

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: January 13, 2025
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Michael McGee
Tammy Queen
Dan Fowler

TAXING DIST: Jerry Nolte, Clay County
Keith Smith, Kansas City School District
Matt Fritz, North Kansas City School District

ABSENT: Caleb Clifford, Jackson County
Bruce Eddy, Jackson County, other
Julie Johnson, Kansas City School District

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford, EDC
David Leader, EDC
Jennifer Brasher
Aaron Dispenza, KCMO
Sean Carroll, KCMO
Kellee Madinger, KCMO
Wesley Fields, Bryan Cave
Steve Sparks, Bryan Cave
Denvoir Griffin, Bryan Cave
Sarah Carnes
John M

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:30 AM

Responding to the roll call for the proposed Judicial Square TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Tammy Queen and Dan Fowler. Absent were: Lee Barnes, Michael McGee, Mario Vasquez, Caleb Clifford (Jackson County), Bruce Eddy (other), Keith Smith (Kansas City School District), and Julie Johnson (Kansas City School District).

No quorum

1. **Judicial Square TIF Plan – First Amendment: Consideration of approval of the termination of the Judicial Square TIF Plan, and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 9:35 AM, FEBRUARY 12, 2025.
(RES 1-1:25)

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Michael McGee, Tammy Queen, Dan Fowler, Jerry Nolte (Clay County), Matt Fritz (North Kansas City School District). Absent were: Lee Barnes, Mario Vasquez, Caleb Clifford (Jackson County), Bruce Eddy (other), Keith Smith (Kansas City School District), and Julie Johnson (Kansas City School District).

MINUTES

2. **Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto.**

Action taken: ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

3. **Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda, and other matters related thereto.**

Baltimore Place TIF: Consideration of certification of costs totaling \$70,390.

Shoal Creek TIF Plan: Consideration of certification of costs totaling \$584,217 and a waiver of the 18-month rule to include questioned costs of \$584,217.

Action taken:

APPROVE THE COST CONSENT AGENDA REMOVING THE HISTORIC NORTHEAST TIF PLAN BOND REQUESTS AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 1-2-25)

Historic Northeast TIF Plan: Consideration of certification of costs totaling \$266,403 and other matters related thereto.

Historic Northeast TIF Plan: Consideration of certification of costs totaling \$304,432 and other matters related thereto.

Action taken:

APPROVE THE HISTORIC NORTHEAST BOND DRAW REQUESTS MINUS THE INELIGIBLE \$65,970 AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 1-3-25)

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

4. **Parvin Road TIF Plan: Consideration of approval of a Certificate of Partial Completion and Compliance No. 19 in Connection with the Implementation of Public Improvements in the Parvin Road TIF Plan, and other matters related thereto.**

Action taken:

APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO HUNT MIDWEST REALTY COMPANY, LLC FOR COSTS RELATED TO PUBLIC IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. MCGEE AND CARRIED UNANIMOUSLY (RES 1-4-25)

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

5. **Shoal Creek Parkway TIF Plan:** Consideration of the approval of a Third Amendment to the Amended and Restated Redevelopment Agreement between the Commission and the City of Kansas City, Missouri, through its Board of Parks and Recreation Commissioners for the Conceptual Design of Shoal Creek Parkway, beginning at N. Brighton and continuing to N. Woodland and the construction of certain improvements within Hodge Park, as provided for by the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE THIRD AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI, THROUGH ITS BOARD OF PARKS AND RECREATION COMMISSIONERS, FOR THE CONCEPTUAL DESIGN OF SHOAL CREEK PARKWAY, BEGINNING AT N. BRIGHTON ROAD AND CONTINUING TO N. WOODLAND AVENUE AND THE DESIGN AND CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN HODGE PARK, AS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MR. MCGEE AND CARRIED UNANIMOUSLY (RES 1-5-25)

6. **Shoal Creek Parkway TIF Plan:** Consideration of approval of a Sixth Amendment to Reimbursement Prioritization Agreement by and among the Tax Increment Financing Commission of Kansas City, Missouri, the City of Kansas City, Missouri, Mid-Continent Public Library, Star Acquisitions, Inc. and Hunt Midwest Real Estate Development, Inc. regarding the implementation of certain improvements contemplated by the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE SIXTH AMENDMENT TO THE REIMBURSEMENT PRIORITIZATION AGREEMENT AMONG THE CITY OF KANSAS CITY, MISSOURI, AND HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE CONSTRUCTION AND FINANCING OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MR. NOLTE AND CARRIED UNANIMOUSLY (RES 1-6-25)

7. **Linwood Shopping Center TIF Plan.** Consideration of an Acknowledgment of a Fifth Amended and Restated Absolute Assignment of Tax Increment Payments between Linwood Shopping Center Redevelopment Company, LLC and UMB Bank, N.A., in connection with the Linwood Shopping Center TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE FORM FIFTH AMENDED AND RESTATED ABSOLUTE ASSIGNMENT OF TAX INCREMENT PAYMENTS BETWEEN THE LINWOOD SHOPPING CENTER LLC AND UMB BANK, N.A. AND AUTHORIZE THE CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER THE ACKNOWLEDGMENT TO LINWOOD SHOPPING CENTER LLC AND UMB BANK, N.A. UPON THE COMMISSION'S RECEIPT OF THE FULLY-EXECUTED FIFTH AMENDED AND RESTATED ABSOLUTE ASSIGNMENT

