that I was tired

August 11, 2022

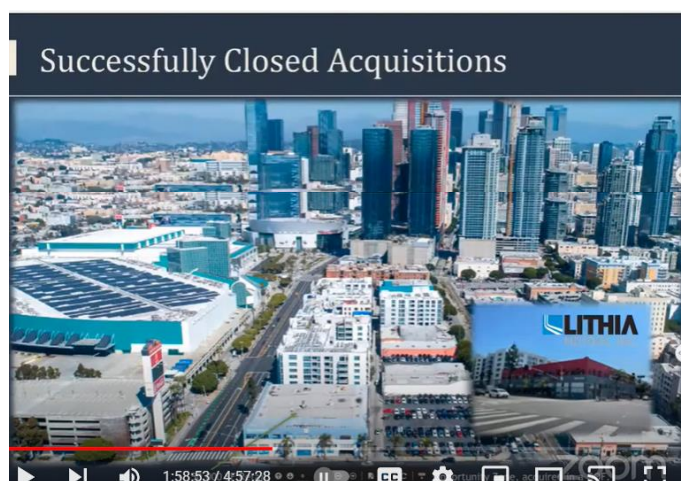
of driving by and seeing partially developed, so we were brought in about midstream through that project to come in and make sure that users finished building out that project. We're fortunate. The building you see on the left, after Frito-Lay vacated, we helped bring Stanion Wholesale into that building. The building down right on 635, KC Brick, we sold Kansas City Brick that land and brought them to the site along with Home City Ice right next door to KC Brick. We've got experience just to the south of the project site.



Just to the north of the project site, we were fortunate to be hired by the city of Riverside to do the land assemblage on the west side of Riverside Horizons. So many folks know, obviously, NorthPoint has been a prolific developer in this town. NorthPoint did all of the work to the east, and NorthPoint gets most of the credit for that site. They did a great job up there, but we're proud to say that the part that you're looking at right there in the middle, we facilitated, in conjunction with the city of Riverside, we assembled that land from three different families. We developed the building that you see in kind of the center, which is Johnson Controls; went in first. After that, Premium Waters went in. Then we're fortunate. We worked with KCADC Tim Cowden, Barb Hank at the state, and we recruited a Canadian auto manufacturer, Martinrea, and did that last development there with Joe Tuteria in 2012, 2013.



That's experience that we have just to the north of the site, and there's a couple of images of those projects.



Last, but not least, this is a fun one. Not here locally, but one of the biggest deals that I had closed in my career. We had the audacity to go into downtown Los Angeles. This site is an opportunity zone, as is the Indian Springs site that we're going to talk about. I think that's a key way that we're going to bring capital to this project. The building that you see right there at the bottom of the screen, that blue Honda dealership, we acquired that site for roughly \$32M in 2019 and are in the midst of a redevelopment there that will be a million square feet, likely a \$450M redevelopment of that opportunity's own site. We're really excited about that, so wish us luck in downtown LA. The Lakers play right across the street. That's my squad.

Redevelopment Plan Overview

KANSAS CITY, KANSAS EV INNOVATION PARK & CHARGING DESTINATION

- Mixed Use Development on over 80+ Acres, located within an Opportunity Zone!
- Innovative Partnership between Unified Government, Oak Impact Group, Eastside Innovation, Nuveen, and State of Kansas.
- World Class Destination for Electric Vehicle Innovation and Charging at the Crossroads of America!
- Includes Hotel, Retail, Commercial, Industrial, and Affordable/Workforce Housing - all focused on environmental sustainability!
- Led by experienced local developers and well capitalized institutional partners!

The Site
4601 State Avenue
Kansas City, Kansas

- The project site is located at the nexus of major transcontinental highways, I-70, and I-635 to I-35 and I-29.
- The Kansas City region is leading the automotive manufacturing and innovation race with GM, Ford, and recently announced Tesla/Panasonic battery plant.

11 Oak Investment Funds

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What's our plan, right? What are we going to do with Indian Springs? Look, first off, I want to say that as I talked about, we are very community-focused. LaVert said, don't you come here tonight and not have a plan, not have a vision. I said I better bring one and so we're going to share one. But look, we want the feedback of all of you. We want the feedback of the community. I was listening intently as Monica shared the vision that they have. We would love to incorporate some of those themes that you shared into the site. We want to be collaborative as we work through this process.

As we envision that site, we really think that it has an opportunity to be an innovation park and a charging destination as the country really rapidly adopts electric vehicles, both for consumers and for trucking, for transportation, all modes of transportation.

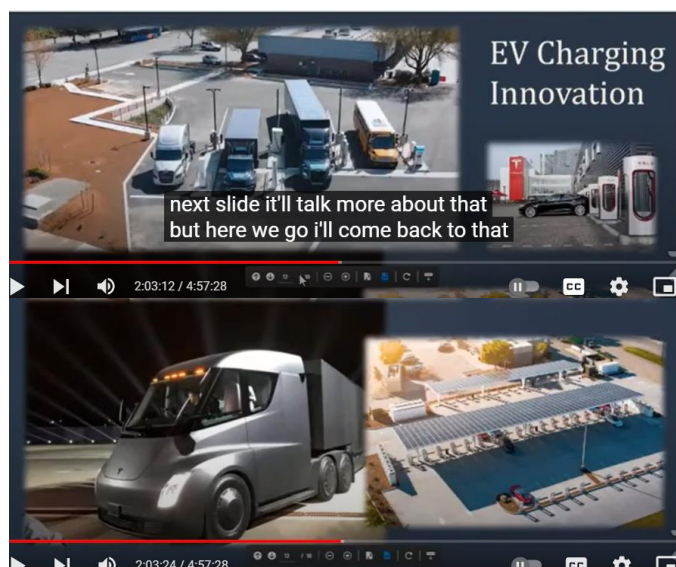
Having been in California for the last seven years, I've really gotten to, I feel, like see the future a little bit and see that firsthand. Almost 50% of the cars that you see on the road there are now electric because of the charging infrastructure that was developed. I'm sure, as most of you know and read, a lot of things are happening in this arena. Obviously, our region just won a \$4B battery plant, so that's a hint. We've always been a leader in automotive manufacturing with Ford and General Motors, etc. They're a little late to that party, but they're going to come on strong and pump out a ton of EVs, so I think that's an opportunity. Just for all of those reasons, we think that this is a really viable plan.

We're envisioning a mixed-use development on over 80 acres. Again, it's in an opportunity zone. This does need to be an innovative partnership between the Unified Government, between Oak Impact Group, East Side Innovation, which is a subsidiary of ours that focuses on charging development. We're fortunate that we have a capital partner already identified in this project, Nuveen.

Nuveen, just a quick side story. Nuveen's one of the largest investment managers in the world. I think they have \$150B of assets under management. Nuveen's parent company, TIAA, is led by one of the first, and sadly, only black women to be the president of a major bank. That is Thasunda Brown Duckett. We had the opportunity to work with her in East Oakland through their Advancing Black Pathways Program that Chase did. Thasunda, or T as I call her, now runs TIAA. We're thankful that Nuveen, a TIAA subsidiary, has said, Erik, yes, you can go in that meeting and say we'll back you from a capital perspective. So, I'm thankful for that.

Last, but not least, obviously, we've got a number of local partners. We'll work with the state of Kansas. I'm excited to work with BPU. As I was sharing with Bill, a lot of what we're talking about here requires infrastructure and that's a real benefit to this community. The close relationship that the Unified Government has with its own municipal utility and BPU, don't squander that. I work with PG&E, Pacific Gas and Electric, every day. It is the ban of my existence. It takes them two and a half years to do anything. The fact that as the world transitions into electricity, electricity is going to be for the next hundred years what oil has been for the last hundred years. That is a tremendous resource that can get Kansas City, Kansas, out at the forefront of this.

We're thoughtful about that as well. So, there's a couple of images of things that we envision on the site. The image that you see in the center is a next generation.



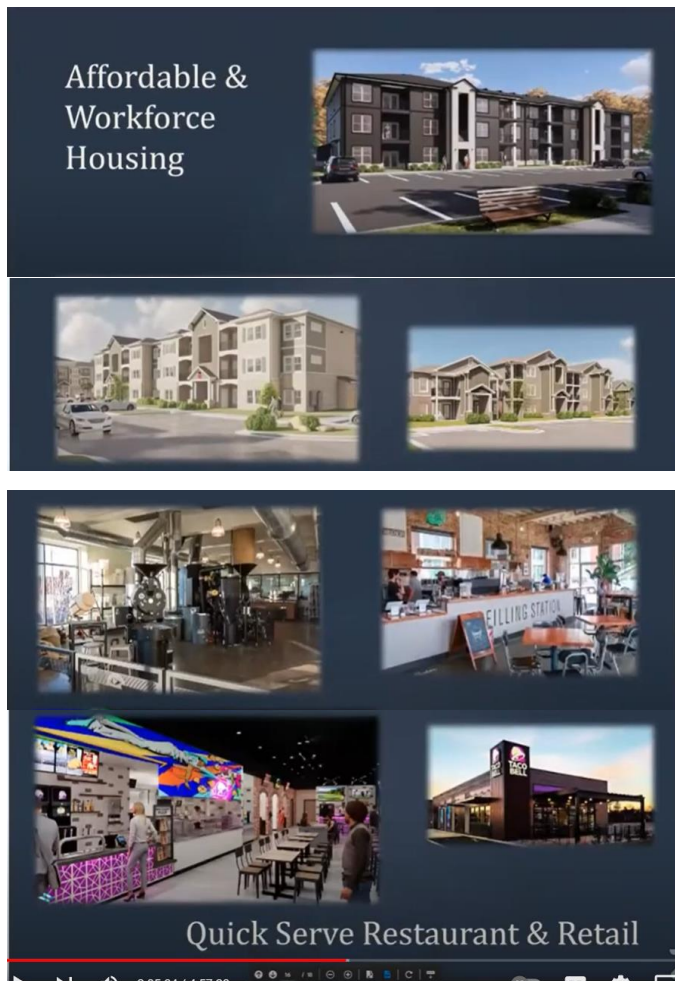
First off, again, I've talked about an EV charging innovation. I think that this site, as we know it, sits at the nexus of two transcontinental highways in I-35 and I-70, essentially, so what better site to be at the heart of ensuring that those transportation nodes have the charging and infrastructure that they need? I think EV charging innovation will be a big piece of it. As you see, it's covered with solar canopies and other things like that because, again, we remember that history of why eastside communities exist, and this is how we are intentional by design to fix that for our next generation.



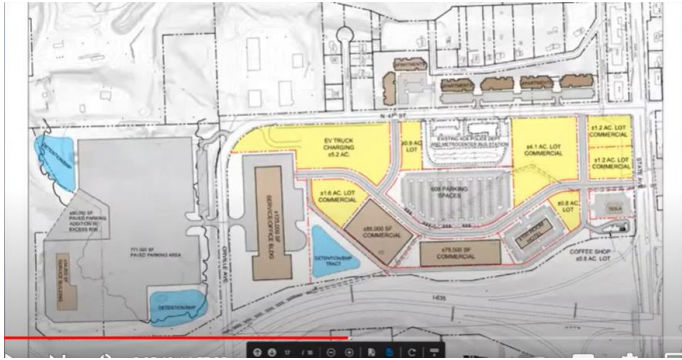
Additionally, next generation last mile distribution. You see high tech now, warehouse, and distribution facilities, again, powered as part of that EV and green infrastructure.



Hospitality. I understand that hospitality is a need in this community. I'm very fortunate. I had to twist some arms here but, again, unlike developers who will come here and say things hypothetically and, oh, I can't tell you who my partners are. It's confidential. We don't roll like that. I'm thankful to John Lancaster at Choice Hotels. Choice Hotels has said that they will commit to a hundred-key Comfort Inn and Suites at the site. Another cool thing that Choice Hotels is doing, Choice Hotels launched a program focused on getting more African Americans into hotel development, so we certainly hope that there will be an African American and, hopefully, a local franchisee who runs and operates that hotel. So, thankful to John for that commitment.



Then last, but not least, affordable and workforce housing. On the west side of 47th, you'll see that there's a spot that really works well. You'll see this in our plan here in a second for some affordable and workforce housing components. That's the key part of the plan. Then, of course, highway retail, so quick-serve, fast food, coffee. These things are symbiotic as folks come into charge. We'll be able to generate, keep them there, have dining options, have coffee options in the 15-20 minutes it takes to charge. Folks will be spending dollars in this community generating tax revenue.



This is a site plan of what that could look like.

I apologize. I'm probably over my time. I'm kind of long-winded, so thanks for bearing with me, but I'll try to wrap this up briefly.

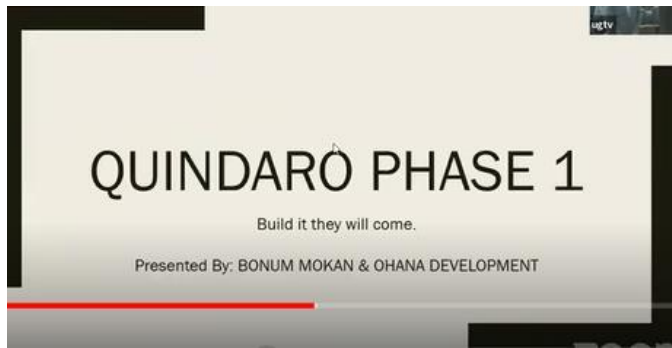
Again, though, this is a first draft and this is round one. We certainly look forward to community stakeholder input, commissioner input, partner input, Bill, Monica, and others.

Without further ado, thank you for your time. I really appreciate the opportunity.

Mayor Garner said it appears that they might be having—we're going to take about a five-minute break so the Commission can take care of some needs. We'll come back at 9:10. At 9:10 on the dot, we'll start back.

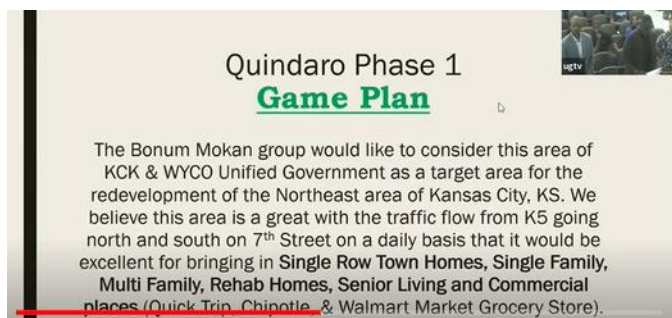
Mayor Garner reconvened the meeting at 9:18 p.m. Thank you for being with us through our break and our technical difficulties, but we are back in session.

Steve Hooks said I am from the Dotte; born, raised, everything. I'm everything about the Dotte. I just want to kind of introduce my team. Most of my team are all from Wyandotte County. We've all been here from day one giving back into our community. So, we just want to—I have Eric Stamps. He's part of the Bonum Development team. He's our Property Manager and Operations Director. I have our real estate broker from Re/Max Broker shop. She's our development partner for Broker Real Estate. I have Sean Brown, who is currently not here. He's a managing partner of Bonum Development. Troy Nash, with the Nash Group, affordable housing specialist in multifamily. He will be coming on via Zoom. Ricardo Lucas and Rodney Bland, with Alpha Development. They specialize in economic and community development; partner of ours. Also, Billy Gilroy, which is our construction development partner.



You guys should have a package on your desk. That's correct, Quindaro Phase I. You guys should have it on your desk in front of you.

Just really simple, I've been investing in Wyandotte County for 27 years. I've been in real estate for 26. I ran motors companies. I've ran property management companies, title, escrow, development/construction companies so, I've done a lot of development in Kansas City from rehab. We've rehabbed over 100+ homes in Wyandotte County in the last 26 years. We have put over \$22M of financing into Wyandotte County through loans and financing and refinancing. When we say Wyandotte County, I say the community is my community. It's our community together. It's our community that we build.



Bonum Moka group would like to consider this area of Wyandotte County, KCK Unified Government as a target area for the redevelopment of the Northeast area of Kansas City, Kansas. We believe that this area is great with the traffic flow from K-5 going north and south on 7th St. on a daily basis that would be excellent for bringing the single row townhomes, single family, multifamily, rehabbed homes, senior living, and commercial spaces.



Our target location map view starts, as you can see, starts on 7th, north of Stanford; 7th to Kimball Ave.; west to 8th St.,



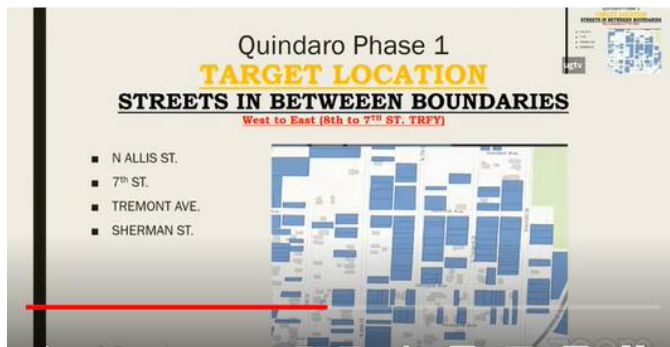
east of 7th St. Tfwy., and south of Quindaro, all within these boundaries.



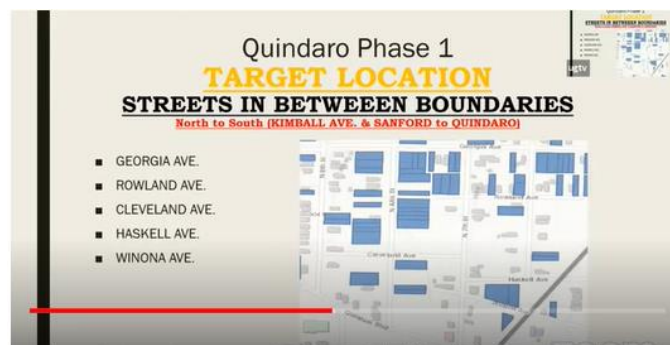
Within those boundaries, there are over 100 empty lots and 15+ homes that need rehabbed.



Streets within these boundaries are N. Allis, 7th St., Tremont Ave., and Sherman St., all in the northeast corridor. Also between these boundaries are Georgia Ave., Rowland Ave., Cleveland Ave., Haskell Ave., and Winona Ave.



We plan on the first phase of being single row homes. Single row homes will bring the community out in many ways from the outside view. It brings families and people together to have more neighborhood energy and togetherness.



They would be anywhere from 2 to 3-bedroom units, 2.5 baths, entry front and rear entry.



All homes will vary in square footage.

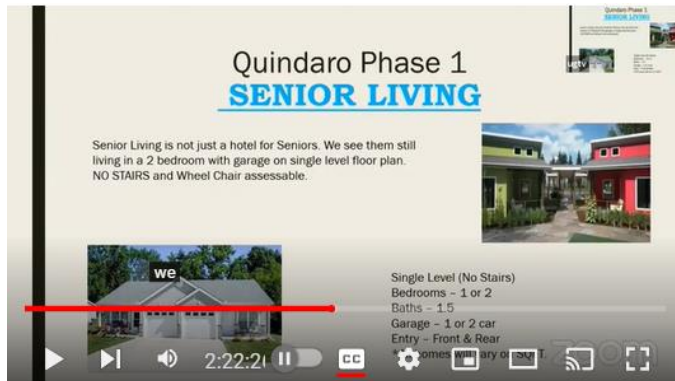


The multifamily piece are 2 to 3-bedrooms with 2.5 baths, with multi-levels for families to grow and have space. There will be 1 to 2 garages; entries from front and rear. Also, those square footages will vary.