OF TAX INCREMENT PAYMENTS, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 7 ATTACHED TO THE BOARD PACKET, BUT SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 1-7-25)

8. **Pioneer Crossing TIF Plan: Consideration of a Funding Agreement between the TIF Commission and Land Reserve, Inc. regarding certain improvements contemplated by the proposed Pioneer Crossing TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE FUNDING AGREEMENT BETWEEN THE TIF COMMISSION AND LAND RESERVE, INC., IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 8, ATTACHED THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MR. NOLTE, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY (RES 1-8-25)

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

9. **Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.**

Action taken:

NONE; INFORMATION ONLY.

10. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action Reports and Contract Compliance Reports, and other matters related thereto.**

Action taken:

NONE; INFORMATION ONLY.

11. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.**

Action taken:

ACCEPT THE FINANCIAL AND INVESTMENT REPORTS. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY.

Action taken:

APPROVE THE AMENDED CERTIFICATION OF COST REIMBURSEMENT POLICY. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 1-9-25)

12. **Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto.**

Action taken:

NONE; INFORMATION ONLY.

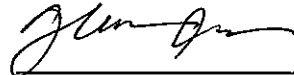
13. Chair's Report: Consideration of the Chair's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

14. Administrative: Consideration of the Executive Director's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

13. Adjournment



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processes
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Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: February 12, 2025
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Michael McGee
Tom Porto
Tammy Queen
Mario Vasquez
Morgan Holechek
Dan Fowler

TAXING DIST: Jerry Nolte, Clay County
Keith Smith, Kansas City School District
Matt Fritz, North Kansas City School District
Jennifer Langston Justus

ABSENT: Caleb Clifford, Jackson County
Bruce Eddy, other
Jim Saley, other
Julie Johnson, Kansas City School District
Paul Kelly, Platte County

STAFF/GUESTS: Heather Brown, EDC
David Leader, EDC
Jennifer Brasher
Aaron Dispenza, KCMO
Sean Carroll, KCMO
Michael Keenan
Kellee Madinger, KCMO
Wesley Fields, Bryan Cave
Steve Sparks, Bryan Cave
Denvoir Griffin, Bryan Cave
John M
Jen
Jenn Bauer
L Flournoy

Todd LaTorella
Melinda Gaul
Jarrett Dillard
Christine Bushyhead
Jim Cummins

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/HICKMAN MILLS

PUBLIC HEARING – 9:30 AM

Responding to the roll call for the proposed Pioneer Plaza TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Michael McGee, Tom Porto, Tammy Queen, Mario Vasquez, and Morgan Holechek. Absent were: Caleb Clifford (Jackson County), Jim Staley (other), Yaw Obeng (Hickman Hills School District), and Shellie Wiltsey ((Hickman Hills School District).

- 1. Pioneer Plaza TIF Plan – First Amendment: Consideration of approval of the First Amendment of the Pioneer Plaza TIF Plan, and other matters related thereto.**

Action taken:

WITHDRAWN AND CLOSE THE PUBLIC HEARING WITH NO RECOMMENDATIONS TO CITY COUNCIL. MOTION MADE BY MR. VASQUEZ, SECONDED BY MR. PORTO AND CARRIED UNANIMOUSLY (RES 2-1-25)

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

The following Board members were responding to the roll call for the Administrative TIFC, thus constituting a quorum: Alissia Canady, Lee Barnes, Michael McGee, Tom Porto, Tammy Queen, Mario Vasquez, Morgan Holechek. Jerry Nolte (Clay County), Matt Fritz (North Kansas City School District), and Keith Smith (Kansas City School District). Absent were: Scott Fricker, Caleb Clifford (Jackson County), Bruce Eddy (other), Paul Kelly (Platte County), Julie Johnson (Kansas City School District), and Aigne Cox(Kansas City School District).

MINUTES

- 2. Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto.**

Action taken:

ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION

MADE BY MR. PORTO, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

3. **Cost Consent Agenda:** Consideration of approval of the Cost Consent Agenda, and other matters related thereto.

Historic Northeast TIF Plan: Consideration of certification of costs totaling \$200,196, and other matters related thereto.

Bannister & Wornall TIF Plan: Consideration of certification of costs totaling \$2,015,355.70, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. FOWLER, SECONDED BY MR. VASQUEZ AND CARRIED UNANIMOUSLY (RES 2-2-25)

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

4. **Shoal Creek Parkway TIF Plan:** Consideration of Approval of a Certificate of Completion and Compliance in Connection with Public Improvements in the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO MID-CONTINENT PUBLIC LIBRARY FOR COSTS RELATED TO PUBLIC IMPROVEMENTS WITHIN THE SHOAL CREEK PARKWAY TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. NOLTE, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 2-3-25)

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

5. **Economic Activity Taxes:** Consideration of the Economic Activity Taxes Report, and other matters related thereto.

Action taken:

NONE; INFORMATION ONLY.

6. **Affirmative Action and Contract Compliance Subcommittee Reports:** Consideration of acceptance of the Affirmative Action Reports and Contract Compliance Reports, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

7. Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.

Action taken: ACCEPT THE FINANCIAL AND INVESTMENT REPORTS. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY.

8. Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

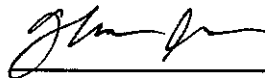
9. Chair's Report: Consideration of the Chair's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

10. Administrative: Consideration of the Executive Director's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

11. Adjournment



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Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: March 12, 2025
TIME: 9:30 a.m.
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Michael McGee
Tom Porto
Tammy Queen
Mario Vasquez
Dan Fowler

TAXING DIST: Jerry Nolte, Clay County
Keith Smith, Kansas City School District
Matt Fritz, North Kansas City School District
Bruce Eddy, Jackson County other

ABSENT: Caleb Clifford, Jackson County
Julie Johnson, Kansas City School District
Paul Kelly, Platte County

STAFF/GUESTS: Heather Brown, EDC
David Leader, EDC
Jennifer Brasher
Sean Carroll, KCMO
Kellee Madinger, KCMO
Wesley Fields, Bryan Cave
Denvoir Griffin, Bryan Cave
L Flournoy
Todd LaTorella
Melinda Gaul
Christine Bushyhead
Nicolas Bosonetto
Todd LaForella
T Friestad
James

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:30 AM

Responding to the roll call for the proposed Grand Reserve TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Dan Fowler, Michael McGee, Tammy Queen, Mario Vasquez, Bruce Eddy (other), and Keith Smith (Kansas City School District). Absent were: Caleb Clifford (Jackson County) and Julie Johnson, (Kansas City School District).

1. **Grand Reserve TIF Plan - Termination: Consideration of approval of the termination of the Grand Reserve TIF Plan and other matters related thereto.**

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (**RES 3-1-25**)

RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE GRAND RESERVE TAX INCREMENT FINANCING PLAN AND TERMINATING THE DESIGNATION OF ALL PROJECT AREAS, (B) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH THE REDEVELOPMENT PROJECT AREA, IF ANY, AS SURPLUS, AND DISSOLVING THE SPECIAL ALLOCATION FUND. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (**RES 3-2-25**)

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Dan Fowler, Michael McGee, Tom Porto, Tammy Queen, Mario Vasquez, Jerry Nolte (Clay County), Bruce Eddy (other), Matt Fritz (North Kansas City School District), and Keith Smith (Kansas City School District). Absent were: Caleb Clifford (Jackson County) and Julie Johnson, (Kansas City School District).

MINUTES

2. **Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto.**

Action taken:

ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION MADE BY MR. PORTO, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

3. **Cost Consent Agenda:** Consideration of approval of the Cost Consent Agenda, and other matters related thereto.

Shoal Creek TIF Plan: Consideration of certification of costs totaling \$149,110.15, and other matters related thereto.

Platte Purchase TIF Plan: Consideration of certification of costs totaling \$80,821.65, and other matters related thereto.

Downtown Library District TIF Plan: Consideration of certification of costs totaling \$19,007, and other matters related thereto.

Historic Northeast TIF Plan: Consideration of certification of costs totaling \$408,606, and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 3-3-25)

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

4. **Metro North Crossing TIF Plan:** Consideration of approval of a Certificate of Partial Completion and Compliance in Connection with Public and Project Improvements in the Metro North Crossing TIF Plan, and other matters related thereto.

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO METRO NORTH CROSSING, LLC FOR COSTS RELATED TO PUBLIC IMPROVEMENTS, AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. NOLTE AND CARRIED UNANIMOUSLY (RES 3-4-25)

5. **Platte Purchase Development Plan: Consideration of approval of a Certificate of Partial Completion and Compliance in Connection with Public Trail Project Improvements in the Platte Purchase Development Plan, and other matters related thereto.**

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO PLATTE PURCHASE DEVELOPMENT PLAN FOR COSTS RELATED TO PUBLIC IMPROVEMENTS, AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 3-5-25)

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

6. **Platte Purchase Development Plan: Consideration of a First Amendment to a Funding Agreement between the TIF Commission and the City of Kansas City, Missouri regarding the construction of the Platte Purchase Trail Connector pursuant to the Platte Purchase Development Plan, and other matters related thereto.**

Action taken:

APPROVE THE FIRST AMENDMENT TO THE FUNDING AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI REGARDING THE TS7 TRAIL IMPROVEMENTS, AS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 3-6-25)

7. **Platte Purchase TIF Plan: Consideration of a Redevelopment Agreement between the TIF Commission and Hunt Midwest Real Estate Development, Inc. regarding the design and construction of certain trail improvements, pursuant to the Platte Purchase Development Plan, and other matters related thereto.**