Taking the old vacant homes and turning them to remodeled beautiful gems. That's maybe the first-time home buyers and persons trying to rebuild their credit can get into and make them their homes. We're having homes vary from each house redesign. What that means is that we don't

know what actual houses that we need to rehab there based off of what's available. So, we're doing assessments on that as we speak.



We also have a senior living partner, which is going to come on and speak later, and also a multifamily affordable housing expert. Senior living is not just a hotel for seniors. We see them still living in a 2-bedroom, garage, on a single-level floor plan. No stairs and wheelchair accessibility.



That concludes our Bonum development. Next will be Troy Nash and Nash Group speaking on affordable housing.

Troy Nash, Nash Group, said to you, Mayor, congratulations, again, on your election. Having spent time in public life, I know the sacrifices you're making on behalf of your community, and I want to say in a very public way on behalf of our team, thank you for your willingness to serve. I also want to recognize the other members of the Commission who are there and thank them for their service as well. These are not easy jobs. I appreciate you-all's willingness to do so and also to the City Administrator and to the others gathered there.

From a background standpoint, I hold a bachelor's degree in economics, a law degree, a master's degree in economics, a master's degree in political science, an MBA in finance, a doctorate in education, a master's in urban planning from the University of Southern California, completing a master's in Georgetown University in real estate. I served two terms on the Kansas City, Missouri City Council, and lorded over \$10B worth of economic and community development. I also chaired our city's TIF Commission and served for nearly 10 years on our state's housing commission, the Missouri Housing Development Commission; 6 years on the Congressional Black Caucus, 4 years as a member of the National Speakers Association Board of Directors, and the list goes on and on.

Why do I share these things with you all at this time? I do so not to impress you, but to impress upon you even having all of that and check all the squares that society says we should check, as minority developers, can you believe we still have trouble accessing capital? We do. In our case, we've been fortunate enough to make relationships such that we don't have that particular problem, but I wanted to set the stage and to frame it to say that you all looked at a bridge earlier and it was a bridge linking both KCK to Kansas City. That's really what this team represents.

When Hooks and Stamps approached myself and our good friends Rodney Bland and Ricardo Lucas with Alpha Development, and Billy and others, and my daughter, Arielle, who serves as president of our company, the real boss, we were all over it.

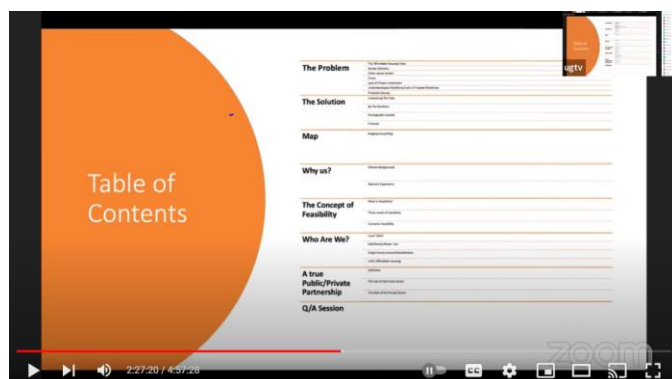
Let me just get one thing straight here. Every single person that has spoken to you all expounded all the positive virtues of being born and raised in Wyandotte County. I understand that. I know why people do that and why that's important, but I will say this, my folks came over to Wyandotte County all the time. In other words, I practically grew up over there so I just want to get some level of respect, some level of recognition that I, too, have this connection with Wyandotte County.

As for Hooks and Stamps, every single time we would meet to talk about working together, they would let Rodney Bland, Ricardo Lucas, and my daughter, Arielle, and I know that they were from Wyandotte County. They would work it in every sentence we would have, but we appreciate them very much.

It was Albert Einstein who said, "Logic will get you from A to B, but imagination will take you everywhere." That's really what this presentation is designed to achieve. It's to really partner with you all, partner with the Unified Government so that we can unleash our collective

imagination. The reality of it is having been in government, we can tell you what we think we know about Wyandotte County and what we think these communities need, but until we really solidify a partnership based on trust and mutual respect, it's really very difficult to achieve anything.

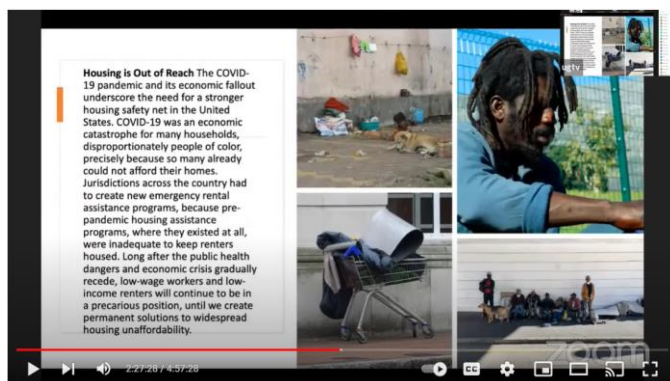
So, in our presentation, you all are going to see the approach that we feel is most applicable to what it is we're trying to do.



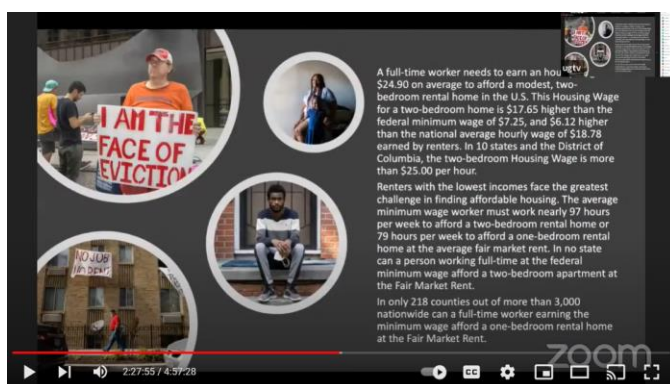
So, very briefly, we're going to talk about the problem. Don't think that we're so bold as to have a prescribed solution, but we're going to say here are a series of things that we think you ought to think about.

Brother Hooks showed you all a map. We're going to talk about a little bit about why us and the concept of feasibility and who we are, and talk about the basis of a true public/private partnership, and we're going to do that very quickly.

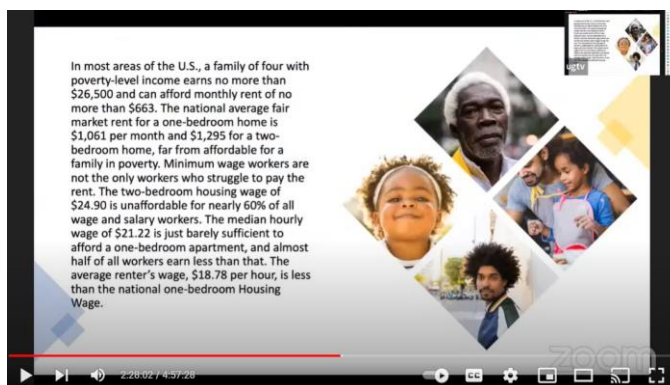




There is an affordable housing crisis. We know this to be the case. One of the things that we see around the country that there are seven million rental homes, affordable homes, to extremely low-income renters whose household incomes are at or below the poverty guideline of 30%. In other words, we live in a time today where people are having to spend over half their income on housing.



We see that as a problem and that is something that's plaguing Wyandotte County and, frankly, Kansas City and other areas across the country.



In most areas, a family earning no more than \$26,500 can afford monthly rent of \$663. The national average fair market rent for a one bedroom home is \$1,061 per month; for two, \$1,295.

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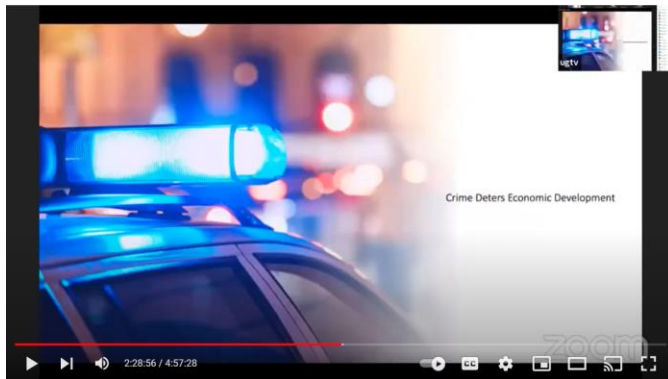
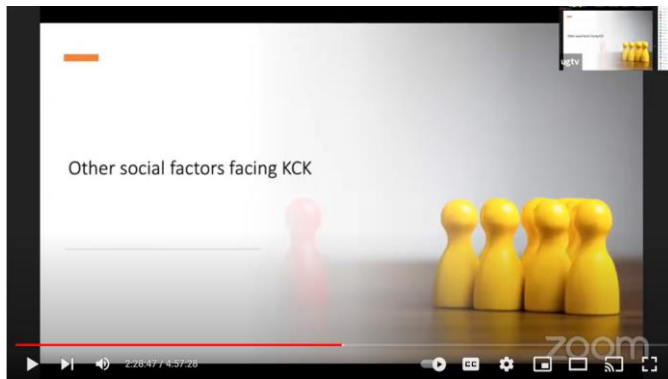
These things are putting housing out of reach for many people. So, when Brother Hooks talked about our role with respect to affordable housing, this is something that we want you all to know that we recognize and are willing to address.



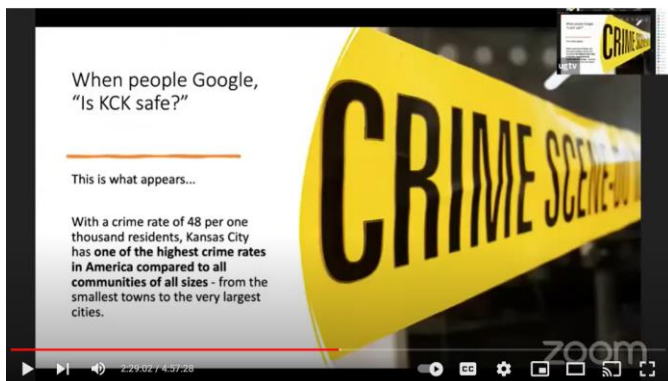
Kansas statistics are no better than the rest of the country and you can see there. We won't go through the entire presentation. I know that Murray will pass it out to you guys. But we recognize that there is a problem.



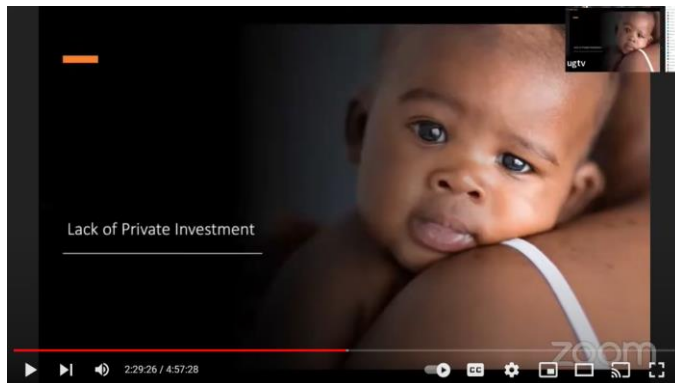
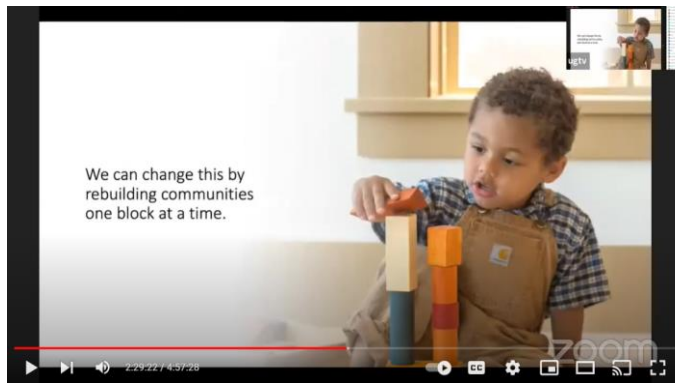
One of the things that we know from our experience is that you cannot begin to address a problem until you first admit and recognize that you have one.



Other factors that we see that are unique to Kansas City, Kansas, and the research confirms this,



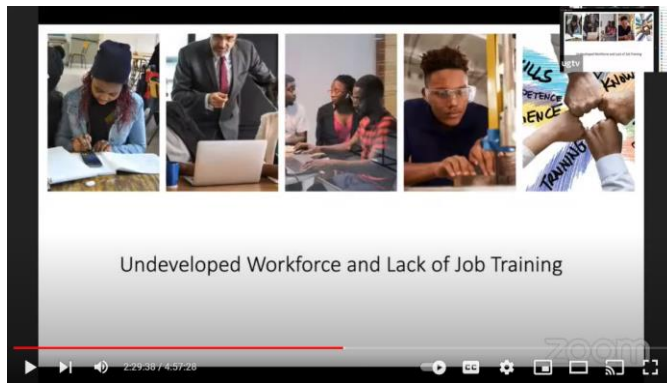
crime deters economic development. That's no big surprise. One of the things that we do is we look at what the world sees and thinks about KCK. When you Google KCK, you'll see one of the highest crime rates in America compared to all other communities. When you begin to talk about development, economic development,



these are things that have to and should be addressed along with our education system,



the lack of private investment. Again, all of these disparities are things that we feel are necessary and need to be addressed, talked about, discussed before any prescribed solutions can be made.



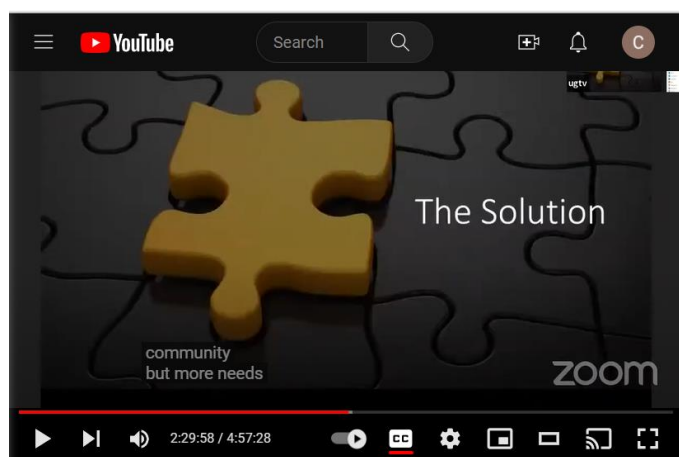
Undeveloped workforce. We think that that's another big issue.



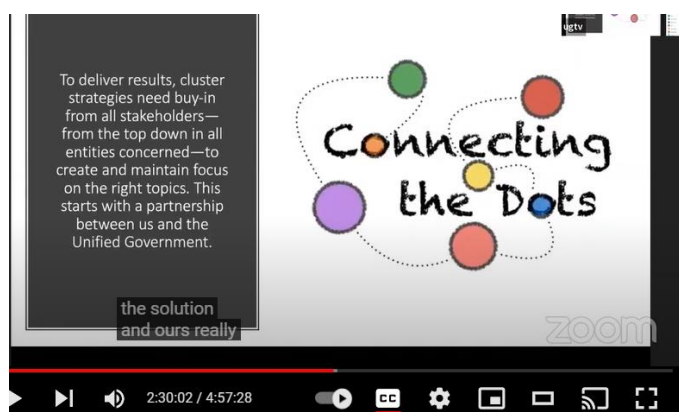
There's a gap in the skills in terms of the education needed to do many of the jobs that some of the other presenters, which I thought Paul did a fine job, talked about.



We see that there's some evidence of that taking place within the community, but more needs to be done.



The solution.

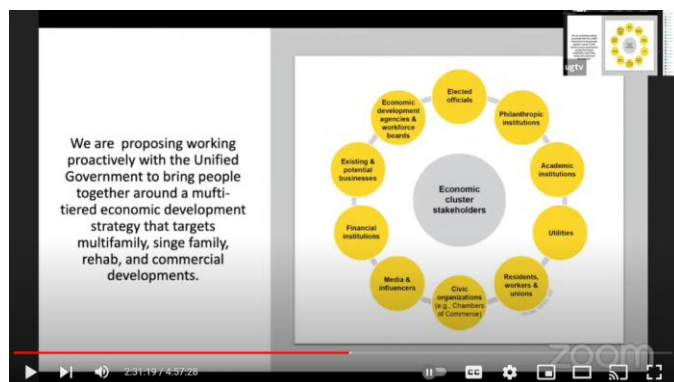


Ours really is a collaborative model bringing all the stakeholders together. Everyone has different strengths and weaknesses. We believe that by bringing people together, we can tap into those individual and subsequent collective strengths to chart a path that makes sense for Wyandotte County.

Let me just say one other point when it comes to that. We're not the kind of development team that is going to come to the city and try to extract as many benefits as we can get. We're the kind of folks that we sit down with city staff. We work with the body of politics and we say, guys, this is the gap on the project. I mean, there's no monkey business. Our books are open. You can see our development budget. You can see our performance. So, there's no sort of gotcha kind of development, shenanigans taking place.

One thing that I hated most when I was chair of the committee across the river is I would only get half a loaf. I was never one of those guys that you can just show pretty pictures to and

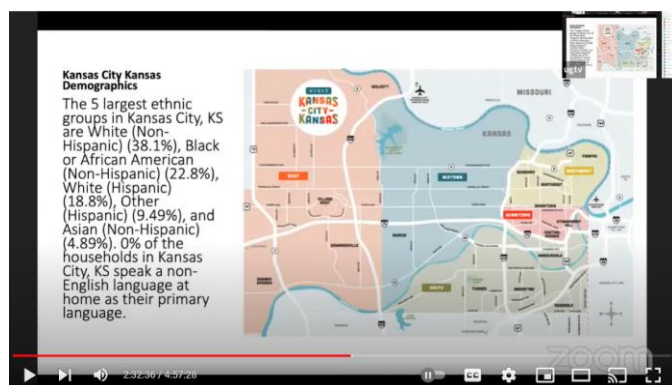
expect for me to vote for it. I needed to see the budget and see the performance so that I knew exactly what the city's commitment would be to the deal.



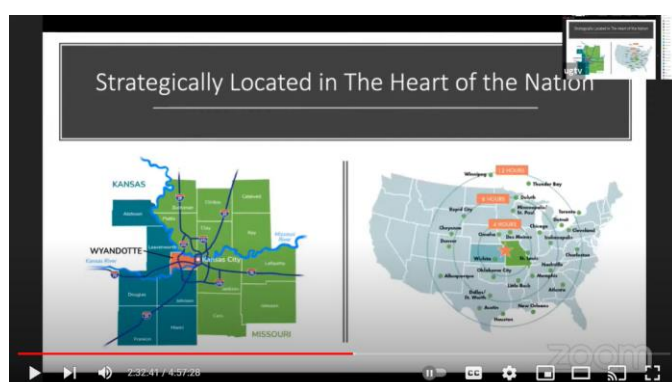
So, we follow that philosophy and believe in that philosophy. That's the approach that we're advocating is that we all sit down and begin to do the necessary heavy lifting to forge a direction that makes sense for the city. The fact of the matter is our team is very skilled at sort of filling gaps with public sector resources. At the same time, we have a few relationships that we would bring to bear on behalf of Wyandotte County. What does that mean in plain English? We know where to go for the level of private sector investment that's needed.