Action taken:

APPROVE THE REDEVELOPMENT AGREEMENT WITH HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. REGARDING THE IMPLEMENTATION OF THE TS7 TRAIL IMPROVEMENTS, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MR. MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 3-7-25)

8. **Tower Properties TIF Plan: Consideration of a Termination and Mutual Release of the Agreement between the TIF Commission and WI 929 Walnut, LLC in connection with the implementation of Project Area H of the Tower Properties TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE TERMINATION AND MUTUAL RELEASE AGREEMENT WITH 929 WALNUT, LLC REGARDING THE IMPLEMENTATION OF

PROJECT H OF THE TOWER PROPERTIES TAX INCREMENT FINANCING PLAN, AS AMENDED, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 3-8-25)

9. **Grand Reserve TIF Plan: Consideration of a Termination and Mutual Release of the Redevelopment Agreement, Funding Agreement, and the Sales Contribution Agreement among the TIF Commission, the City of Kansas City, Missouri and Delta Quad Holdings, LLC in connection with the implementation of the Grand Reserve TIF, and other matters related thereto.**

Action taken:

APPROVE THE TERMINATION AND MUTUAL RELEASE OF THE REDEVELOPMENT AGREEMENT, THE FUNDING AGREEMENT AND THE SALES TAX CONTRIBUTION AGREEMENT AMONG THE TIF COMMISSION, THE CITY OF KANSAS CITY, MISSOURI AND DELTA QUAD, HOLDINGS, LLC REGARDING THE IMPLEMENTATION OF GRAND RESERVE TAX INCREMENT FINANCING PLAN, AS AMENDED, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MR. EDDY AND CARRIED UNANIMOUSLY (RES 3-9-25)

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

10. **Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.**

Action taken:

NONE; INFORMATION ONLY.

11. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action Reports and Contract Compliance Reports, and other matters related thereto.**

Action taken:

NONE; INFORMATION ONLY.

12. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.**

Action taken:

ACCEPT THE FINANCIAL AND INVESTMENT REPORTS. MOTION MADE BY MS. QUEEN, SECONDED BY MR. EDDY AND CARRIED UNANIMOUSLY.

13. **Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto.**

Action taken:

NONE; INFORMATION ONLY.

14. **Chair's Report: Consideration of the Chair's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

15. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

EXECUTIVE SESSION

16. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission pursuant to Section 610.021(1), (2), (12), or (17), RSMo, respectively.**

Motion to go into Executive Session pursuant to RSMo, Section 610.021(1) to discuss legal matters related to the 9th & Central/21c Hotel TIF Plan and the Briarcliff West TIF Plan was made by Ms Queen, seconded by Mr. Fowler and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

11. **Adjournment**



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Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: April 9, 2025
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Michael McGee
Tom Porto
Mario Vasquez

TAXING DIST: Jerry Nolte, Clay County
Keith Smith, Kansas City School District
Matt Fritz, North Kansas City School District
Bruce Eddy, Jackson County other

ABSENT: Tammy Queen
Dan Fowler
Caleb Clifford, Jackson County
Julie Johnson, Kansas City School District
Paul Kelly, Platte County

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford
La'Sherry Banks
Michael Keenan
Jennifer Brasher
Sean Carroll, KCMO
Kellee Madinger, KCMO
Wesley Fields, Bryan Cave
Denvoir Griffin, Bryan Cave
Harold Johnson
L Flournoy
Todd LaForella
Melinda Gaul
Christine Bushyhead
Todd LaForella
Marvin Lyman
Bob Langenkamp

Allison Bergman
Jarrett Dillard
JimCummins
Abbey Brinkley
Norman Romney
Erica K

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:30 AM

Responding to the roll call for the proposed West Bottoms TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Michael McGee, Tom Porto, Bruce Eddy (other), and Keith Smith (Kansas City School District). Absent were: Tammy Queen, Dan Fowler, Mario Vasquez, Caleb Clifford (Jackson County), and Julie Johnson, (Kansas City School District).

1. **West Bottoms TIF Plan – Second Amendment: Consideration of approval of the Second Amendment of the West Bottoms TIF Plan, and others matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 9:30 A.M. JUNE 11, 2025. MOTION MADE BY MR. PORTO, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY **(RES 4-1-25)**

PUBLIC HEARING – 9:35 AM

Responding to the roll call for the proposed Overlook TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Michael McGee, Tom Porto, Mario Vasquez, Bruce Eddy (other), and Keith Smith (Kansas City School District). Absent were: Tammy Queen, Dan Fowler, Caleb Clifford (Jackson County), and Julie Johnson, (Kansas City School District).