I think Mr. Murray, his presentation, I particularly enjoyed because he talked about bringing something to the table. Oftentimes you find developers in underserved and economically deprived communities coming to the community saying, give me the land, give me the tax abatement, put in the infrastructure, and we'll consider taking a risk on the vertical development. Even to the extent that you get the developer to do that, they would want you to participate with hard cash.

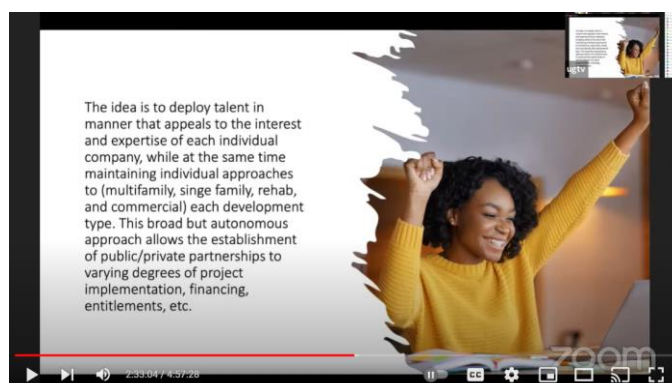
We understand the city's general fund. We understand the city's finances. We understand the constraints on those finances and are willing to work with the city to do what is necessary to provide good, quality development on behalf of these communities without breaking the bank.



We understand your demographic profile, where you fit within the broader framework.



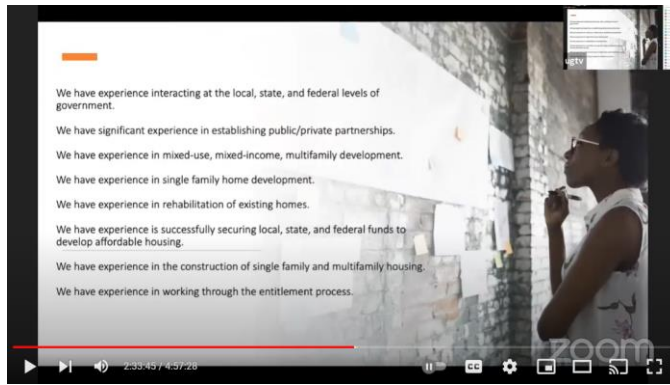
We think that is of importance, a good strategic value for the community and are able to leverage our relationships to do it.



One of the things that I like about the coming together of this ordinary group of individuals who are born and bred and raised in these underserved and economically deprived communities—I was born on Kansas City’s eastside and I told people when I was on the council. I was the only one that had the dubious distinction of living in not one but two of the city’s housing projects, their Friendship Village and Holy Temple Home. So, I grew up in Section 8 housing and understand

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what that's all about. I think that's important. It's one thing to say you can provide all these services to a community, but it's another thing to do it with the level of sensitivity and understanding that is needed to make people feel that they're part of it,



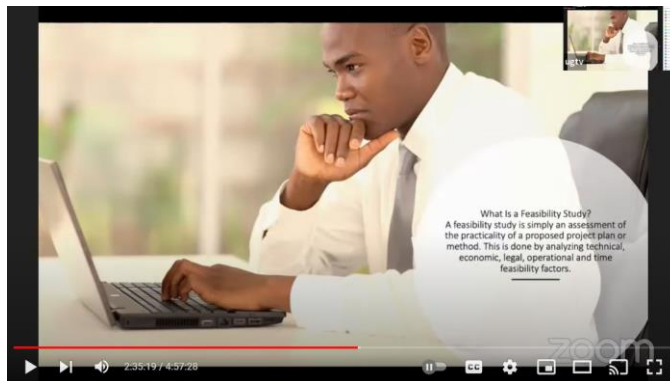
which is why we believe in a very robust stakeholder engagement and community participation process. That is really what our team members are schooled at. Mr. Glass spent time at Twelfth St. Heritage. Mr. Lucas spent time over at community builders. Mr. Stamps and Mr. Hooks are born and bred in Wyandotte County. We talked about that earlier. Billy has worked in the community. My daughter is a millennial so we have an opportunity to tap into all that has to offer, but it's through this collaboration that we really begin to forge a strategy that makes sense based on our individual and collective strengths, and that's the philosophy that we follow.



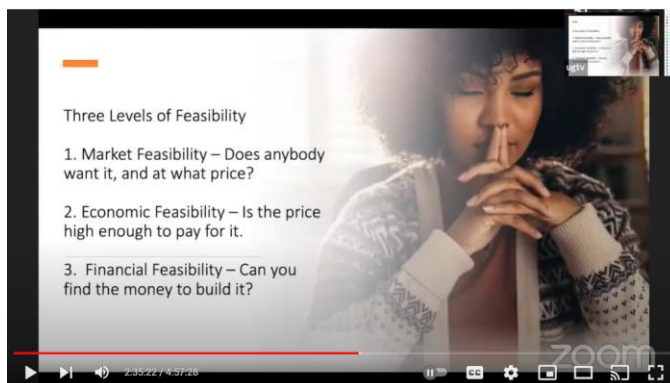
We think that we need to get with you all and do a plan, the concept of feasibility. It's one thing to talk about all these things and do so out of context. For example, what's going on in the capital markets matter. Interest rates matter. Bank's willingness to lend on certain property and project types matter. Coincidentally, I do serve on the regional board of directors of Ameris Bank, and I fully intend to utilize them and others to bring those relationships to bear on whatever we

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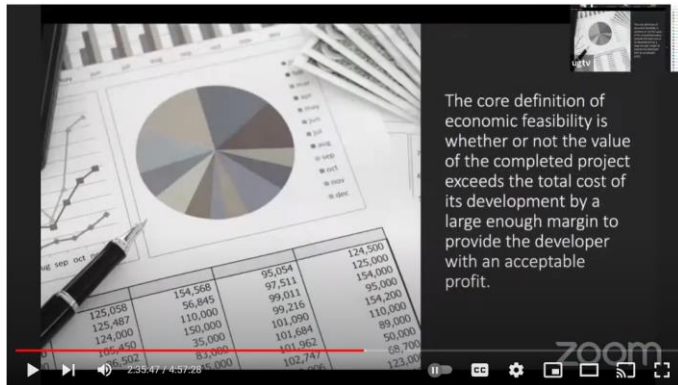
ultimately decide to do together. We know that you all need multi-family housing, but all of it need not be affordable. People need access to upward mobility, so there's some room for market-rate homes. We know you need single family homes. We understand that rehab is necessary and needed with some level of commercial development,



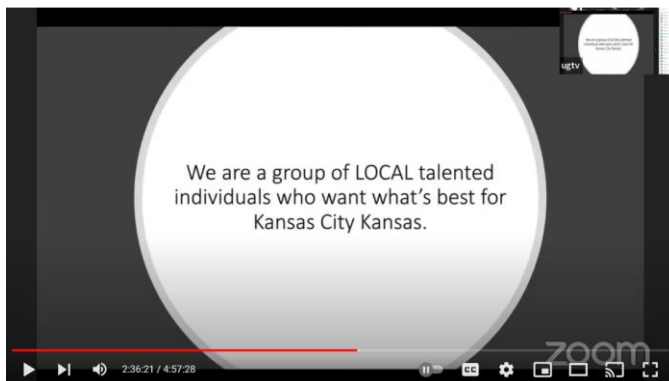
but how all those pieces fit together is something that we intend to do in concert with you.



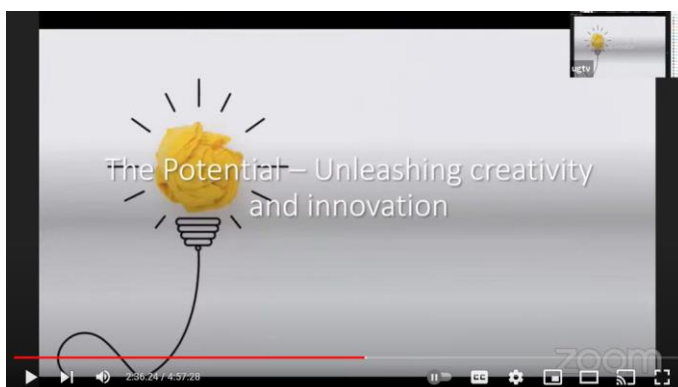
So, when you talk about feasibility, this is what we mean. Market feasibility. Does anybody want it and at what price? Two, economic feasibility. Is the price high enough to pay for it? Developers have to be incented to do some of these things? Financial feasibility. Can you find the money to build it? We believe that the answer to the questions are yes and that we are in a position to do it.



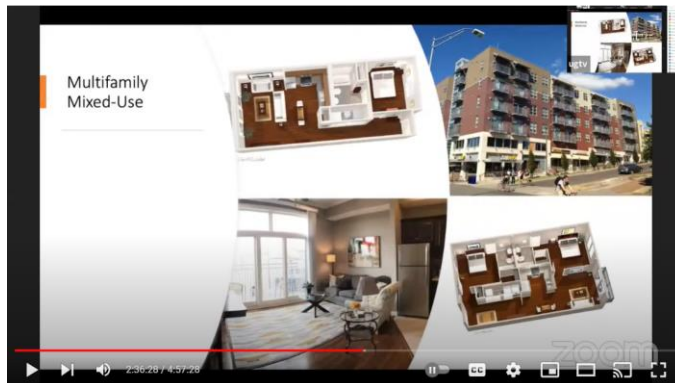
To ignore real estate fundamentals and community development fundamentals and rely disproportionately on the city to come in to do the heavy lifting, we think is the wrong approach. Let me say that again. We think that is the wrong approach. We think that the private sector needs to step up to leverage public sector investment and not rely wholly or disproportionately necessary on public sector financing. So, I think you're going to find that we're one of the few that will go into the deal saying that. We think that's fair.



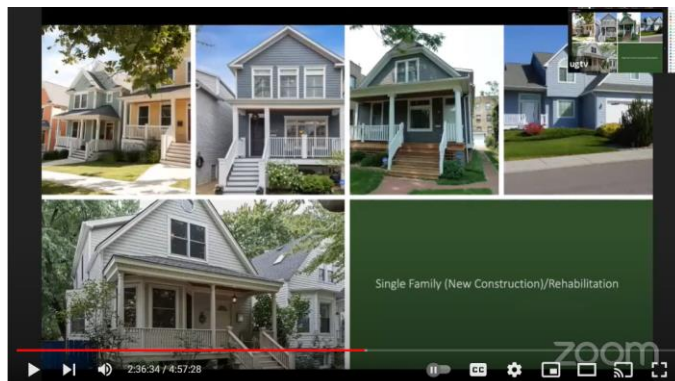
Again, a bunch of local folks who are wanting to do the right thing.



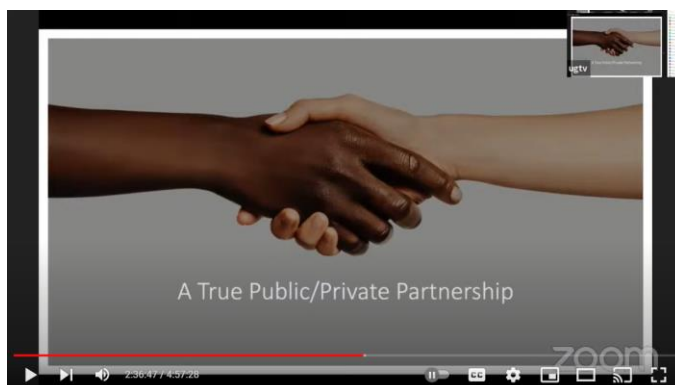
We think by working together, we can do that.



Here are some examples of some of our multifamily kinds of experiences.



Our single family new construction that some of our members are capable of doing.



And, of course, having served on the Missouri Housing Development Commission for nearly 10 years, we certainly understand how the LITEC works. So, the bottom line to take away from our

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presentation is that we want to enter into a true public/private partnership based on trust and mutual respect. With that, we'll entertain any questions.

Mr. Murray said thank you, Mr. Nash. We'll have questions at the end if the Commission wants to ask questions.

We will now have Mr. Galactica, CABA; followed by the Northeast ECDEC Core, Christal Watson and Eddie Guinn; followed by Dr. Greg Mosier, Community College; and with closing remarks by Senator David Haley. Before Haley is Rusty Roberts.

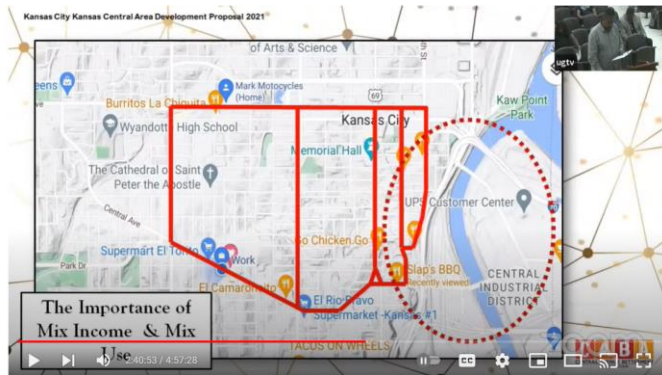


Hector Galactica, Executive Director, Central Area Betterment Association, said I want to thank you for the opportunity, but I also want to share the fact that I'm not from Wyandotte, yet, I have passion for the place. I moved here in the younger years of my life. I have learned to love the place. I never married a city until I came here. Thank you for having me.

In the past, I have shared the vision via email or YouTube channel to the Commission and the Mayor's Office. The video that you've seen is this vision all together. I'm sure you have seen it and if you haven't, shame on you.

CABA has met with several of you guys and several of the Unified Government officials to discuss possibilities. We must be clear. We're not builders. We're not developers. We're an organization dedicated to bringing betterment to the community and, as such, we have become strategic for betterment playing devil's advocate, asking questions, measuring possibilities, promoting activities that enhance the base of the community we want to help grow. Our goal is to promote the growth of a community-based inclusivity, diversity, respect, and a generation of wealth and prosperity for all.

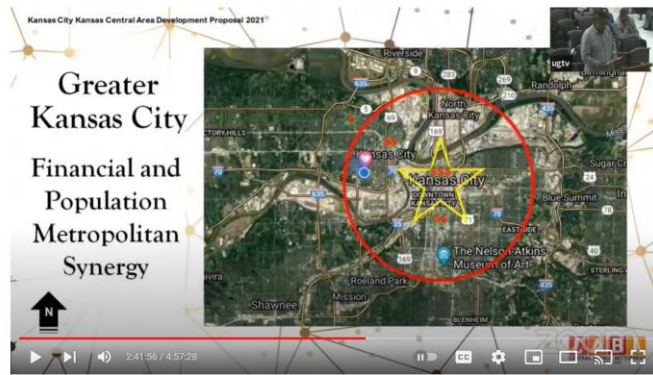
Our project includes the promotion of leadership, community pride, entrepreneurship, business excellence, and healthy living. Our vision is simple, working together as a community for the greater good. Working for betterment for all and yet,



we're not blind to the fact that market synergy and financial investment are at the center of any development moving forward. We're here to show there is opportunity and the direction this opportunity translates into projects and the direction this opportunity should go.

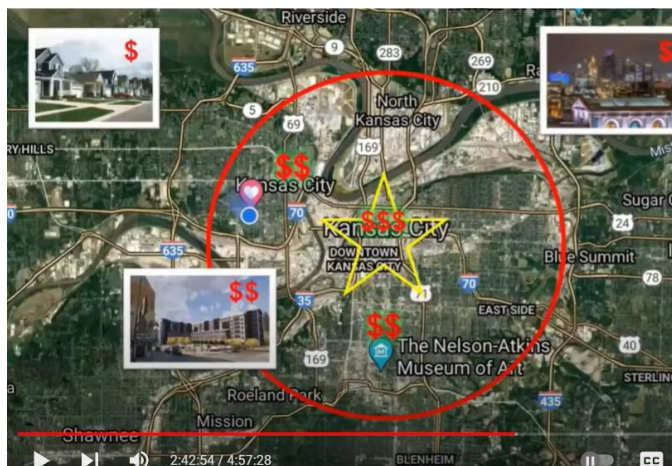
One of the challenges is that historical development has been directed to either generate profits for investors or give shelter to the underserved. By design, we have made people get comfortable and not experience the need or harvest the desire to grow in detriment of their own community and themselves, in detrimental services, in detrimental of their personal growth. We're here trying to find the middle ground.

In our presentation, we speak of market synergy, commonly known as market trends. Strategies use this information to plan ahead of the ongoing market direction. Big money uses this information to make funding available accordingly. All of these to continue profiting from opportunity, buy cheap, sell expensive. Our community, in general, does not educate itself to identify or own opportunities. Most of the people who know what to do have migrated outside of the county. They're coming back. They're trying to come back because they see opportunity.



Our leaders have historically been so into themselves that we literally operate the city as we did in the early years of last century. If you cross to the hill next to you or if you went to someone else's church, you would be told upon. The more things change, the more things stay the same.

We want to call your attention to the stage of our community. The aging old services, the lack of density, the need for enormous direct investment, but more than anything else, judging by the results of the work that has been done in the past, the fact that every other city around us on both sides of the state line, is doing much better planning than we are.



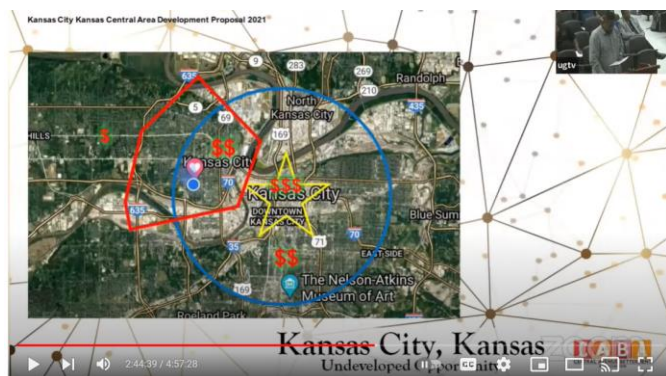
CABA loves to hear (inaudible) of the Unified Government tell stories of how much work they've done and how they have solved century old challenges. Yet, with all that work, here we are in shambles. Here we are with an old political style where everyone is trying to figure out how to save the community and bring in investment while taking most of the credit, thinking too much of ourselves and not becoming a team.

CABA is here to remind all of our community leaders that we are in the sea of challenge and opportunities together even if we want to feel better than the next. We all have family members

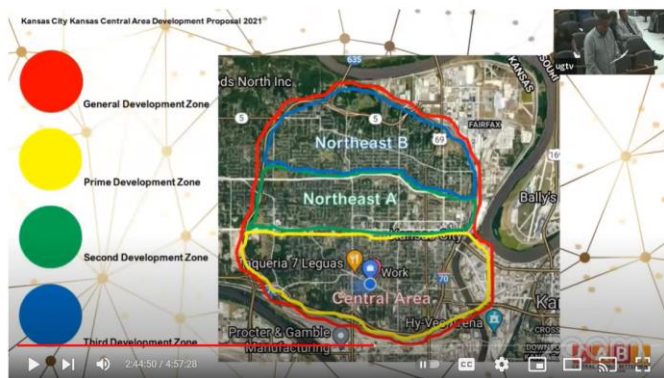
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and dear friends that are doing better or worse than we are. Altogether, we make up our community. We are formed by mostly low-income families that have stayed strong during thick and thin. My respects. We should protect our families at all costs. This does not mean we don't like richness, luxury, or wealth. This only means that in order to move forward as a community, we need to account for all the stakeholders, say property owners, community groups, and business organizations, or organizations of any kind. Individuals that have become vested in community, via self-investment and hard work.