2. **Overlook TIF Plan – Second Amendment: Consideration of approval of the Second Amendment of the Overlook TIF Plan, and others matters related thereto.**

Action taken: CLOSE THE PUBLIC HEARING. MOTION MADE BY MR. VASQUEZ, SECONDED BY MR. PORTO AND CARRIED UNANIMOUSLY **(RES 4-2-25)**

APPROVE THE SECOND AMENDMENT OF THE OVERLOOK TIF PLAN DIRECTING STAFF TO MAKE THAT MODIFICATION, AND THEN PROVIDE THE NOTICE TO THE TAXING JURISDICTIONS AS REQUIRED BY STATE STATUTE PRIOR TO THE CITY COUNCIL HEARING. MOTION MADE BY MR. PORTO, SECONDED BY MR. VASQUEZ AND CARRIED UNANIMOUSLY **(RES 4-3-25)**

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Michael McGee, Tom Porto, Mario Vasquez, Jerry Nolte (Clay County), and Matt Fritz (North Kansas City School District). Absent were: Tammy Queen, Dan Fowler, Caleb Clifford (Jackson County), Bruce Eddy (other), Keith Smith (Kansas City School District), and Julie Johnson, (Kansas City School District).

MINUTES

- 2. Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto.**

Action taken:

ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION MADE BY MR. NOLTE, SECONDED BY MR. VASQUEZ AND CARRIED UNANIMOUSLY.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

- 3. Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda, and other matters related thereto.**

Parvin Road Corridor TIF Plan (48th Street Widening): Consideration of certification of costs totaling \$741,621 and other matters related thereto.

Parvin Road Corridor TIF Plan (48th Street Widening): Consideration of certification of costs totaling \$658,181 and other matters related thereto.

Parvin Road Corridor TIF Plan: Consideration of certification of costs totaling 1,376,208 and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. NOLTE, SECONDED BY MR. VASQUEZ AND CARRIED UNANIMOUSLY (RES 4-4-25)

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

5. **Shoal Creek Parkway TIF Plan:** Consideration of the approval of a First Amendment to the Redevelopment Agreement between the Commission and Hunt Midwest Real Estate Development, Inc. for the Design of Maplewoods Parkway, between NE 112th Street and NE Cookingham Drive, as provided for by the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken: TABLE

6. **Southpointe TIF Plan:** Consideration of the approval of a Consent to a License Agreement between the City of Kansas City, Missouri and the Southpointe, LLC in connection with the Soutpointe TIF Plan, and other matters related thereto.

Action taken: APPROVE THE CONSENT TO THE REVOCABLE LICENSE AGREEMENT BY AND BETWEEN THE CITY OF KANSAS CITY, MISSOURI AND SOUTHPOINTE, LLC, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO RECEIPT OF A FULLY EXECUTED REVOCABLE LICENSE AGREEMENT IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 6 TO THE BOARD PACKET. MOTION MADE BY MR. VASQUEZ, SECONDED BY MR. PORTO AND CARRIED UNANIMOUSLY (RES 4-5-25)

7. **Shoal Creek Parkway TIF Plan:** Consideration of the approval of a First Amendment to the Redevelopment Agreement between the Commission and Hunt Midwest Real Estate Development, Inc. for the Design of Maplewoods Parkway, between NE 112th Street and NE Cookingham Drive, as provided for by the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken: APPROVE THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE DESIGN OF MAPLEWOODS PARKWAY BETWEEN NE 112TH STREET AND NE COOKINGHAM DRIVE AS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MR. NOLTE, SECONDED BY MR. VASQUEZ AND CARRIED UNANIMOUSLY (RES 4-6-25)

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

8. **Shoal Creek Parkway TIF Plan:** Consideration of approval of a Certificate of Partial Completion and Compliance in Connection with Public Improvements in the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR COSTS RELATED TO PUBLIC IMPROVEMENTS RELATIVE TO THE SHOAL CREEK PARKWAY TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. NOLTE, SECONDED BY MR. VASQUEZ AND CARRIED UNANIMOUSLY (RES 4-7-25)

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

8. **Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

9. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action Reports and Contract Compliance Reports, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

10. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.**

Action taken: ACCEPT THE FINANCIAL AND INVESTMENT REPORTS. MOTION MADE BY MR. VASQUEZ, SECONDED BY MR. NOLTE AND CARRIED UNANIMOUSLY.

APPROVE THE 2025 TIF BUDGET. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY. MOTION MADE BY MR. VASQUEZ, SECONDED BY MR. NOLTE AND CARRIED UNANIMOUSLY (RES 4-8-25)

11. **Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

12. **Chair's Report: Consideration of the Chair's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

13. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.


EXECUTIVE SESSION

- 14. Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission pursuant to Section 610.021(1), (2), (12), or (17), RSMo, respectively.**

Motion to go into Executive Session pursuant to RSMo, Section 610.021(1) to discuss legal matters was made by Mr Fritz, seconded by Mr. Nolte and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

- 15. Adjournment**



Heather A. Brown, Executive Director

**high-performance work system
technology
organizational structure
people
processes
all work together**

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: May 14, 2025
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Michael McGee
Tammy Queen
Dan Fowler

TAXING DIST: Jerry Nolte, Clay County
Matt Fritz, North Kansas City School District
Bruce Eddy, Jackson County other
Jim Staley, other
Julie Johnson, Kansas City School District
Yaw Obeng, Hickman Mills School District
Shellie Wiltsey, Hickman Mills School District
Carla Johnson ???

ABSENT: Tom Porto
Caleb Clifford, Jackson County
Keith Smith, Kansas City School District
Paul Kelly, Platte County

STAFF/GUESTS: Heather Brown, EDC
Sandra Rayford
Michael Keenan
Jennifer Brasher
Sean Carroll, KCMO
Aaron Dispenza, KCMO
Kellee Madinger, KCMO
Wesley Fields, Bryan Cave
L Flournoy
Melinda Gaul
Christine Bushyhead
Jim Cummins
Abbey Brinkley
Erica K
Matthew Long

Daniel Yoza
DJ
Thogg
Michelle Burns

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:35 AM

Responding to the roll call for the proposed Judicial Square TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Tammy Queen, Dan Fowler, Michael McGee, Bruce Eddy (other), and Julie Johnson, (Kansas City School District). Absent were: Caleb Clifford (Jackson County), Tom Porto, and Keith Smith (Kansas City School District).

- Judicial Square TIF Plan - Termination: Consideration of approval of the termination of the Judicial Square TIF Plan, and other matters related thereto.**

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (**RES 5-1-25**)

RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE JUDICIAL SQUARE TAX INCREMENT FINANCING PLAN, AND TERMINATING THE DESIGNATION OF THE PROJECT AREA, (B) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH THE REDEVELOPMENT PROJECT AREA, IF ANY, AS SURPLUS, AND DISSOLVING THE SPECIAL ALLOCATION FUND. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (**RES 5-2-25**)

PUBLIC HEARING – 9:40 AM

Responding to the roll call for the proposed 12th and Wyandotte TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Tammy Queen, Dan Fowler, Michael McGee, Bruce Eddy (other), and Julie Johnson, (Kansas City School District). Absent were: Caleb Clifford (Jackson County), Tom Porto, and Keith Smith (Kansas City School District).

- 12th & Wyandotte TIF Plan - Termination: Consideration of approval of the termination of the 12th and Wyandotte TIF Plan, and other matters related thereto.**

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 5-3-25)

RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE 12TH AND WYANDOTTE TAX INCREMENT FINANCING PLAN, AND TERMINATING THE DESIGNATION OF ALL PROJECT AREAS, (B) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH THE REDEVELOPMENT PROJECT AREA, IF ANY, AS SURPLUS, AND DISSOLVING THE SPECIAL ALLOCATION FUND. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER, AND CARRIED UNANIMOUSLY (RES 5-4-25)

PUBLIC HEARING – 9:45 AM

Responding to the roll call for the proposed Southtown Corridor/31st and Baltimore TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Tammy Queen, Dan Fowler, Michael McGee, Bruce Eddy (other), and Julie Johnson, (Kansas City School District). Absent were: Caleb Clifford (Jackson County), Tom Porto, and Keith Smith (Kansas City School District).

4. Southtown Corridor/31st and Baltimore TIF Plan – Termination: Consideration of approval of the termination of certain Project Areas of the Southtown Corridor/31st and Baltimore TIF Plan, and other matters related thereto.

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 5-5-25)

RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE DESIGNATION OF PROJECT AREAS E, F, L, AND M AS REDEVELOPMENT PROJECTS, OF THE SOUTHTOWN CORRIDOR/31ST AND BALTIMORE TAX INCREMENT FINANCING PLAN (B) ACKNOWLEDGE THAT PROJECT AREAS J AND K HAVE EXPIRED; AND (C) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH THESE REDEVELOPMENT PROJECT AREAS, IF ANY, AS SURPLUS, AND DISSOLVING THE RELATED SPECIAL ALLOCATION FUNDS. OTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 5-6-25)

PUBLIC HEARING – 9:50 AM

Responding to the roll call for the proposed Winchester Center TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Tammy Queen, Dan Fowler, Michael McGee, and Jim Staley (other). Absent were: Caleb Clifford (Jackson County), Tom Porto, and Dr. Penelope Martin-Knox (Raytown School District).

5. Winchester Center TIF Plan – Termination: Consideration of approval of the termination of the Winchester Center TIF Plan, and other matters related thereto.

Action taken: CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER, AND CARRIED UNANIMOUSLY **(RES 5-7-25)**

RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE WINCHESTER CENTER TAX INCREMENT FINANCING PLAN, AND TERMINATING THE DESIGNATION OF THE PROJECT AREA, (B) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH THE REDEVELOPMENT PROJECT AREA, IF ANY, AS SURPLUS, AND DISSOLVING THE SPECIAL ALLOCATION FUND. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER, AND CARRIED UNANIMOUSLY **(RES 5-8-25)**

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Tammy Queen, Dan Fowler, Michael McGee, Bruce Eddy (other), Jerry Nolte (Clay County), Julie Johnson, (Kansas City School District), and Matt Fritz (North Kansas City School District). Absent were: Caleb Clifford (Jackson County), Tom Porto, and Keith Smith (Kansas City School District).