There are two ways to promote growth: transplanting wealth from big investors who will always serve themselves, and rightly so, as they are putting their money at risk; or help ourselves grow wealth from the inside out: self-investing, buying local, saving our existing structures, and working hard to improve our conditions on a daily basis.

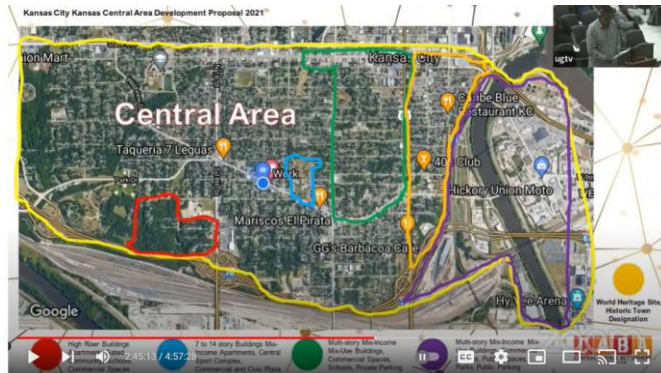


CABA sees opportunity for large investors to become part of a family by understanding our community needs and by developing projects to cover such needs.



We need to truly recognize the fact that mixed-income is not only a way to shelter our current families, but also to increment the opportunity for outward mobility by learning from families

doing better, by being able to receive opportunity from renewing services, and making honorable living amongst each other.



We need to truly recognize that mixed-used allows for low-income families to operate small businesses, creating jobs for themselves and for the community in general without having to leave the community. We need to truly recognize that in the Central area, all the small businesses operating today generates as much tax revenue as with any large corporation, if they pay taxes.



As insignificant as each small business may be, altogether generates more job stability, constant community investment as demonstrated by the parade of businesses on Central Ave., real opportunities will grow.

We know from good sources that some of our local small businesses receive requests to open stores everywhere else just about every other week. This is sustainability. If we have ever seen one, that is sustainability and growth represented and coming from our communities. For that to be real, we need our community leaders to start thinking today. We need our community leaders to start thinking yesteryear and in community, determine how we move forward planning for 10, 20, 50 years from now. Work on empowering our community to reject any project that

does not come with honest community benefit agreement. Reject any project that does not fit the mixed-use, mixed-income model that poor communities needs, and work on empowering the community to promote the growth of density as needed, empowering our community to reject and to reject any project that does not meet our master plans.

We need our community leaders to work as a team, to communicate with each other, and to bring betterment to all of us.



Working with and strategizing ahead of market trends, that is a need. Always respect who we truly are and where we come from. We need our community, in general, to become one community for real. Instead of pulling in a thousand directions, work as a team for growth, self-investment, and a brighter future.

For your time, I thank you.



Christal Watson, Community Government Liaison, said thank you for allowing all of our developers and contractors to be before you today to express our concerns and our challenges and, more importantly, the exciting development projects that we want to engage and implement within Wyandotte County. God bless you, commissioners, to listen to all of these, but I think we're in

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some exciting times because have you seen so many local developers come before you today like today and other minority contractors? I just want to applaud. I feel so honored to be in the presence of all of you, so I just want to applaud you all.

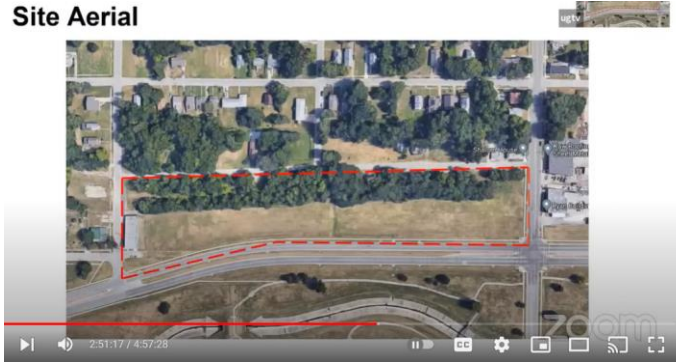
We are before you for the Northeast Development, LLC, Development Group. We are before you about a project on Parallel Pkwy. We believe this project is very catalytic to future development projects in the area. So, we're very central to the Northeast area and it's growth, and we think it has so much potential.



Eddie Guinn, Guinn Group, said the development project that we are here to kind of reintroduce, we have taken this development through and it's been approved by all of the commissioners, so this is just kind of a reiteration, again, of what we are already proposing to do.

From 13th to 17th, we will be having a banking facility. Community America Credit Union will actually anchor the corner of 13th & Parallel. They will be putting a free-standing facility there, approximately 3,500 square feet. In additional conversation with them, they have also agreed to incorporate a community room that community groups, other agencies could also utilize in the community to have better relationships just with the community at large. Also, we will be putting a 50,000 sq. ft. office and medical plaza, which Vibrant Health—I believe we have the president of Vibrant Health here, Mr. Patrick Sallee, joining us. They will be actually moving an office there and healthcare facilities. I can't speak to the full spectrum of what that will look like, but they will be occupying there about 50,000 sq. ft. of space.

Site Aerial



In addition to that, we will be looking to add 20 townhomes just adjacent to there, going from about 15th & Parallel up to about 17th & Parallel. Northeast Development has already taken this land down under option agreement with the Unified Government. We're into kind of a final design stage of what those buildings will actually look like. We did make a proposal to the Commission earlier on. We did have two particular buildings that would be occupied, the office and medical space.



Those buildings will now be condensed down to one proposed building. So, we won't have two there, there'll just be one actual office and medical building there in the middle, as you see. Then the Community America Credit Union there to the right.

The townhomes, we've talked a lot about affordable housing. We'll use the term, market-rate affordable, because as all of the developers and builders have pointed out, affordable anymore, if you're not getting incentives, if you're not getting things to help offset that cost to make it "affordable," it will be somewhat difficult to do, but we will put 20 townhomes there. We also have acquired the land on Lafayette just behind that development from about 15th to 17th & Lafayette, and we will put free-standing homes there. We also have control of that land.

I guess just to kind of finalize what we're proposing. We took a little bit different approach with this. Our development group, we went to the neighborhood groups first. We did meet with NRG Groundworks to initially talk about what we're going to do. We spoke with Brennan Crawford to kind of give us some direction on how we need to move forward kind of through this process. We also spoke with Ms. Beverly Easterwood, Douglass-Sumner, just kind of sharing some ideas, bouncing some things off just to get that community feedback.

Our ultimate goal, obviously, is to do the development, but we took a little bit different approach by at least going to those community groups first to get their input and their feedback, and we've kind of continued to do that so we've gone forward.



At 10th & Parallel, we have proposed this. This does fit and resides in the Douglass-Sumner area. Let stand on record of saying, they did not say that they agreed necessarily with this project, but this is something that we did propose.



At the corner of 10th & Parallel, we have a Phillips 66 fuel provider that proposed on putting, I call it a little bit more than a convenience store because this particular operator also owns nine grocery stores. We could not convince him to put a grocery store there, but in return what he said he would

do if he put a convenience store there, he would do an expanded grocery selection to also offer or have a hot food offering, which we thought would be ideal for the community.

I took the privilege of reading the Northeast Master Plan, which is about 400 pages. In the Northeast Master Plan, four of the pillars that they had identified in there was one, economic development, which I think our project does address; housing, which our project does address; access to healthcare, which our project addresses; and access to food. Our project really kind of encompasses at least four of the five. The last thing was maintain a rich history. It's kind of hard for us to maintain a rich history with this particular development, but we're at least addressing four of the five pillars that the community has already said that they wanted.



Again, thank you for your time. If you have any questions, we'd be more than willing to answer any questions.

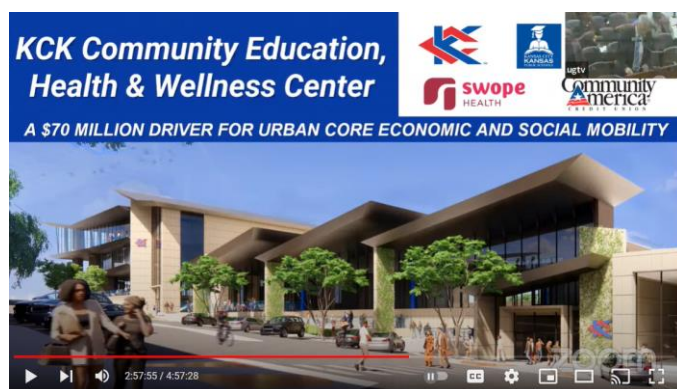
Ms. Watson said just in closing, I want to just say one thing and the challenges that we have. I consider us really to be like kind of the new kids on the block even though, and I guess I have to say this, we're Dotties and I'm going to give my dignified Wyandotte Bulldog shout.

As a small developer, the time that it takes to go through the process within the UG is debilitating. We can have everything in place, the financing and everything, but if it takes 8 to 10 and 12 months before decisions are made, then, as small developers, we can't afford to wait that long. We'll lose those investment dollars and then we're out of the game. While it's easier for larger corporations and larger business development groups to withstand the time it takes, we really do need to see some improvement in communications and what our process looks like. We need departments talking to each other, Land Bank, Planning & Land Use, and vice versa. That would help us as developers.

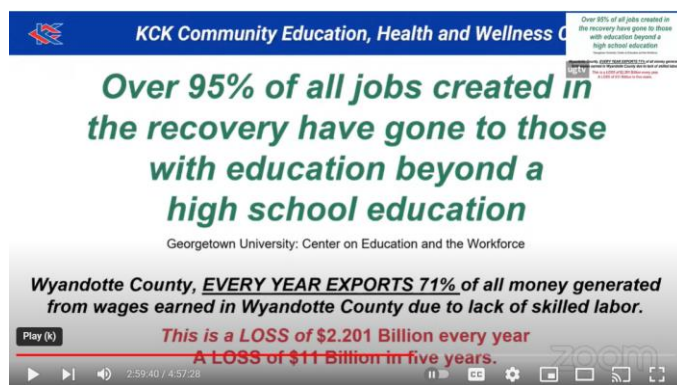
We're still small business. I love what UG has done and what you're doing with small business, but we, as developers, are small business too. We just ask that you be considerate of that. To hold our property or the lack of decision-making and planning that has gone forth—when you have us coming before you with these kinds of projects and we're excited about it because this is our heart. We love, I love Wyandotte County. I feel like I'm talented and skilled enough to go anywhere in the world and be successful, but I love Wyandotte County. I want to be able to give back and use the network and resources that I've gained over my career and bring that right here in my hometown, but I need your help.

Again, the message is all day, this evening, has been about unity and partnering with the UG and we want to do that. So, it's really not about money for us. It's really about what can we do to help our community. I just ask that you think about that because those are the challenges that we face that we need your help with.

Thank you, again, for your time. Appreciate you.



Dr. Greg Mosier, Kansas City, Kansas Community College, said I'm here to visit with you tonight and thank you for this opportunity to talk about what is one of the most significant economic investment projects in downtown KCK for many years. It's the KCK community education, health, and wellness center. It's a \$70M investment in downtown KCK. Instead of talking about the whole project, though, I really want to focus on education. The KCKCC development will really set the bar also for future building design for downtown KCK.

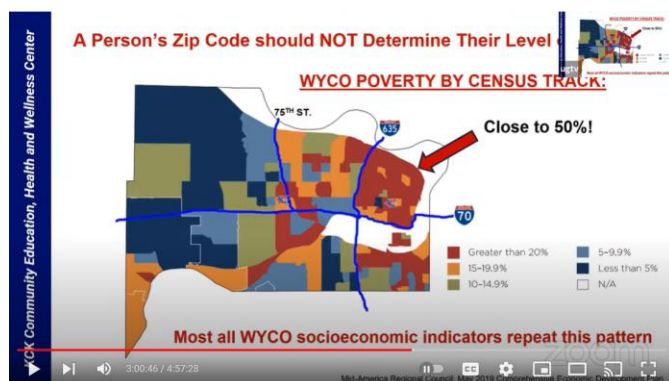


You may have heard this in different ways, but over 90% of all jobs created during the recovery have gone to those with education beyond high school education. Or you'll hear that 95% of all jobs in the future will require some form of education beyond high school education.

We do have some items to address. We have some concerns in Wyandotte County because every single year, Wyandotte County exports 71% of all the money generated from wages earned in Wyandotte County due to the lack of skilled labor. That equates to \$2.2B a year, so a loss of \$11B in five years. Now, wouldn't it be nice to keep some of that money at home with our residents who are trying to afford all of these wonderful new building projects that will be coming?

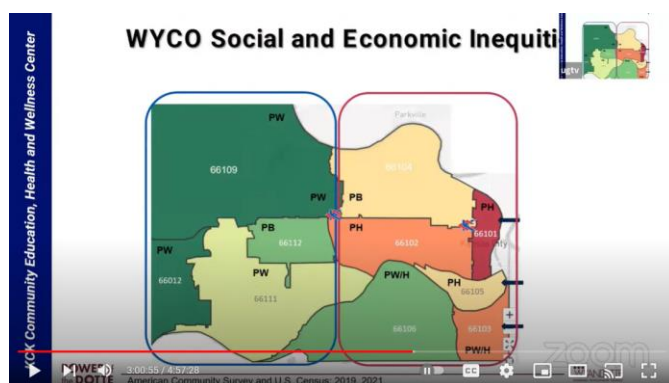


I'm a firm believer that a person's zip code should not determine their level of success,



but unfortunately, that's what's happening in Wyandotte County. For those of you that know me, I'm not a Dotte but I have been described as an exclamation mark because I'm just like go, go, go, go, go, go. Let's get this done. I love Wyandotte County. My wife and I love Wyandotte County and we chose to live here and chose to retire here.

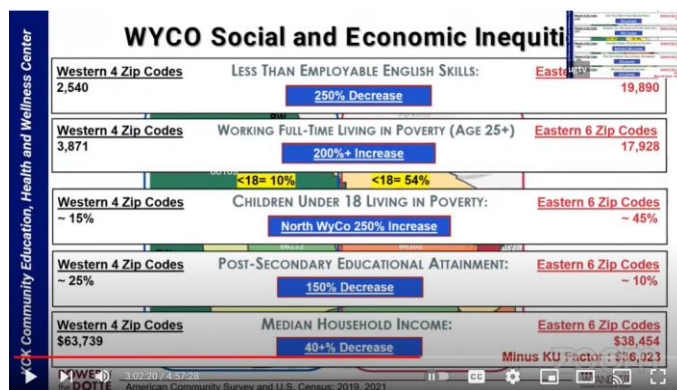
Wyandotte County does have a really significant poverty issue, and that's on the eastern side of the county. When you look from the western side to the eastern side, you'll see these huge disparities. Most of these disparities and the socioeconomic indicators repeat this pattern.



As we look across the county, and when I came and accepted the job as president at KCKCC, I looked at this data.

If we look from the west to the east, there's a 250% decrease in those who can speak English at a level to obtain and maintain a job. So, from 2,500 on the west to 20,000 on the east. Full-time employment living in poverty, age 25 and above, less than 4,000 on the west; 18,000 on the east. A 200% increase. It gets worse.

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These are the people that I'm concerned about. Children under the age of 18 living in poverty on the western side of the county, about 15%; on the eastern side of the county, 45%; so really, almost a 300% increase. In yellow you see the difference between zip code 66109 and 66104. So, 66104, 54% of the children are living in poverty.

Post-secondary education, as we described as one of the most important indicators for economic and social mobility, it's low on the west at 25%, but it's only 10% on the east. Not your typical developer's speech, right? This is why we have to do what we're looking to do.

Median-household income, it has gone up. On the west, though, it's about \$63,000. On the east, it's about a 40% decrease. We want to help be a solution.



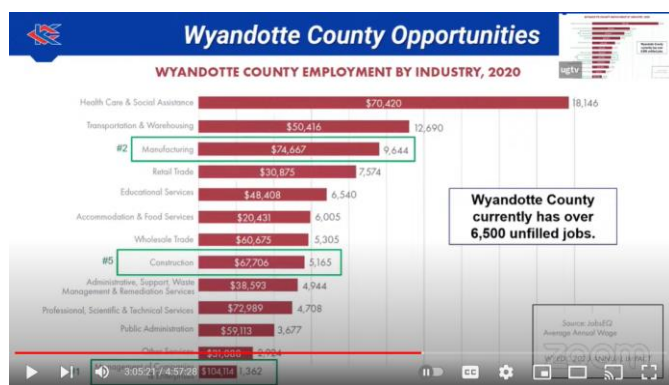
I had the pleasure to be at the Wyandotte Economic Development Council last night, and Administrator Ms. Cheryl Harrison-Lee provided some of the information about the Wyandotte County's economic strategy. This is exactly what we're looking at doing. We want to increase equity and access. So, bringing the community college and our partners downtown into the heart and the core of KCK is something that we're doing. The community benefit to that is huge, and I'll show you the overall impact here in a little bit as well.



We have an opportunity with this \$70M investment in the downtown urban core of KCK to replace the blight that exists, and this is the property that we're looking at. It's State Ave., in between 6th St. and 7th St. & Nebraska, and we're going to replace it with an engine for multi-generational economic prosperity. Then they can afford those mid-level homes. They'll skip the low-income homes. They'll go right to the mid-level homes and then they can keep moving up from there.



To put it another way by Kevin Rudd, Prime Minister of Australia, "Education is both a tool of social justice as well as a fundamental driver for economic development." That's what we're talking about here tonight. Education also defers crime and recidivisms, and it reduces the need for social services and the correctional systems.



This is some salary information by industry sector in Wyandotte County. This is December 2020. At the end of the year, manufacturing is at the average wage is \$74,667 per year. If you look at the top, healthcare is only \$70,420. So, the manufacturing industry on average is paying \$4,000 more per year than healthcare. Construction has an average of \$67,706, and has been mentioned by Monica and others, we already have 6,000-6,500 unfilled jobs in Wyandotte County so how are we going to fill those jobs? Well, right now, we're importing 71% of our workers. That's not the answer.

WYCO Economic Opportunities Abound

- Urban Outfitters: New Global Headquarters: **\$350M - 2,000 New Jobs**
- Panasonic: Largest Lithium Battery Plant in the World: **up to \$4B - 4,000 New Jobs**
- Panasonic Suppliers: **up to \$4B - 4,000 New Jobs**
- Hills Pet Food (Colgate) LV: **\$300M - 300 New Jobs**
- New Amazon Fulfillment Center **\$137M - 500 New Jobs**
- Open-Pending Projects: (Code Project Names Used - Partial List)
- Big House: Up To 3 Facilities: EACH ~ **\$350M - 300 New Jobs (WYCO - 2?)**
- Premier 2: High-Tech, High-Wage Manufacturing: **\$65M - Up To 300 New Jobs**
- NOVA & NOVA Suppliers: **\$4B - \$8B - 4,000 - 8,000 New Jobs**
- (New) American Royal, Nano-Tech: **\$362M - 125 High-Wage New Jobs**

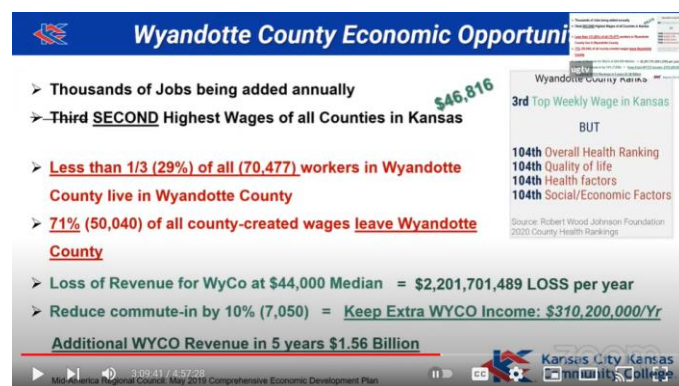
Economic opportunities abound in Wyandotte County. I cannot tell you how fortunate and blessed Wyandotte County is with the economic investment and the capital that is being invested in Wyandotte County every single year. So, I'm listing a few. Urban Outfitters, the new global headquarters, who we're already working with and training needs, 2,000 new jobs. Panasonic, which I serve on the Lieutenant Governor's Business Attraction Team, 4,000 new jobs for Panasonic. Their suppliers, another 4,000 new jobs. That's going to be a regional approach to create people with the skillsets for those jobs. Hills Pet Food, which we just got about six months ago. I worked with Leavenworth County on that. It's just to our west of Wyandotte County.

That's 300 new jobs and we're working on training programs for them. The new Amazon center is 500 new jobs.

Then are jobs that are pending. Some of these are very, very likely to come to Wyandotte County. That's probably about all I can say. So, Project Big House, three facilities, \$350M each, 300 new jobs at each facility. I think Wyandotte County is going to get two. That's just Greg Mosier talking, but I think we'll get two. So, there's 600 new jobs.

Premier 2, a high-tech, high-wage manufacturing, 300 new jobs. NOVA. NOVA is a different company to be unnamed. They make lithium-ion batteries, just like Panasonic. They're actually looking all around in the area. If they come here, that's another 8,000 new jobs. The new American Royal, a nano-tech company, \$362M and 125 new jobs. Every single one of these jobs takes a skilled workforce and that's what KCKCC offers.

We can have as many of these great paying, high paying jobs in Wyandotte County, but I'm here to express to you tonight, if our residents don't have the skills and are not prepared to obtain these jobs, they will continue to live in generational poverty. We're seeing it now. We're going to have our residents working the low-skilled jobs. We're going to import talent from Jackson, from Johnson, from Leavenworth counties, and Wyandotte County, especially the eastside, is going to continue to live in poverty. That's something that we should just not stand for.



As Monica touched on, we know we do have thousands of jobs being added annually. She did mention we're second highest wage in all counties. We were third last year, so we just surpassed Johnson County, that little county to the south, the third richest county in the country. So, we have a higher annual wage than Johnson County and we follow Leavenworth County. So, think about that, 1, 2, 3.

But we do have issues. Healthcare, we're 104th out of 105 counties in the state for healthcare. One county doesn't report. You can put those pieces together.

As I mentioned at the beginning of the presentation, only 29% of the workers in Wyandotte County live in Wyandotte County. 71% are imported. Lost revenue at the median; that's the old median. We went up \$2,000; \$2.2B a year. Let's take a reasonable goal. Let's just say we increase, we go from 29% of the workers in Wyandotte County live in Wyandotte County, to 39%. That's 7,500 people. That's manageable. So, each year, Wyandotte County would keep \$310M in Wyandotte County. They would be here. They would be buying homes. They would be buying cars. They'd be buying gas. They'd be buying groceries. They would be expanding their family. That's \$1.56B in five years.



Our downtown project, which I have been speaking about for three years now, we're still moving ahead. We're doing ESL. We're doing GED. We're meeting the needs of the lowest level learners so we can get them up so they're ready for a college degree. You can see a lot of the programs that we will offer.



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But really significantly, when we talk about manufacturing and construction, automation engineering is the clean manufacturing of tomorrow, and we're doing commercial construction technology. So, in those three big arching rooflines that you see, is about 35,000 sq. ft. of lab space. We'll serve about 400 students per year, as we're up and rolling, in customized training in commercial construction technology, credit and non-credit students, and about 400 students in automation engineering. Each one of those graduates is going to make \$50, \$60, \$70,000 a year. Now, if you want to decrease the tax burden on Wyandotte County residents, create more taxpayers. This is the answer.

One of the items that we have talked about quite a bit, and we've done some really good work with the Landmarks Commission, is how to integrate the 7th St. Church. I want to share a few images.



This is the art gallery inside. The rafters are coming out of the church in the sanctuary area. The brick underneath the seated area by the pillar is the foundation stone facia.

You can see the stained-glass windows that will come out and go into the window. There will be a 7th St. Church public conference room. You can see it represents the west side of the church, the foundation stones again. There's a tile that's at the front of the church that we'll take out as well.

The inside is very nice also. We will be saving the history of the church in a very, very meaningful way.



It's an exciting project as the UG is looking at this path in creating this strategic plan and how do we do it. As Ms. Harrison-Lee talked about identifying the economic development opportunity that creates access, equity, and shared prosperity. There you have it.

I thank you for this time and allowing to present this project to you. As you can tell, I am excited about it just as much as I was three years ago. I appreciate your support and advice from many of you along the way. If there are any questions at the end, I'd be more than happy to answer them. So, thank you very much for this time.

Rusty Roberts said I'm a third-generation developer in Wyandotte County. I had no idea this meeting was going to be this late. I was going to trim trees tonight so I don't get a code violation. Anyway, third-generation developer in Wyandotte County. My dad, he developed as well, and grandpa.

One quick story about my dad. He was developing a shopping center back behind K-Mart at 78th & State Ave. The Village West Shopping Plaza was back there. There's a liquor store and a Subway, Skate Land, and all that. Anyway, he went all the way through Planning & Zoning. He didn't have a name for the subdivision and he got frustrated with the city so he named that subdivision. They told him he had to have a name. He named the subdivision the Werks. Has any of you here—I think LaVert's heard the story. The Werks is screwed spelled backwards. So, he was a little frustrated. No big deal. Anyway, that happened and that subdivision exists today, The Werks Subdivision. Anyway, that's why I'm up here talking to you.

I was listening to Christal earlier, Christal Watson, and I passed out the deadline, timeline, for everything you need when you go through Planning & Zoning. That's not exactly true. I put a little mark on there and we met the deadline on 6:30 on a plat. I had an 85-year-old resident in Wyandotte County and all he wanted to do was sell a little bit of his land to the next-door neighbor.

They made him go through all that, go through Planning & Zoning. He wanted to enjoy his money, but now he's on dialysis. We're finally going to get it closed on Monday. It's kind of a sad deal.

But going back to Christal, everything takes a long time to get done here. That was just a simple land split. One neighbor wanted to buy land from another neighbor out in Piper. Big deal.

Just the Planning & Zoning Department, it was run by Rob Richardson, and now I think it's Gunnar Hand. Everything was supposed to be better when they got rid of Rob. It's kind of like you have two cooks in the kitchen. It just takes forever.

So, I don't know, but I will say one thing. Getting a new mayor and a new administrator is like a breath of fresh air. All the studies they're doing, all the looking into the audits and so forth, seeing where we have problems, seeing things that we can fix. I think that will make the city a lot better. I want to save money on taxes instead of spending more on taxes. I want to see the city more efficient. I want to see everything streamlined a lot better, more user-friendly.

I hate to see Administrator Harrison-Lee go, but I was listening to the nationwide search we're going on. I don't know why we can't find somebody here in the city to take her spot if she doesn't want to be here. I'd like to see that happen. You go get somebody else from New York, or wherever you're looking, I don't know, you've got a yearlong learning curve just for them to figure out what's going on in Kansas City, Kansas. Let's try to find somebody local, somebody that can do the job local and plow right through it and get it done better.

Anyway, I'm a realtor here in Wyandotte County as well. You know all these studies we do and you commissioners, you want to spend money because everybody wants this or wants that, vote here, vote there. Let's do a study on the exit interview on the people that have left the county. Let's try to keep them here, keep them happy. See why they're leaving. Is it taxes? Is it crime? What is it? Why are they leaving?

I'd sure like to see taxes kept down, kept lower in queue with everybody, all the surrounding communities. Don't give them a reason to leave because the taxes are high. Anyway, I didn't know—I'm not real organized, but I guess that's about it. Anyway, thank you for your time. Let's get out of here. We don't want to be here all night so, thank you.

Senator David Haley said what a day; what an evening. It's been a great time, hasn't it? I'm not going to be very long because no one here wants me to be. This has been a wonderful review of

some concerns that we have and I'm going to, in rapid, rapid motion bring some comments that I hope we can find some consensus with.

For those whom I haven't met, and I think I know each of you here, but for those who are here, I am David Haley. I am very pleased to continue to represent much of our community in the Senate and also on the BPU. I want to thank you, Mayor Garner. I want to thank you, County Administrator Harrison-Lee, and thank each of the members of this Commission, most of whom I know, and our staff and Mr. Murray for having this day happen. I say having this day happen because it's taken a while to get here, it really has.

This year, I have to say, just a few months ago, I had the noble distinction of losing in the General Election for Mayor to a fine and visionary woman, Carol Marinovich, during the first race for a Mayor/CEO for our new Unified Government. It was 1997. I advanced to the General, but did not make it through to this post.

I share that because we look at the visions that have been expressed by the many capable, committed, competent, and concerned people that are here today, and I hear still some of the things that we had expressed during the course of '97 as we looked at our new Unified Government and how there would be a new way or a high tide that was going to lift all boats. Certainly, from that time, came great development. From that time, we've seen a fusion of the state in partnership and this Unified Government locally, make us the number one tourist destination by what we've accomplished together with the Speedway and the surrounding development in the Village West area.

The reason why I'm grateful to this continuing vision and that which has been expressed as to how we need it here today 25 years later, the high tide that has made Wyandotte County the number one tourist destination and retail destination out of the 105 counties, that high tide has not lifted all boats. There are some of us who continue to wonder will it be another 25 years before we can look around in Wyandotte County, and especially those of us who live and who work in the Northeast area and Village East, if you will, and say where might we go and get a bite to eat? Where's a restaurant that we can take people in from out of town? Where can we go by way of entertainment district or a venue? How do we get up out of the hole sometimes even where to get decent groceries or opportunities?

This high tide has not lifted all boats. I, the least, am here, the last. Today started 14 hours ago. Got up to go to Topeka for an interim committee for the Senate. I'm here listening anxiously

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to those stellar presentations for vision that will augment the time that each of you have taken, that has been made by this time to see where that high tide does exist or what we, of Village East or the other part of Wyandotte County, that many of us thought we would see happen, how that will come into being. I said I was going to be brief, and I am.

There are partnerships that have been discussed. I'm on the BPU. Our board did pass the new hookups. We would waive those costs east of 635. I don't know if that's 55th St. as well. We'll go back if we have to tweak it for these developments that will come in that will address primarily we hear what's been called—I like this term, I hadn't heard it before—workforce housing. I do appreciate that there are academic opportunities that are coming to capture some of that 70% of out-of-towners that come in and benefit and then leave, sundowners. We capture none of that revenue.

Some have talked about I have an earnings tax, maybe in Wyandotte County as they have in Kansas City, Missouri, and that 1% be applied for those who don't live here to help offset some of the expenses that we continue to suffer by increasingly higher taxes that are county-wide and other fees that are foisted on us, like the PILOT, which we, at the BPU, collect on behalf of the UG through the utility bills.

My colleague in the House, Representative Pam Curtis, has pushed and I have to find other incentives that will assist. The state of Kansas is ready to partner to not just let there be mostly rural housing investor credits, but Kansas has an affordable housing tax credit which would equal the federal tax credit. We also have the historic Kansas for 50 years and older, a 10% tax credit that's been identified. As we look at this fusion for identity for another part of town besides one quadrant of our county, it speaks to that identify and that pride. I would hope that each of you would say that we all are collectively a part of the future of what our image will be.

I've pointed to, and so has Pam Curtis—I have to give credit where it's due—to certain areas that are the low-hanging fruit, in some of our minds, for what we can develop, not just the workforce housing or the fine housing projects that have been talked about, but our identity that is found in our history.

No secret. I love the Quindaro Ruins. To me, that's obvious. I'm sorry if it hasn't been seen for 25 or 35 years. We were sitting in this very room, a little side. I remember when Joe Steineger was Mayor and Emanuel Cleaver came over. A councilman was about to be mayor. We begged the Council. I worked for Cleaver at the time of the City Council. We begged them to not

make the Quindaro Ruins a dump. Don't grant the landfill permit. I remember there was smoke-filled rooms. In fact, they still have some of the ash trays in the back of these chairs. You look at the back of these chairs, the ash trays are there. You could sit here in this room and by two votes, two votes, that landfill permission was denied.

But here, now, we are at 30 some odd years later and that ground is there. There's been a gazebo put out there. There's people coming back and forth to see the Quindaro Ruins and there's no infrastructure, no support whatsoever from this city, from the Unified Government. The state has put it on the state's Historic Registry. Your Senator David Haley did. Now the national has low-hanging fruit and we haven't built on that. We've created out of whole cloth the number one tourist destination out there with the Speedway. Farmland is basically now what has generated this revenue and we can't capitalize on what is our greatest treasure, at least in my mind, the Quindaro Ruins by having some public/private partnerships.

Kaw Point, still on the eastside. If you haven't been to where the two rivers, the confluence—it's a beautiful point and so many opportunities that sit there. Again, well, the night is long. I know that apple and cup of coffee and Reece's Peanut Butter that I had about 15 years ago has long since been my only meal of the day. I probably want to let us all leave from here, but that high tide that lifts all boats and the opportunities from the state and from the BPU to augment the vision and the insight, and certainly I hope it comes from your hearts, the opportunities to see Wyandotte County grow and to see development be unilateral, diverse, and strong. As diverse and as strong as we are in our county. The most beautiful, diverse county, that stir fry, if you will, of cultures and economics, and academics, and races that you would pull together to make that happen. To put a restaurant where somebody can come to eat in an area or to go and hear some music play on this side of town, right here.

I thank you very much, again, for allowing me the least of these. I'm not a developer. I don't know what development does. I don't know how the packages come together, but I do know that the will of the dedicated people and the leadership that each of you uniquely have. I know you've got the ability. You've got the talent. Find it in your hearts to put some of these plans together so that all of us will continue to be even prouder still in our beloved community. Thank you.

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Mr. Murray said I want to personally thank the Commission for hearing our developers tonight and, of course, we know you have a full agenda left so those developers that were here for the development presentation, if you're leaving, please do so quietly because the Commission has a full meeting to conduct.

Mayor Garner said I will give an opportunity for questions. Thank you, Mr. Murray, and thank all the developers that are still here and all the citizens and residents that are here and those that may be watching as well as our Commission and staff that's here.

Commissioner McKiernan said I, too, want to thank everybody who's come in. I appreciate the passion, the vision, the goals that you've set for yourself and for the community. That's a beautiful thing. Ms. Katherine Carttar is the Unified Government's Director of Economic Development. I'm curious, Mayor, why Ms. Carttar was not involved in this evening's programming.

Mr. Murray said if I could address that. Ms. Carttar and I have been coordinating. The development proposals coming out of these presentations tonight will be presented through the Economic Development Office for Commission consideration. There are no proposals tonight that requires your action. I believe, although I can't say for certain, Ms. Carttar is with us remotely. That was my understanding when we met on this yesterday and today.

Commissioner McKiernan said okay. I appreciate that because she is a very capable and talented young lady, and she will be an integral part of all of these projects as they move forward. I want to make sure that she is fully engaged from the beginning in all of this. I'm very glad to hear that she is.

Commissioner McKiernan said the other question that I have, and maybe, LaVert, you can answer this one for me too. Was Mr. Willie Lanier invited to be a part of this tonight because here's a gentleman who's actually come to the table and I'm just curious if he was invited for this evening?

Mr. Murray said I can tell you that I have attempted to contact Mr. Lanier several times to discuss his participation tonight. Finally, I asked because I know he meets weekly with Ms. Carttar, I asked Ms. Carttar to ask him if he would like to have some time to make a presentation tonight. He declined.

Commissioner McKiernan said okay. Thank you very much. Appreciate it.

Mayor Garner said I'd like to just follow up with that. When I became Mayor—one of the things that I recognized prior to becoming Mayor, even when I became Mayor, is the total disregard and disenfranchise and disinvestment of the areas that were identified tonight. One of the first things I did was I met with the Economic team and I asked, do we court developers? Do we have a strategy? Do we have a plan? To my shock, I was told no. We don't court developers. It says a lot about what Mr. Murray did here tonight.

I do have some concerns myself, Commissioner McKiernan, that nobody from the Economic Development apparatus of the Unified Government, that I can see, is in this room. That should be a problem for this Commission, for this community, and more importantly, our administration. The disregard for certain people in this community that I've seen over the years, as an employee and as a resident here, have to stop. Everybody has value. Everybody should have a voice.

When I look at the black, the brown, and the improvised community in this town that has been left out and left behind and is indicative of what you see east of 55th St., it says to me from my experience—and people forget that I worked here and I dealt with a lot of these folks, and I can tell you from my experience is that a lot of people have been left behind.

It's unfortunate that we keep having these conversations and we keep wanting to say things. To me, that really don't adequately reflect the reality of what the residents of our community have been saying to this Unified Government for so long. That's what we've got to do better. You've got people making decisions for this community, but they are failing on making decisions with this community in a responsible and professional way. It's not just black and brown people. It's developers. Every developer that I've talked to, be entrepreneur, or be it multi-million-dollar developers, and it's been brought out here tonight, have said that there is something broken in this Unified Government. I can tell you that part of that broken is economic development. That's why we've done things.

I know that Commissioner Johnson is working hard to streamline the process. I know that our Administrator is looking into things and she's coming with economic strategies, but until we start having real conversations about these problems—someone told me the other day, find it, face it, and fix it. People need to be held accountable in this Unified Government. That is part of the

problem. This community is sick and tired of being ignored. I'm not even going to get into the problems that I face as your Mayor here because it doesn't matter. It's not about me. I'm here for this community. I don't care where you're at in Wyandotte County, everybody has value and nobody should be left behind. It hurts me when I see people in this community begging for grocery stores, swings that work, and staff and administration, and historically elected officials and leadership that have totally ignored their cries.

I know there's been a lot of stuff spun on me, but that's okay because people should have asked me if I cared before they spun it, because I don't. This isn't about me. It never was, it never will be. It's about what we have to do for this community. This community deserves better. So, when I hear things like that, were so and so involved? Yes.

LaVert Murray does a great job. People forget that he was the Economic Development Director for the Unified Government for 37 years. The disrespect that he's had to face is shameful, but that's something that Commissioner Burroughs and his task force is working on. So, the tail no longer can wag the dog of this elected body and any future mayors, so this staff can answer to the will of this Commission and this Commission can better reflect the will of the people of this community.

I've sat. I've been very humble. I bite my tongue. I've let stuff roll off me. I cannot continue to sit silent on the things that matter to the people in this community, and I won't. So, you're going to hear a lot more from this Mayor. I don't care who likes it, who doesn't like it. I don't care if you don't like it. I'm not here to be politically correct. I'm here to get things done for the people that should deserve better. When you talk about high taxes—and I brought out a budget and it was rejected and that's fine. I'm glad to see that there was movement today. I've said it before, it's not what I can do. It's not what this Commission can do. It's not what this community can do. It's not what staff can do. It's what we have to do together. That's what's important.