MINUTES

6. Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto.

Action taken: ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION MADE BY MS QUEEN, SECONDED BY MR. EDDY AND CARRIED UNANIMOUSLY.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

7. **Cost Consent Agenda:** Consideration of approval of the Cost Consent Agenda, and other matters related thereto.

Platte Purchase TIF Plan: Consideration of certification of costs totaling \$35,076.86 and other matters related thereto.

Historic Northeast TIF Plan: Consideration of certification of costs totaling \$606,422 and other matters related thereto.

Historic Northeast TIF Plan: Consideration of certification of costs totaling \$695,452 and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 5-9-25)

8. **Pioneer Plaza TIF Plan:** Consideration of certification of costs in the amount of \$395,524 and a partial waiver of questioned costs related to the 18-month rule in the amount of \$198,857 and other matters related thereto.

Action taken: TABLED TO JUNE MEETING.

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

9. **Parvin Road Corridor TIF Plan:** Consideration of Approval of a Certificate of Partial Completion and Compliance No. 20 in Connection with Public Improvements in the Parvin Road Corridor TIF Plan, and other matters related thereto.

Action taken: APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO PARVIN ROAD TIF PLAN FOR COSTS RELATED TO PUBLIC IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. QUEEN, SECONDED BY MR. NOLTE AND CARRIED UNANIMOUSLY (RES 5-10-25)

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

10. **Economic Activity Taxes:** Consideration of the Economic Activity Taxes Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

11. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action Reports and Contract Compliance Reports, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

12. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.**

Action taken: ACCEPTANCE OF THE FINANCIAL REPORTS. MOTION MADE BY MR. VASQUEZ, SECONDED BY MR. NOLTE AND CARRIED UNANIMOUSLY.

ACCEPTANCE OF THE TIF BUDGET AS PREPARED. MOTION MADE BY MR. VASQUEZ, SECONDED BY MR. NOLTE AND CARRIED UNANIMOUSLY.

13. **Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

14. **Chair's Report: Consideration of the Chair's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

15. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Heart of the City Neighborhood Stabilization TIF Plan: Consideration of acceptance of the Advisory Committee's recommendations to raise the maximum grant for single-family rehabilitation from \$10,000 to \$20,000 and expand the program to serve the entire benefit area.

Action taken: APPROVE THE ADVISORY COMMITTEE'S RECOMMENDATION TO INCREASE THE MAXIMUM GRANT FOR SINGLE-FAMILY HOME REHABILITATION TO \$20,000 AND TO EXPAND THE HOUSING PROGRAM TO SERVE THE ENTIRE BENEFIT AREA. MOTION MADE BY MR. FOWLER, SECONDED BY MR. EDDY AND CARRIED UNANIMOUSLY (RES 5-11-25)

Proposed Columbus Park TIF Plan: Consideration of a Funding Agreement between the TIF Commission and Edward Franklin Building Company, LLC and Polar Dev, LLC for the services to be performed by the Commission and its outside counsel and consultants in the processing of the Columbus Park Redevelopment Project Application, and if approved, the implementation of its related tax increment financing plan.

Action taken:

APPROVE THE FUNDING AGREEMENT WITH EDWARD FRANKLIN BUILDING COMPANY, LLC AND POLAR DEV, LLC REGARDING THE PROPOSED COLUMBUS PARK TAX INCREMENT FINANCING PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MR. FOWLER, SECONDED BY MR. MCGEE AND CARRIED UNANIMOUSLY (RES 5-12-25)

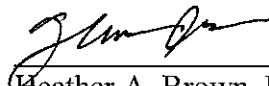
EXECUTIVE SESSION

16. Consideration of legal matters pursuant to Section 610.021(1), RSMo, respectively.

Motion to go into Executive Session pursuant to RSMo, Section 610.021(1) to discuss legal matters regarding the New England Bank TIF Plan was made by Mr Fowler, seconded by Mr. Eddy, and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

17. Adjournment



Heather A. Brown, Executive Director

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technology
organizational structure
people
processes
all work together**

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: June 11, 2025
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

ANNUAL MEETING

PRESENT: Alissia Canady
Michael McGee
Tammy Queen
Dan Fowler

TAXING DIST: Jerry Nolte, Clay County
Matt Fritz, North Kansas City School District
Julie Johnson, Kansas City School District

ABSENT: Lee Barnes
Tom Porto
Caleb Clifford, Jackson County
Bruce Eddy, Jackson County other

STAFF/GUESTS: Sandra Rayford
David Leader
Jennifer Brasher
Sean Carroll, KCMO
Aaron Dispenza, KCMO
Corey Adrian, KCMO
Wesley Fields, Bryan Cave
L Flournoy
Melinda Gaul
Christine Bushyhead
Bhargavi
Matthew Wilks
Lynn W
Keith Greengrove

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:30 AM

Responding to the roll call for the proposed Judicial Square TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Tammy Queen, Dan Fowler, Michael McGee, Jerry Nolte (Clay County), Matt Fritz (North Kansas City School District), and Julie Johnson, (Kansas City School District). Absent were: Lee Barnes, Tom Porto, Bruce Eddy (other), Caleb Clifford (Jackson County), and Keith Smith (Kansas City School District).