I'm not going to be mayor forever. I have no desire to. We've set the foundation for future generations of people that want to call Wyandotte County home. When you talk about \$1.7B worth of debt, we're on the verge of bankruptcy. This meeting tonight was to bring about opportunities and proposals and visions that I've never seen or heard before because that is the way out. We've got to bring people here that want to be a part of our community and want to contribute to it responsibly.

I'm very disappointed that I don't see anyone from our Economic Development team here. They shouldn't be on YouTube or Zoom. This is an economic development opportunity. That whole team should be here meeting these individuals and seeing how they can work to bring about the change that so many people desperately want to see in Wyandotte County. There's development north outside of Wyandotte County, south. Kansas City, Missouri, downtown is building up. They're even building out west outside of Wyandotte County. We need to start asking the hard question, why isn't anyone willing, capable to build in our urban core, which is the jewel of the metropolitan area. Land is cheap. You've seen tonight you've got willing and capable and able developers, but something's broken.

I challenge staff to step it up. We've got good employees. I work hard. This Commission works hard. We've all got to work just a little bit harder because we're at the crossroads of things here in Wyandotte County. I go back to what the auditor said at the last Commission meeting. If we don't get it right, things are going kind of downhill. He told us, or else. That just sticks in my mind every time I think about (inaudible).

I'm not going to sit silent on that. I applaud LaVert Murray. Those individuals—we've talked about a developer for the Reardon Center. We invited those individuals to the table throughout, just like Mr. Murray said along the way, in spite of all the misinformation and the rumors that may be out there. We do not want to leave anybody behind because we can't afford to.

We've got a huge crisis. The data that Dr. Mosier brought forward was really revealing. Hopefully, with the audits, what Dr. Mosier said about the statistics, and where we're at with our finances here in Wyandotte County, we've got a lot of work to do. I'm willing to stay here all night and work seven days a week because that's what I signed up to do. I'm not going to get tired working hard for the people of Wyandotte County that put me here. I didn't ask to be here of my own fruition, I was asked to be here by the people. I'm not saying I have all the answers or that I'm right or my proposals are the perfect pathway forward. I'm sure there's people a lot smarter than me. But what I am willing is to try to get it right, and I'm willing to try and work with these commissioners and with staff to find real solutions to real problems that we know impact the lives of real people every day.

A lot of the things that I've seen since I've been Mayor need to be corrected. With myself, we're working on my team. We had a strategy session with staff. I challenge this Commission to

work harder with me and staff to find these solutions because there is an opportunity, there is hope. We can turn this thing around, and Wyandotte County can be the beacon of what it means to go from a community that no one wants to invest in in certain parts to being the epidemic of what success means nationally.

Commissioner Ramirez said I already know what I'm about to say. It's going to go out to the community that I don't care about it, but if that's the narrative you want to pull, that's the narrative. Our Administrator's working on an economic development strategy. An RFP went out today to find people to help her create that strategy because we haven't had one. I agree, we haven't had one. We need one, but we need to make sure all projects follow that strategy. The Administrator advises us, not Mayor's staff. That is your staff. It is the Administrator's responsibility and authority to advise us and we advise her. Your staff is your staff.

(Sounds coming from the audience.) Point of order, Mr. Mayor.

Mayor Garner said first of all, watch your tone and please, point of order and please, maintain your professionalism throughout this meeting, okay? **Commissioner Ramirez** said I will. **Mayor Garner** said thank you, sir. And please, for the audience and anybody watching, please allow the commissioners to speak without interruption.

Commissioner Ramirez said I thank all the developers who did come out and present. I look forward to seeing these projects. It needs to be done. I do agree we need to work together, but we also need to ensure we're working with our Administrator as she puts together this strategy. We all know all east has been neglected. I know I'm fortunate for my district, we have had some good development that was due to the previous commissioner who sat in my seat. I'm doing my own work to continue that development throughout Rosedale, Argentine, but I just ask that we work with our Administrator. This is her arena. Economic development is her arena. It's her career that she worked in. I look forward to seeing these projects come before us, but I want to make sure that it follows with the strategy that she creates for our community and for our city. That's all I ask.

Commissioner Burroughs said, LaVert, I sincerely appreciate the effort you put forward to have these presentations before us this evening. I would ask that all of those that spoke this evening ensure that LaVert Murray has your information and contact numbers because there's many of us

that you have hit a tone that we are listening. I'm excited to see the interest and I'm excited to see Dottes having an interest because 25 years ago, it wasn't there, 25 months ago it wasn't there, but it's here today and we need to take advantage of it while it's here.

Presentations are quite exciting to see them come forward. It shouldn't have taken this long. My colleague that I served with in the Legislature for 26 years is quite eloquent. He's been very passionate about the Northeast end. He and I have had numerous conversations about the opportunity for development. Bring them in. Let's see them. You're here and I see you and I hear you.

LaVert, please get those numbers. I'd like to see that before the Economic Development Committee should these projects come forward. It would be my pleasure to help and listen and do what I can to help our community move forward with development by people who have interest in their community. Thank you.

Commissioner Davis said I want to thank all of you all developers especially for Black developers and developers of color because it's not easy. When I ran for office, getting equitable economic development with community benefits was super important. I'm excited that you all have interest in working with us, but I do want you all to pay attention to what is going on. There are two caps, unfortunately. You have kind of what is happening with the Mayor's Office and what they have going on, but they only have control over the agenda, right? I'm giving you the cheat code. You can write it down. You can do whatever, right? That's it. You can only just present to us, as you all have. It does not guarantee that anything goes through.

I echo Commissioner McKiernan's concern which is that we have a staff. We have an Economic Development Department and Director that we give policy direction to through our County Administrator. I encourage you all to go through that particular process because that's how we get things done. I want all of you to be successful because we need that, but I do not want you all to leave here today not necessarily knowing the secret sauce which is that balance of what the commissioners want and what the Mayor wants. That's the secret sauce. Staff determines what is feasible and they advise commissioners. You need six votes to get this through; six votes. So, that's the secret sauce. You don't have to pay me or anything for it, but I just want to go from there.

Ms. Harrison-Lee, can you just remind us of your acumen, your reputation, just some of the success that you've had in economic development? Could you just refresh our memory?

Cheryl Harrison-Lee, Interim County Administrator, said I am a trained city planner, a certified planner. I've done economic development for several jurisdictions in Florida and in Kansas. I'm a credential city manager. I was chief of development for the city of Orlando. Universal Studios was one of my projects. Lake Nona, which is an area that was over 7,500 acres, was annexed into the city when it was cow pastures and did not have any infrastructures. We developed a plan for that as well as built the infrastructure for that project.

I spent my career doing economic development, moved into city management, worked for the city of Daytona Beach, and had some experience also with Cordish, who you all know, also here from having done work on the Kansas City, Missouri, side.

My experience in Kansas has been a city manager of Gardner. When I went there, they had de-annexed the intermodal center and no one was looking to go to the city of Gardner. We developed an economic development strategic plan and an implementation policy plan. They are now on the other side of the interstate with thousands of acres that they are building on as a result of the work that I've done there. That strategic plan won a national award through the International City Manager's Association.

When I started my company, I started doing economic development work for the city of Kansas City, Missouri, and I developed the economic development strategic plan for the central city sales tax area as well, also recognized by the state as an award-winning plan.

The thought here is that we would develop an economic development strategic plan here because I know from Florida and in Kansas that that is the way to get economic development done, to develop an economic development strategic plan, to develop an implementation plan and to look at incentives. I take very seriously your comments about looking at departments. We're looking at that as well. I've been talking with staff about how we might make it more streamlined for you.

In my volunteer role as the former chair of the Kansas Board of Regents, I've pushed economic development. It's one of the four pillars of the Kansas Board of Regents, and we have worked with our higher ed institutions for Panasonic Peers through the community colleges in the area, as well as Scorpion in Manhattan with K-State, as well as with KU Innovation Parks. So, I push economic development in every capacity that I can, be it a volunteer or be my professional life.

Commissioner Davis said the reason why—and thank you for that—so, obviously, you’re very much qualified. That was one of the big drivers. Did you see these presentations before? Is this your kind of first time? You had not seen any of this stuff beforehand? Was there any conversation between staff or administration in the Mayor’s Office in kind of putting this stuff together? Was there anything there?

Ms. Harrison-Lee said we didn’t put the presentations together for them. They (inaudible) the presentations.

Commissioner Davis said the only reason I’m bringing all this stuff is because there is a disconnect. For you all to be successful, that can’t happen. It doesn’t matter. I understand there’s a lot of Mayor supporters and they want to send emails and yada, yada, yada, but for us to get six votes, we need the connection. We’re counting on you all, right, in many ways to incentivize that and bring us together.

Commissioner Davis said, Dr. Mosier, I do have a question for you. Upstairs, we had a very lively conversation on another form of economic development, which is tax relief. It is my understanding that about 16% of every dollar for property taxes goes to the community college. We have been talking about and wanting to have conversations on property tax relief because folks are coming to us, the Unified Government, saying the taxes are too high; however, we are not the only entity. You just happen to be in the room so I thought, well, why not ask. Could you a) provide some sort of, just your thoughts, on property tax relief and then, b) would you all be interested in at least having a conversation with us so that we can get real tax relief for all of Wyandotte County citizens?

Dr. Mosier said sure, thank you. I’m always happy to ask that question. We are one, except for the library, we’re the lowest taxing entity in the county. Prior to a few years back when the county was not economically prosperous, Kansas City, Kansas Community College, the facilities have degraded, the equipment has degraded, we have buildings that need R&R, we have classrooms that our community members of Wyandotte County, our residents, they deserve better than what they currently have, right? I’m brought here as a developer—I’m a college president, but yet, I am a developer.

We just finished a \$20M beautiful, state-of-the-art student housing facility. I invite all of you to come out and see it. You will not see one better in the entire state of Kansas, I will guarantee

you that. That cost money. People said, why is Dr. Mosier spending so much money on that student housing. I said because our students deserve it. They deserve better than renting from property on the other side of our border that was mold infested that we had to evacuate 130 students for two months because they were having respiratory issues. We had to pay to put them up in hotels for like six weeks at \$35,000 a week. Now we have to pursue that other entity.

Our students deserve better. We have not been able to upgrade facilities because we haven't had the money. We haven't been able to plan for the future because we haven't had the money. So, I'm a very conservated, frugal economist. I very closely looked and we have tightened our belt straps.

Eastern Wyandotte County has been forgotten for 30 years plus, right? So, what would it do to eastern Wyandotte County to have a facility, state-of-the-art, that teaches them the very best in commercial construction technology, not just residential technology; that teaches them the very best in automation engineering, not old school manufacturing? What benefit does that provide to the community? Tremendous. They get \$50, \$60, \$70,000 a year jobs. You can take an 11 credit hour certificate from KCKCC in industrial maintenance technology, walk out the door and make \$55,000 a year. Who needs that the most? Our people who live downtown. Our residents on the eastern side. Well, that cost money. That cost \$70M.

So, I am strategically investing for the future where we have not been able to do for 20+ years. That's why our tax rate is where it is. We are the lowest taxing entity in the county. We don't have tons of money. We're frugal, and we're planning for the future. I would wish that the county would plan for the future in the same way and look at, is it a benefit to decrease taxes when we have a stormwater system that does not work? How are we going to pay for it? To me, that does not make any sense to decrease the tax rate. Spread it out. I'm trying to create a better—I'm trying to distribute the tax rate to create more taxpayers.

We have not raised that mill levy in over six years. I'm not at a point—my recommendation to the Board of Trustees is to not to reduce that. We are having those conversations. If they want to have a conversation, that's up to the Board. The Board tells me what to do.

Commissioner Davis said I know that our CFOs have had some conversations. As long as there's some commitment, at the very least, have the conversations. That would be great. Thank you so much, Dr. Mosier. I really appreciate it.

Commissioner Davis said the last two things that I'll say here is I agree with my colleagues that Mr. Lanier, Jr. should have been here. For many of you who do not know, Willie Lanier, Jr., his dad played for the Kansas City Chiefs. He actually had a project that I thought was really cool that was going to kind of be very new for the Reardon Center. It would have had apartments. It would have had kind of a meeting space, and it really could have helped out our investment from the Unified Government. It wasn't me; both of my predecessors for the Merc. His project was completely axed. We did not hear about his project being axed until March or April. I hope that never happens to you all. Like, sincerely, I hope what happened to Mr. Lanier, Jr., never happens to you all. He put in a lot of his own money and could not, for the life of him, figure out why his project is not being put on the agenda.

I do not say that to scare you, but I do say that for you all to know that this is real. He's a Black man. To hear us talk about Black developers and wanting to work with Black developers who treat that particular Black developer in a particular way and then say, Commission, well, look at these other folks. I want everybody to win, right? I want all developers to win.

I would have asked Mr. Johnson about BPU bills and utility rate, but he walked out before we had the questions. But all of that to say thank you all for coming. I know for some of you we're going to have some conversations in the future. I do want to be very transparent and honest with you all about the waters that you're swimming in. Thanks.

Mayor Garner said, LaVert Murray, you want to respond to the—just bring everybody to speed on the Lanier project.

Mr. Murray said a lot of the developers that are here and some of those that left, are good friends with Mr. Lanier. Many of these developers know what took place. Mr. Lanier's development agreement expired December 31. Many of these developers are aware of that. Even though Mr. Lanier continued to seek his financing for the proposed project. So, I just wanted to say that.

I also want to, with regard to Commissioner Davis's question to the County Administrator, and that is, have you met with any of these developers? I will say that as this event was being planned, more than 20 of these same developers met with the County Administrator on the 9th floor. You retreated to a corner with Mr. Nash at the conclusion of that meeting. The same video that was shown here tonight was shown as that time. So, some of these developers were there. I

just wanted to clarify that since I thought, perhaps, you misunderstood Mr. Davis's question because some of these developers will want to know why the response was the way it was.

Commissioner Townsend said I just wanted to express my appreciation to all of the developers and all our other partners who have already put forward projects; CHWC. I look forward to personally speaking with some of the persons that appeared tonight, that I've heard their names before but never spoken to them, because they mentioned several projects tonight that would be directly in District One. I'm appreciative of them.

A lot has been made about people who are from the Dotte, and that's great. I also want to give the respect and acknowledgement to Dr. Nash and let him know from my perspective, and I believe a lot of my colleagues here, those people who want to work in Wyandotte County with us, come on. We want to see people who can bring resources to us. I personally don't care where they come from. If you come and work with us, you're an adopted Dotte. That's the thing. If you are moving toward the betterment of our community that, to me, is the important thing.

It's already been addressed that Mr. Lanier—I would ask that he'd be asked again. It could be, and all of us have had these situations where one particular date is not good for either party, so I would request that we continue to give Mr. Lanier the opportunity to come. It's been mentioned that the date of December 31 was the sunset date on his project, but what I am not sure about is what could have happened to prevent that. I mean, it's not unusual for us to give developers extensions. While that may have been the drop dead date on the contract, I'm interested in really going forward to see because there probably was an opportunity for an extension to be given before that drop dead date. So, my request and hope is that we will continue to engage with Mr. Lanier as his was one of the few projects that had been before this Commission, even though several of us—there's a different iteration.

Also, I was happy to see Mr. Guinn here tonight because, again, that is one of the only projects we've heard about tonight that there has been some traction on. In fact, it's been a year, I believe, since the option agreement was let. I'm looking to see how that project is going and look forward to its actual culmination. As Mr. Nash said, he mentioned imagination. I'm looking forward to realization of a lot of these projects.

Finally, I'm appreciative that my state senator, Senator Haley, saw it fit to extend his day tonight and be here, but I do want to correct something that he brought up and that's with regard to the Unified Government's involvement and investment thus far in the Quindaro Ruins.

On July 15 and 16, I would estimate that at least anywhere from \$250,000 to maybe \$450,000 of manpower and equipment usage was put into play at the Quindaro Ruins to clean that area up in coordination with one of the foundations that's working with the Unified Government and the AME Church. There were persons who came in to clean the foundations of some of the historical buildings that are there. That would not have been possible without the input of the Unified Government, and I want the public to know that.

So, things are happening there. There's still some foundational work that needs to be done, and I mean that from a legal perspective. We don't want anyone going down there and having an accident or run into some kind of difficult circumstance.

The Unified Government has put in a major effort of manpower and machinery and time into clearing the ruins. It would be a shame for all of the work and effort that was done on July 15 and 16 by members of our logistics team, Public Works, Fire, and Police. I have to make sure that it's recognized. Thank you all.

Commissioner Markley said I just want to say that I'm frustrated that staff in our Economic Development Department was purposely excluded from the preparation of this presentation and then derided in public for not being present at the meeting tonight. It's rude and it's disrespectful and it's defensive.

Ms. Harrison-Lee said I do want to reiterate that—Commissioner Davis asked about our coordination on this. I was not involved in developing tonight's presentation or coordinating that. So, that's what you asked me. That's what I've answered. We did not get involved in developing and coordinating this agenda. We asked, but we were not doing that. We're developing a strategic plan. The best practice for a strategic plan is to engage stakeholders so you absolutely will engage—I spoke about this yesterday—you absolutely will engage the development community, citizens, educational institutions, businesses. We will have them as part of that. That is done first before you actually respond to presentations. We'll get it cleaned up for you.

Commissioner Johnson said I really was planning on not having much to say because I knew we had a full agenda after this. I would love it if you all would hang with us. It's like the pastor says, you all hang with me now. I'm going to ask you all to hang with us as we conclude the reminder of this wonderful agenda.

On last week today, a week ago, I had the distinct honor to sit in the presence of Ms. Cheryl Harrison-Lee, Dr. Mildred Edwards, who is the Chief of Staff for the Mayor's Office, and Ms. Bridgette Cobbins. Mr. Murray was there and he can testify. When you talk about Black girl power, it was amazing to see them. I basically told them the direction I wanted to go with our business and economic development task force. When I tell you those ladies began to talk about how we can collaborate—and I'm glad we're having this conversation because I do think that there has to be a synthesis between the Administrator's Office and staff and the Mayor's Office and staff. That was the reason why I called those ladies together. It was—I told my wife how excited I was to be able to sit in their presence.

I do think that through Ms. Harrison-Lee's work, in coordination with Dr. Edwards and certainly Bridgette Cobbins to help us coordinate that, that will help us to be able to bring about some change. Some of the frustrations that we heard tonight, I'm hoping that we can speak to those very things going forward because we cannot afford to have a chink in the armor right now. We have come too far to turn around. We've got to continue to move forward. Yes, there's some other things I could say, but I think right now we need to be looking forward, moving forward.

I do appreciate my colleague for kind of putting poor Dr. Mosier on the hook tonight. That has been something that we have been talking about. It's good to hear what direction the community college is planning to do. That helps inform me as we consider as to whether or not we should reduce mills and things of that nature. I totally agree with your perspective. In fact, I've shared that same perspective earlier today. We have to make sure—let me not get into all that. Let me not open that can of worms. But I am glad to be able to hear your perspective and that helps to inform me as I begin to look at how I want to engage with regards to those conversations.

I probably could say more, but I'll leave it at that. Mayor, the hour is 11:15. Thank you.

Commissioner Stites said first off, I want to apologize that I'm not there in person this evening. I had a medical procedure yesterday so I had to do this remotely. Something that I think back on

here when I ran for commission, my district is out west. It's west of 78th St., basically, all the way out to Edwardsville and Bonner Springs. When I ran and won, I was elected as a commissioner for all of Wyandotte County. I have a district, but it's for all of Wyandotte County.

I appreciate each and every one of the developers who came forward this evening. I had the honor of meeting Mr. Hooks, I believe Steve Hooks—if he's still there in attendance, I'm not sure—at one of the Wyandotte EDC meetings. We had a great conversation about development that he's looking forward to doing.

I, as the Commissioner of District 7 and Wyandotte County, stand ready and poised to work with any developer that is wanting to bring development to any part of our city. That's all and thank you.

Mayor Garner said I'll just close it out. Commissioner Davis is right. I don't think that was misconstrued. I would hope not, but I want to reiterate because I'm sure that Mr. Murray relayed that to all of our developers tonight. We do have a process. Everything that was presented tonight is just reimagining, visioning, and really outlining opportunity that exists for Wyandotte County. Commissioner Davis is right. We will have to work with staff and our Administrator on that. I believe that is something that will occur. I'm really optimistic and confident in that.

To the question about Ms. Harrison-Lee. Ms. Harrison-Lee does bring a broad range of expertise, experience, and credentials unmatched from what I found. It's just unfortunate that she chose not to put in for the permanent administrator's process because of the information that was given to me to do a national search. We can recognize her for her credentials and who she is and what she's done.

I remember back two and a-half months into her term, I was asked to do a national search, which said to her, there was no vote of confidence so she chose not to apply.

So, make no doubt about it, I'm not here to engage in politics or play politics. I'm here to get things done for the people. I know people are starting to watch these Commission meetings, and I encourage people to watch even more because it would be really revealing when you really look at when I came on as Mayor in December and how these conversations have got us to where we're at today.

Then my history here, and I'm so proud and elated of the work that these developers put in because I've never seen anything like this in my 32 years as an employee here. I've never seen

the level of interest with purpose put into having a real conversation about investing in the disinvested areas of Wyandotte County and finally paying attention to those that have been disenfranchised. That doesn't have a color on it.

I know there was a question about Mr. Lanier. I have the utmost respect for Mr. Lanier. I spoke to him. We want him to bring forward a proposal and we've asked him to. I know Mr. Murray invited him.

I would agree with my colleague, Commissioner Davis, about Mr. Lanier, but unfortunately, if I did, we'd both be wrong. I'm going to leave that there.

Thank you all so much. I just want to thank you again for your hard work and everything. Thank you.

Action: For information only.

Item No. 4 – 211871...PRESENTATION: LEGISLATIVE REPORT

Synopsis: Presentation of current legislative activity with Paul Davis, submitted by Mayor's Office.

Action: Removed per blue sheet.

Item No. 5 – 211811...PROCLAMATION: NATIONAL NIGHT OUT

Synopsis: Proclamation proclaiming August 2, 2022, as National Night Out, submitted by Tyrone A. Garner, Mayor/CEO.

Monica Sparks, Acting UG Clerk, read the proclamation as follows:



Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, the National Association of Town Watch (NATW) is sponsoring a unique, nationwide crime, drug, and violence prevention program on August 2nd, 2022 entitled "National Night Out"; and

WHEREAS, the "39th Annual National Night Out" provides a unique opportunity for Wyandotte County/Kansas City, Kansas to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention efforts; and

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas plays a vital role in assisting the Kansas City, Kansas Police Department and the Wyandotte County Sheriff's Office through joint crime, drug, and violence prevention efforts in Wyandotte County Kansas City, Kansas and is supporting "National Night Out 2022" locally; and

WHEREAS, it is essential that all citizens of Wyandotte County Kansas City, Kansas be aware of the importance of crime prevention programs and the impact that their participation can have on reducing crime, drugs, and violence in Wyandotte County Kansas City, Kansas; and

WHEREAS, police-community partnerships, neighborhood safety, awareness, and cooperation are important themes of the "National Night Out" program.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim August 2, 2022, as:

"National Night Out"

in Wyandotte County/Kansas City, Kansas
and call upon all residents to join the
National Association of Town Watch in
supporting the "39th National Night Out."
In witness whereof, I have hereunto set
my hand and the seal of the Unified
Government of Wyandotte
County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO

Action: Proclamation was read.

Item No. 6 – 211872...PROCLAMATION: THE WEEK OF THE WIZ IN WYANDOTTE COUNTY

Synopsis: Proclamation proclaiming July 28-30, 2022, as The Week of The Wiz in Wyandotte County, submitted by Tyrone A. Garner, Mayor/CEO.

Action: Proclamation was read at the beginning of the Mayor's Agenda.

Item No. 7 – 211878...PROCLAMATION: COMMUNITY CARE CLINICS WEEK

Synopsis: Proclamation proclaiming August 8-14, 2022, as Community Care Clinics Week in Wyandotte County, submitted by Tyrone A. Garner, Mayor/CEO.

Monica Sparks, Acting UG Clerk, read the proclamation as follows:

August 11, 2022



Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

- WHEREAS,** the uninsured in Wyandotte County are less likely to have a usual source of health care and make more frequent use of emergency rooms; and
- WHEREAS,** the uninsured are less likely to have had a doctor visit within the last six months; and
- WHEREAS,** Mercy and Truth Medical Missions and other safety Community Care Clinics in Wyandotte County share the mission of providing accessible, high-quality, comprehensive primary care services for the medically underserved, regardless of their ability to pay; and
- WHEREAS,** these clinics provide comprehensive primary care to many Wyandotte County residents, regardless of their ability to pay; and
- WHEREAS,** for many of these residents, primary care Community Care clinics are the only means of accessing affordable primary health care services; and
- WHEREAS,** primary care Community Care clinics save money by reducing preventable hospitalizations and unnecessary emergency room visits, and by promoting the health and well-being of Wyandotte County's most vulnerable populations; and
- WHEREAS,** primary Community Care clinics leverage federal, state, local community and foundation resources, including the donated services of health professionals; and
- WHEREAS,** growing and strengthening the primary care Community Care Clinics net of clinics and community health centers promotes the well-being of all Wyandotte County residents.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim the week of August 8-14, 2022, as

"Community Care Clinics Week"

in Wyandotte County/Kansas City, Kansas and urge all citizens to recognize the importance of Community Care Clinics. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO

Action: Proclamation was read.

Item No. 8 – 211875...PROCLAMATION: UNIQUE, SALON & BOUTIQUE DAY

Synopsis: Proclamation proclaiming August 14, 2022, as Unique, Salon & Boutique Day, submitted by Tyrone A. Garner, Mayor/CEO.

Monica Sparks, Acting UG Clerk, read the proclamation as follows:

August 11, 2022



Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

- WHEREAS,** Unique, established by Entrepreneur Chonita Madison as a business in 1994 and is celebrating 35 years in business and grand opening expansion; and
- WHEREAS,** having obtained her cosmetology certificate from Kansas City Kansas Area Vocational Technical School in 1987. Chonita further garnered hands-on work experience in learning advanced color, cutting, and styling from JC Penny Salon and quickly propelled, becoming high in demand as a professional stylist; and
- WHEREAS,** as a seasoned and successful stylist with vast industry knowledge, it is a common observation within the greater metropolitan area to recognize the clients of Chonita by the healthiness and latest vogue styles: a gift that began naturally at a young age; and
- WHEREAS,** over three decades, Chonita has built a legacy of loyal clientele while becoming a pillar of style, fashion, and hair within the community at 8145 Parallel Parkway, Kansas City, KS; and
- WHEREAS,** through hard work and dedication to serving the Kansas City area, relocates the salon and expands to over 3300 sq ft. at 3043 State Avenue, Kansas City, KS; and
- WHEREAS,** Chonita credits her wide-ranging knowledge and education as the key to her success. It is her distinctive focus and creativity on the customer experience that helps to craft flattering cuts, coloring, and perfectly tailored styles for each of her clients, making her "unique" and a cut above other stylist; and
- WHEREAS,** Unique represents the importance of distinct beauty for women of all ages, regardless of status, race, or ethnicity, and on countless occasions has effortlessly extended her time, treasures, and talent to help empower and support women in need beyond the chair; and
- WHEREAS,** equally important is the sustainability of a small minority & woman-owned business, withstanding turbulent economic climates and triumphantly expanding business in the perils of a pandemic. Without question, Chonita Madison, who once received the Who's Who Among American High School Students, would still stand 35 years later - - bigger, better, and more vital than ever.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim August 14, 2022, as:

"Unique, Salon & Boutique Day"

in Wyandotte County/Kansas City, Kansas and urge all citizens to recognize the importance of Kansas City, Kansas Unique, Salon & Boutique Day. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO

Action: Proclamation was read.

Item No. 9 – 211876...PROCLAMATION: AMERICAN CLEAN POWER WEEK

Synopsis: Proclamation proclaiming August 15-19, 2022, as American Clean Power Week, submitted by Tyrone A. Garner, Mayor/CEO.

Monica Sparks, Acting UG Clerk, read the proclamation as follows:

August 11, 2022



Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, 2.6 million homes can be powered by clean energy generated in Kansas; and

WHEREAS, clean power projects provide extra income to farmers, ranchers, and other private landowners, and in 2022, these drought-proof land lease payments total \$49 million; and

WHEREAS, the clean power industry is an important job creator in Kansas with a clean energy workforce of 3300; and

WHEREAS, our state's commitment to clean energy has already proven to be a key component of our economic growth, and

WHEREAS, clean power invests in local Kansas communities, providing property, state, and local taxes in 2022 totaling \$22.2 million.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim August 15-19, 2022, as:

"AMERICAN CLEAN POWER WEEK"

in Wyandotte County/Kansas City, Kansas and encourages its citizens to learn more about the benefits of clean energy in our community and celebrate Kansas's leadership in renewable energy production. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO

Action: **Proclamation was read.**

CONSENT AGENDA

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

Action: **Commissioner Markley made a motion, seconded by Commissioner Davis, to approve.**

Mayor Garner said I have a motion and a second to approve. Is there any discussion? Seeing none, roll call, please.

Roll call was taken and there were nine "Ayes," Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Ramirez.

August 11, 2022

Item No. 1 – 211743...ORDINANCE/RESOLUTION: AMENDING CODE PROVISIONS FOR OPEN BURN

Synopsis: Ordinance/Resolution amending the code provisions 3-3 Definitions and 3-17(h)(1)(a) related to Open Burning, submitted by Jon Khalil, Assistant Counsel. On July 25, 2022, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **Previously removed per blue sheet.**

Item No. 2 – 211821...RESOLUTION/APPROVAL: ADOPTING A FAMILY REUNIFICATION PLAN

Synopsis: Adopting a Family Reunification Plan as an amendment to the existing Wyandotte County Emergency Operations Plan (EOP), submitted by Matt May, Director of Emergency Management, and Susan McMahan, Deputy Director of Emergency Management. Plan files are located at: <https://xfer.wycokck.org/file/d/Vendors/Emergency%20Management/>. On July 25, 2022, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-43-22, “A resolution amending the Wyandotte County Emergency Operations Plan, and adopting a Family Reunification Plan as an amendment thereto.” Commissioner Markley made a motion, seconded by Commissioner Davis, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Ramirez.

Item No. 3 – 211816...RESOLUTION: INFRASTRUCTURE SUBCOMMITTEE OUTCOMES AND STRATEGIES DOCUMENT

Synopsis: Resolution adopting the Infrastructure Subcommittees and the Outcomes & Strategies document, submitted by Jeff Fisher, Executive Director of Public Works. On July 25, 2022, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-44-22**, “A resolution memorializing the desired short and long-term outcomes and strategies of the Infrastructure Committee.” **Commissioner Markley made a motion, seconded by Commissioner Davis, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Ramirez.

Item No. 4 – 211817...GRANT: FY22 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM - FEDERAL

Synopsis: The Police Department is seeking approval to apply for and accept the FY22 Edward Byrne Memorial Justice Assistance Grant in the amount of \$99,209, submitted by Laura Cromwell, Fiscal Analyst – KCKPD. No match required. On July 25, 2022, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

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

Item No. 5 – 211819...GRANT: FY23 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM – STATE

Synopsis: The Police Department and Sheriff’s Office are requesting approval to apply for funding through the FY23 Federal Edward Byrne Memorial Justice Assistance Grant (JAG) program overseen by the Kansas Governor’s Grants Program and the Kansas Criminal Justice Coordinating Council, submitted by Laura Cromwell, Fiscal Analyst - KCKPD. No match required. On July 25, 2022, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

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

Item No. 6 – 211815...APPROVAL: TRANSFER OF REAL PROPERTY TO THE CITY OF EDWARDSVILLE

Synopsis: Approval to transfer properties from UG ownership to the City of Edwardsville, submitted by Jeff Fisher, Executive Director of Public Works, and Troy Shaw, County Engineer. On July 25, 2022, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

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

Item No. 7 – 211810...APPROVAL: HONORARY STREET SIGNS

Synopsis: Request to approve honorary street signs: Faith City Christian Center, to commemorate Mr. Walza R. Starr II; and St. Andrew Missionary Baptist Church, to commemorate Rev. Dr. Seth Harris, submitted by Jeff Fisher, Executive Director of Public Works. On July 25, 2022, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

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

Item No. 8 – 211820...ACCEPTANCE: KDHE GRANT

Synopsis: Accept a grant from the Kansas Department of Health and Environment to respond to the TB outbreak for the Health Department, submitted by James Bain, Assistant Counsel. The grant will total \$340,000. No UG match required. On July 25, 2022, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

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

Item No. 9 – 211874...PLAT: THE HELM

Synopsis: Plat of The Helm located at State Line Road and Butler Way, being developed by Flaherty and Collins, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner Markley made a motion, seconded by Commissioner Davis, to approve and authorize the Mayor to sign the plat. Roll call was taken and there were nine “Ayes,” Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Ramirez.

Item No. 10 – 211873...PLAT: TURNER LOGISTICS CENTER WEST FIRST PLAT

Synopsis: Plat of Turner Logistics Center West First Plat located at College Parkway and Tauromee Avenue, being developed by NP Turner Industrial, LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner Markley made a motion, seconded by Commissioner Davis, to approve and authorize the Mayor to sign the plat. Roll call was taken and there were nine “Ayes,” Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Ramirez.

Item No. 11 - MINUTES

Synopsis: Minutes from regular session of February 24, 2022.

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

Item No. 12 - WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated July 14, 2022.

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

PUBLIC HEARING AGENDA

No items.

STANDING COMMITTEES' AGENDA**Item No. 1 – 211864...ORDINANCE: CREATING SOLID WASTE ENTERPRISE FUND**

Synopsis: Ordinance creating a Solid Waste Enterprise Fund, submitted by Jeff Fisher, Executive Director of Public Works, and Debbie Jonscher, Deputy Chief Financial Officer. This item was scheduled to appear before the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, on August 8, 2022. It was requested, and approved by the Mayor, to fast-track this item to the August 11, 2022, full commission meeting.

Mayor Garner said I’ll ask Commissioner Burroughs to make some remarks.

Commissioner Burroughs said there wasn’t much discussion on this issue. It’s really an administrative move to ensure that the funds are more transparent and how they’re presented within the budget. Mayor, the only other option that we had was that in going back and reading the information, it looked like we were doing the annual increase for waste fees—were being done annually. They should have been done semi-annually. This brings us into compliance.

Mayor Garner asked, do any other commissioners have any comments, remarks, questions?

Action: **ORDINANCE NO. O-107-22, “An ordinance relating to Chapter 31 – Solid Waste, creating solid waste services enterprise fund and providing for an annual adjustment to said fund.” On motion of Commissioner Davis, seconded by**

August 11, 2022

Commissioner Stites, the ordinance was approved. Roll call was taken and there were nine “Ayes,” Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Ramirez.

ADMINISTRATOR’S AGENDA

Item No. 1 – 211828...REPORT: ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE PERIOD ENDED 12/31/21

Synopsis: Presentation of the Unified Government's Annual Comprehensive Financial Report for the Fiscal Year ended December 31, 2021, submitted by Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; and Pamela Kahao, Accounting Manager.



Unified Government of Kansas City, KS/ Wyandotte County Post-Audit Report to the Commission

2021 Audit Results

Kathleen VonAchen, Chief Financial Officer, said I want to point out that it may not be as exciting as all the economic development presentations, but we’ll try. I did also want to point out that the Finance Department is available to review any proposals that come in for their economic viability. That’s one of our roles.

I’m going to start off my introducing our independent auditor who will be making her required communications.



Unified Government

We are pleased to present this report related to our audit of the basic financial statements of the Unified Government of Wyandotte County / Kansas City, Kansas (Unified Government) as of and for the year ended December 31, 2021. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the Unified Government's financial reporting process.

This report is intended solely for the information and use of the Mayor, Commission Members and management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Allen, Gibbs & Houlik, L.L.C.

August 11, 2022

Tara Laughlin, Vice President, AGH, said it's been a long evening so I'll try to make this as interesting as an audit result can be. I work in our government assurance practice. We are here tonight to present the results of the financial statement external audit for the Unified Government's fiscal year 2021.



Unified Government

Scope of Services:

- Financial Statement audits of
 - Unified Government
 - KCK 501, Inc. (component unit)
 - KCK 501 ALL, Inc. (component unit)
 - Unmodified opinions were issued for all three
- STAR Bond agreed-upon procedures required by state statute
 - No findings
- Single audit on compliance with federal grant requirements
 - In process

So, a financial statement audit, we are giving opinions that the financial statements or the Annual Comprehensive Financial Report, or ACFR for short, materially reflects what actually happened during the year for the Unified Government as far as the financial information.

We have issued an unmodified or clean opinion on those financial statements, which means they do materially reflect what happened during the year. We also do a couple of other services kind of sort of related to the financial statement external audit. One of them is a STAR bond agreed-upon procedure, which is required by state statute, to review expenditures spent using STAR bond proceeds to make sure they're in line with state statutes. Currently, there's very minimal expenditures going on there, which will probably change next year. We didn't have any findings with that activity.

We also do the single audit, which is the audit on compliance with federal grant expenditures. That is still in process. We usually finish that after we get done with the financial statement audit. So, it's currently in the works, but I will just give you a few brief information on that. The federal government tells us what grants we select to test. There's like six steps you have to go through. This year, we're likely going to be doing six grant programs because of all the additional COVID funding. The ARPA funding, the CARES funding, the Aging Cluster, the FEMA Disaster Relief money. A newer grant, because of COVID, the Epid—I'm not going to be able to say it at this late of night—the ELC grant, which is laboratory testing for COVID, and the

Women, Infant & Children grant. Right now, we're looking at doing those six as our preliminary look.



Unified Government

Financial Statement Audit Required Communications

Our Responsibilities with Regard to the Financial statement and Compliance Audit

Our responsibilities under auditing standards generally accepted in the United States of America, Government Auditing Standards issued by the Comptroller General of the United States and the Kansas Municipal Audit and Accounting Guide have been described to you in our arrangement letter dated December 16, 2021. Our audit of the basic financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.

Overview of the Planned Scope and Timing of the Financial Statement Audit

We have issued a separate communication dated December 16, 2021 regarding the planned scope and timing of our audit and identified significant risks. We made no significant changes to the scope or timing of our procedures.

We do perform the financial statement audit under Generally Accepted Auditing Standards, Government Auditing Standards, and the Kansas Municipal Audit and Accounting Guide. Those are all standards that all auditors must follow doing a financial statement audit.



Unified Government

Required Communications continued

Accounting Policies and Practices

Preferability of Accounting Policies and Practices

Under generally accepted accounting principles, in certain circumstances, management may select among alternative accounting practices. In our view, in such circumstances, management has selected the preferable accounting practice.

Adoption of, or Change in, Accounting Policies

Management has the ultimate responsibility for the appropriateness of the accounting policies used by the Unified Government. The Unified Government did not adopt any significant new accounting policies during the current period.

Significant or Unusual Transactions

We did not identify any significant or unusual transactions.

I always like to point out whether there is any new accounting standards that the Unified Government had implemented in the current year that might change how things are having to be reported within the financials. This year, there were none. So, if you're comparing last year's to this year's numbers, the changes are because of changes in operation, not because items are having to be reported differently. I always like to point that out.



Required Communications continued

Management's Judgments and Accounting Estimates - Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events, and certain assumptions about future events. You may wish to monitor throughout the year the process used to determine and record these accounting estimates. The following describes the significant accounting estimates reflected in the Unified Government's financial statements.

- ✓ *Estimated Claims Liabilities (health and workers' compensation)*
- ✓ *Allowances for Uncollectible Receivables*
- ✓ *Net Pension Liability*
- ✓ *Net Other Post-Employment Benefit (OPEB) liability*
- ✓ *Landfill obligations*
- ✓ *Compensated absences*

Not all numbers within those financial statements can be hard-fast no numbers. There is some estimation process involved that's required by financial accounting in reporting. Our responsibilities, at they relate to those estimates, is to obtain an understanding of how management determines those estimates, make sure that how they're determining it is in line with the accounting standards, then we audit the inputs, outputs, calculations involved in those estimates. We did find that all the estimates were being done reasonably and within standards. We have listed those significant accounting estimates there. They're the same as has been the last few years. There were no new ones this year. A few of those relate to net pension liability and that OPEB liability are your two biggest ones on that list. The net pension liability, of course, being the Unified Government's share of the KPERS Retirement Plan liability.



Required Communications continued

Audit Adjustments

Audit adjustments proposed by us and recorded by management are summarized below:

- To adjust debt activity between the Capital Projects and the Public Building Commission (PBC) funds related to the PBC's bond issuances. This had no net impact in fund balance for either fund.
- To adjust accrued payroll to include one more day of accrual for police and fire payrolls resulting in a decrease in fund balance/net position in the General Fund of \$195,222, the Dedicated Sales Tax Fund of \$10,432, the Grant Fund of \$4,743 and the EMS Fund of \$18,031.
- To adjust cash and claim expense in the Self-Insured Health Care Fund related to a year-end transfer recorded for \$2,500,000 resulting in an increase to the Health Fund net position.
- To adjust capital assets for assets not properly capitalized in Governmental Activities, Sewer Fund and EMS Fund resulting in an increase to net position of \$1,733,820, \$576,169 and \$109,108, respectively.
- To adjust intergovernmental revenue between the Public Levee Fund and Stormwater Fund resulting in a decrease in Public Levee net position and an increase in Stormwater net position of \$21,237.
- To adjust intergovernmental receivable to agree with actual balances resulting in a decrease in fund balance in the Special Grants Fund of \$177,272.

We are required to report audit adjustments. These are items that we adjusted as we went through our audit procedures. They are listed in detail there. I'm going to talk about really the two larger ones, which are in the middle of the list there. We did do an adjustment for \$2.5M in the Self-

Insurance Health Fund to properly reflect the year-end transfer that was done. It got duplicated. This was caught by management during their January 2022 bank rack process and fixed in 2022, but the fix needed to happen a year before so we moved the fix back a year.

The next item there, during our testing of capital assets it's pretty common during an audit that we find some expenditures that should have been capitalized and added as assets onto the financial statements, so we did have a few of those which are listed there that we added, put those numbers into context. The Unified Government had about \$1.9B of capital assets. Our total adjustment was about \$2.5M. Again, I just wanted to put some context to that.



Unified Government

Required Communications continued

Uncorrected Misstatements

Uncorrected misstatements are summarized below. Uncorrected misstatements or matters underlying these uncorrected misstatements could potentially cause future period financial statements to be materially misstated, even if we have concluded that the uncorrected misstatements are immaterial to the financial statements under audit.

- To reduce unavailable revenue and increase interest income revenue in the General Fund resulting in an increase of \$270,429 for interest receivable received within 60 days of the fiscal year-end.
- To record current year liability for probable legal claims and reverse prior year liability for probable legal claims resulting in a net increase to net position in Government Activities of \$55,000.

There are, during audits, typically some items that we do find that do not get reflected within the financial statements. These are usually due because they just won't materially impact readers or users of those financials, and they're timing issues. The activity will get reflected; it may just not be quite in the proper period. We only had two of those items. One was reporting of interest revenue at the fund level. Government Accounting rules, there are some quirks on when you can recognize that revenue. It should have been recognized in '21. It was not recognized until '22.

Then the last item is a very common one that typically doesn't get reflected because of timing of getting legal information. It's an estimate of what potential legal liabilities are out there. That impact between last year's and this year's was only \$55K.



Required Communications continued

Observations About the Audit Process

We did not discuss with management any alternative treatments within generally accepted accounting principles for accounting policies and practices related to material items during the current audit year; we encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements; we are not aware of any consultations management had with other accountants about accounting or auditing matters; no significant issues arising from the audit were discussed or the subject of correspondence with management; we did not encounter any difficulties in dealing with management relating to the performance of the audit; and we did not encounter any significant and difficult or contentious matters that required consultation outside the engagement team.

Generally speaking, we got all the support we needed during the audit. No issues there. What we requested, we were able to get. Given this year, the cyberattack happened in the middle of the audit so it did add some complexity and issues to that as far as being able to get support, but we were able to get everything that we needed to finalize the audit.



Areas of Audit Emphasis

The following are the items identified as part of our pre-audit communication as areas of attention:

1. Management override of control
2. Revenue recognition
3. Significant estimates
4. Economic development agreements
5. Capital assets
6. Financial reporting preparation

Very quickly, these are just areas of emphasis or risks that we identified during our planning process. I'm just going to kind of highlight on what we did in these areas. Number 3, we already talked about, so I'm not going to touch on that again with the estimates. Number 6, we talked about related to the audit adjustments. Number 4, economic development agreements. It's required to report within the footnotes, which you'll see on page 78 of your financial statements, what commitments the government has made to developers, third-party developers, so we do look at new agreements that came in. We're making sure that what's getting disclosed is what's in those agreements. It's not an audit of, are those developers in compliance of the agreement, it's just, are the commitment amounts disclosed accurately related to those agreements.



Summaries of Areas of Risk and Results

Risk Area(s)	Procedures	Results
Management override of controls	- Performed fraud inquiries with individuals at different levels of the organization - Reviewed a sample of manual journal entries for proper support - Significant year-end accruals/estimates were subject to detail testing	- No improper journal entries were identified that indicated management override of controls - Certain adjustments were made as discussed previously related to year-end only adjustments.
Revenue recognition	- Confirmed amounts with third-parties - Performed various analytics - Recalculation of estimates	Certain adjustments that were both passed and recorded as a result of this testing were noted previously
Capital assets	- Vouch additions and disposals using various sampling techniques - Review rollforwards	Certain adjustments were recorded as a result of this testing to properly record capital asset activity as noted previously
Defined benefit pension plan and other postemployment benefit obligations	- Obtained actuary reports and reviewed and tested certain assumptions - Recalculated assets, deferred outflows, deferred inflows and liabilities	Audit procedures did not identify any adjustments

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The other items I'm going to touch on here. Management override of controls revenue recognition are two risks that are required by all audits no matter what entity is being audited. We do specific procedures over those. We do fraud inquiries with all levels of the organization, review manual journal entries to make sure it has support. Of course, we test those significant yearend accruals as well. Didn't have any significant issues. We did have a few of those adjustments that I've already touched on earlier.

With revenue recognition, we're able to confirm a good amount of your revenue with third parties because you get a lot of it from the state and they provide a listing of all payments paid. So, we do a lot of third-party confirmations with revenue.

Capital assets. We do a lot of detailed testing on additions and disposals, sampling those to make sure what's getting added and taken off is appropriate. Like I said, we did a few assets during that process.

The last one is just because they are too big. Significant estimates, again, we do make sure those actuaries are properly following accounting standards and assumptions that are required by the accounting standards and then recalculate the results. We didn't have any adjustments related to that.



Qualitative Components of the Audit

- ❖ Accounting treatments were reviewed for variations from generally accepted accounting principles
- ❖ Financial statement disclosures were reviewed for completeness and accuracy
- ❖ Methodologies for developing accounting estimates were thoroughly discussed with management and recorded estimates were reviewed for reasonableness and evidence of management bias

Qualitative aspects of the audit. Again, everything we issued on modified opinions in line with the generally accepted accounting principles. We do detail review of disclosures to make sure they're complete. We have access to our tools that gives us a 300-page document. We look through to make sure all those disclosures are there. Then we do those auditing procedures over those accounting estimates as well looking for reasonableness and evidence of management bias, which we did not find any. They were all done reasonably.



Summary of Results

Resolution of Matters Discussed Prior to Commencement of the Audit

- ✓ ARPA revenue loss calculation was reviewed during this year's audit, which was new from prior years.

Matters Arising During Fieldwork

- ✓ None other than noted above

Other Material Written Communications

- ✓ Management representation letters
- ✓ Internal control related matter reported regarding purchasing process for certain professional services related to insurance coverage and similar purchases. For our sample of these items, we were not able to verify the selected purchase had been subjected to the request for proposal process as outlined by the Unified Government's purchasing policy.

A new thing this year was, of course, the ARPA revenue loss calculation. That's reflected within the audit, so we did some additional work over that to make sure it was being recognized or allowed to be recognized. We did have one item. A recommendation was in that report that you'll see. There were some longer-term professional services mostly related to insurance, personnel type contracts that we just recommend reviewing. It hasn't looked like we got support that it went through the RFP process, which I'm sure it did. They've just been out there a long time. I know that's already in the works and already being looked at by staff. That's just a recommendation to kind of go back through those and make sure that you have the documentation in place.

Unified Government

Pending GASB Pronouncements

- GASB Statement No. 87, *Leases*, effective 2022
- GASB Statement No. 91, *Conduit Debt Obligations*, effective 2022
- GASB Statement No. 92, *Omnibus*, effective 2022
- GASB Statement No. 93, *Replacement of Interbank Offered Rates*, effective 2023
- GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, effective 2023
- GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, effective 2023
- GASB Statement No. 97, *Certain Component Unit Criteria and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*, effective 2022
- GASB Statement No. 99, *Omnibus*, effective 2023/2024
- GASB Statement No. 100, *Accounting Changes and Error Corrections*, effective 2024
- GASB Statement No. 101, *Compensated Absences*, effective 2024

Not going over this whole list this late at night. Just so you have an idea of what your Accounting staff deals with. These are all the standards within the next few years that they're going to have to implement. The GASB is getting more complexed, so it's just a lot of additional work. The top one, I am going to point out because it's effective next year. It will significantly impact your financial statement. It will gross up your balance sheet. They're going to have to do a lot of work during an ERP implementation. I just wanted to point that out that there is a lot of work involved.

GASB 94 is private/public partnerships. A lot of those agreements might now have to get reflected that don't currently have to under current standards. Then 96 is kind of like leases, but it's if you subscribe to software, it will now have to get reported. I wanted to highlight those three because they are going to be a lot of work and could, potentially, materially impact your financial statement.

Other Communications

- Information Security Governance
- Vulnerability Assessment
- Comprehensive Policy and Procedure Review



One of my last slides. We've been communicating this for years with all of our clients but, again, I think you guys know about this now, just really making sure, understanding that information security world. So, I did want to point that out again.

AGH Resources



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We do have some free CPE resources for any staff that would like it.

Thank You For Your Business!



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I will open it up for any questions on the audit results before I hand it back over to Kathleen.

Commissioner Ramirez said I'm just curious because I'm not an auditor or a CPA. How does the new standards that are going to be coming on, how do they—is it GASB? **Ms. Laughlin** said yes. **Commissioner Ramirez** asked, how do they—I'm just curious of how they...**Ms. Laughlin** asked, how they do it? **Commissioner Ramirez** said yes. How they create those? **Ms. Laughlin** said...**Commissioner Ramirez** asked, what makes them create those?

Ms. Laughlin said GASB stands for the Governmental Accounting Standards Board. There is a Trustees Board that looks at various practice issues, making sure financial statements are comparable, that users are getting the information they need. So, they're kind of up there at a national level and they come up with these and they put them out for people to be able to respond to like governments or auditors can respond if it's a cost-benefit there or if this is going to be an

issue. It goes through a whole approval process. Once it's approved, it becomes a standard and they put an effective date on it.

Commissioner Ramirez said I was just curious because that's a lot of new standards, so I was just curious. **Ms. Laughlin** said they've been busy, yes. **Commissioner Ramirez** said I was just curious as how they came up with the individual standards.

Ms. VonAchen said first off, I'd like to thank the Accounting Manager Pam Kahao and her staff for all the work that she's gone through, as well as my Deputy CFO Debbie Jonscher. One more thing, we provided to all of you in your packet perhaps maybe three weeks ago, 20 slides that showed the financial trends for performance of the Unified Government. What we did was, we collected all the information in the respective pages of the Annual Comprehensive Financial Report for the last 12 years so that you could see how we are performing. I would recommend that you look at that. We don't really want to spend a lot of time, given the hour, on each of those, but it's very important to see that over the past 10 years, the financial performance or the trends are improving.

I did want to walk you through a little bit through the actual documents that you see before you. Maybe to stay awake, you could open it up or look at your page and I can walk you through it. The first page is the letter of transmittal. I want to point out there that there is a comprehensive kind of discussion of all of the economic development projects that have taken place over the past 5 or 8 years. Lots of information in that part. That's page 5. Page xix is the Government Finance Officers Association Award. I want to point out that we have won that award 21 consecutive years, so 21 years in a row.

Then you get to the independent auditor's report, which, again, we received a clean independent audit opinion. Most importantly, my favorite section, my favorite sections are the management discussions of analysis section, which starts on page 4. It's about 22 pages long. It talks about the entire Unified Government's financial position. I recommend you spend the hour it takes to read that because then you'll have a very good idea of how that is.

My other favorite section is at the very end, and that's the statistical section or the stat section. There are 24 tables in that section. For example, it has the 10-year history of all the mill rates of all the various jurisdictions within our boundaries. Lots of information, 24 tables.

Throughout the document, there are numerous financial statements. Of course, it's complicated because GASB makes us follow these accounting rules which sometimes are a little complicated for those of you who are not accountants. They use three different accounting basis and we have to follow these rules. There's the long-term liability for the long-term, the net assets, the net position, the financial statements, which they call the government-wide statements. Those are the two statements at the very front. They treat the entire government as if it's a profit center or business.

Most of the statements you all look at are the fund financials, which are the traditional statements. Those are the modified, the cool statements. Those don't have all those long-term liabilities included because they're looking at near-term.

The ones that you often refer to during the budget process, those are called the budgetary statements. Those are also provided in the CAFR in the respective sections. Those are the ones that are often referred to as a cash basis. Those are the ones that the state of Kansas recommends using for budgetary purposes. All those statements are in there.

Another key point is the notes to the financial statements. There's about 40 pages of notes that comprehensively, more like 60 pages of notes that talks comprehensively about many of the activities, financial activities of the Unified Government and their liabilities.

The audit is based on actual data. Our independent auditor reviews that. It's based on hundreds of supporting documents, all of which are public record. I encourage you, if you have any questions about any of those, to ask for them through NextRequest and we're happy to provide them, or email, or my staff.

That's all I've got since I don't have the PowerPoint up. I'm happy to answer any questions.

Commissioner Bynum said I just want to make a general statement of thanks. It's 10 till midnight. Bless your heart and everybody else out there for sitting and waiting for this. It's refreshing to have the auditor tell us the 2021 audit results and then to walk through this annual, I won't say it in the correct order anymore because I'm used to saying it the wrong way.

One of the questions that has come up in the community about this document, this annual document, is why is it all this? This should only require a month or two for us to be producing. I'm just curious because I don't know the answer, but we have heard that comment asked by

members of the community that this document should be available to us by February. I don't know the answer to that.

Ms. VonAchen said it takes on average about three months to close the books. What we mean by that is balancing the bank statements and ensuring that all of the revenues have been collected and recorded. For example, there are delays in revenue collection that we have to report in the prior year that we don't receive until the second or third month of the subsequent year. That is part of the delay. There's quite a bit of time that is taken in developing the report. There's a lot of testing that's involved. There's a lot of outreach to various departments for information. All of that is coordination. It's not just the Accounting Department that's involved with developing the audit. It's a collaborated effort of all the UG departments. In addition, we did run into that five-week hiccup with the cyberattack.

I want to make a promise that with the more streamline approach we're going to be benefiting from with our new Workday, the ERP system, I fully anticipate we'll be able to close the books sooner.

Commissioner McKiernan said I want to be mindful of the late hour, but I just want to say to Kathleen, to Debbie, to Pam, and to Tara, thank you so much for all of the work that you put in to put this together, to take care of us throughout the fiscal year. I would encourage any of my colleagues to take Kathleen up on her offer to go talk about this document if you want to get a guided tour. She has been kind enough to spend some time with me and really—every time I think I understand this document, I realize I don't so I call Kathleen and she helps me to ground myself again in this. I can't tell you how much I appreciate your continued work. I would encourage any colleague who has questions to take her up on her offer.

Action: **For information only.**

Item No. 2 – 211735...UPDATE: GRANTS AND GRANT PROCESS

Synopsis: Update on status of grants and grant process, submitted by Cheryl Harrison-Lee, Interim County Administrator.

Cheryl Harrison-Lee, Interim County Administrator, said you have included in your packets an overview, a writing of the update on the grants. I also just want to let you know, if you haven't heard about that, we also received as part of our grant applicant with MARC, \$5.6M for the RAISE grant and you will get some additional information in your Administrator's Report tomorrow on that.

Mayor Garner asked, are there any questions? This was for information only.

Action: For information only.

COMMISSIONERS' AGENDA

Item No. 1 – 211879...TRAVEL REQUEST - COMMISSIONER DAVIS

Synopsis: Request to travel to Phoenix, Arizona, to attend the Engaging Local Government Leaders 2022 Conference, submitted by Commissioner Davis.

Commissioner Davis said going to Phoenix. It's a conference. From ELGL, I know a lot of folks. Some of these very familiar. They do a lot of work on kind of industry standards. I'm excited to bring back some exciting information.

Action: Commissioner Markley made a motion, seconded by Commissioner Johnson, to approve.

Mayor Garner said we have a motion and a second. Any other comments, questions? Seeing none, roll call, please.

Roll call was taken and there were nine "Ayes," Johnson, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Ramirez.

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

No items.

PUBLIC ANNOUNCEMENT

No items.

Mayor Garner said that concludes this meeting. I will entertain a motion to adjourn.

Action: **Commissioner Markley made a motion, seconded by Commissioner Ramirez, to adjourn the meeting.** Roll call was taken and there were nine “Ayes,” Ramirez, Johnson, Markley, Stites, Davis Bynum, Burroughs, Townsend, McKiernan.

MAYOR GARNER
ADJOURNED THE MEETING AT 11:58 P.M.
August 11, 2022

Monica Sparks
Acting Unified Government Clerk

cg

August 11, 2022