1. **West Bottoms TIF Plan – Second Amendment: Consideration of approval of the Second Amendment of the West Bottoms TIF Plan, and other matters related thereto.**

Action taken:

CONTINUE THE PUBLIC HEARING TO 9:30 AM AUGUST 13, 2025.
MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND
CARRIED UNANIMOUSLY **(RES 6-1-25)**

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Tammy Queen, Dan Fowler, Michael McGee, Jerry Nolte (Clay County), Matt Fritz (North Kansas City School District), and Julie Johnson, (Kansas City School District). Absent were: Lee Barnes, Tom Porto, Bruce Eddy (other), and Caleb Clifford (Jackson County).

MINUTES

2. **Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto.**

Action taken:

ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED
COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION
MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED
UNANIMOUSLY.

3. **North Oak TIF Plan: Consideration of approval of the recommendation of the North Oak Advisory Committee to fund certain projects that have applied to the North Oak Development Program as established by the 14th amendment to the North Oak TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE NORTH OAK TIF ADVISORY COMMITTEE'S RECOMMENDATIONS FOR APPROVAL OF FUNDS FOR CERTAIN PROJECTS THAT HAVE APPLIED TO THE NORTH OAK DEVELOPMENT PROGRAM AS ESTABLISHED BY THE 14TH AMENDMENT TO THE NORTH OAK TIF PLAN. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 6-2-25) .

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

4. **Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda, and other matters related thereto.**

Shoal Creek TIF Plan: Consideration of certification of costs totaling \$79,590 and other matters related thereto.

Historic Northeast TIF Plan: Consideration of certification of costs totaling \$749,300 and other matters related thereto.

Parvin Road TIF Plan: Consideration of certification of costs totaling \$246,687 and other matters related thereto.

Action taken:

APPROVE THE COST CONSENT AGENDA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 6-3-25)

5. **Pioneer Plaza TIF Plan: Consideration of certification of (1) a request for waiver of the requirement that certification be requested within 18 months of the cost being incurred in the amount of \$200,094 and (2) certification of costs totaling \$592,618 (and other matters related thereto.**

Action taken:

CONTINUE TO JULY 9, 2025 MEETING. MOTION MADE BY MR. FOWLER, SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY (RES 6-4-25)

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

6. **Economic Activity Taxes:** Consideration of the Economic Activity Taxes Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

7. **Affirmative Action and Contract Compliance Subcommittee Reports:** Consideration of acceptance of the Affirmative Action Reports and Contract Compliance Reports, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

8. **Governance, Finance and Audit Subcommittee:** Consideration of Governance, Finance and Audit Reports, and other matters related thereto.

Action taken: ACCEPT THE FINANCIAL REPORTS. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY.

ACCEPT THE INVESTMENT REPORTS. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY.

9. **Neighborhood & Housing Subcommittee Report:** Consideration of the Neighborhood & Housing Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

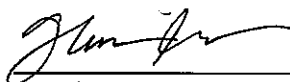
10. **Chair's Report:** Consideration of the Chair's Report, and other matters related thereto.

Action taken: APPROVE THE SLATE OF TIF COMMISSION OFFICERS AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 6-5-25)

11. **Administrative:** Consideration of the Executive Director's Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

13. **Adjournment**



Heather A. Brown, Executive Director

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technology
organizational structure
people
processes
all work together**

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: July 9, 2025
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Dan Fowler
Michael McGee
Tom Porto
Tammy Queen
Morgan Holecek

TAXING DIST: Jerry Nolte, Clay County
Bruce Eddy, Jackson County other
Julie Johnson, Kansas City School District
Jennifer Langston Justus, Clay County
Paul Kelly, Park Hill School District

ABSENT: Caleb Clifford, Jackson County
Matt Fritz, North Kansas City School District
Keith Smith, Kansas City School District

STAFF/GUESTS: Sandra Rayford
David Leader
Jennifer Brasher
Sean Carroll, KCMO
Aaron Dispenza, KCMO
Kelly Madinger, KCMO
Wes Minder
L Flournoy, KCMO
Melinda Gaul
Wesley Fields, Bryan Cave
Denvoir Griffen, Bryan Cave
Christine Bushyhead
Jenn Bauer
Abbey Brinkley
Jared Campbell
Tony Reinhart
Michelle Burns
J Morningstar
Jacquelin Vernon

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:30 AM

Responding to the roll call for the proposed Judicial Square TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Dan Fowler, Michael McGee, Tom Porto, Tammy Queen, Bruce Eddy (other), and Julie Johnson, (Kansas City School District). Absent were: Caleb Clifford (Jackson County) and Keith Smith (Kansas City School District).

1. **Columbus Park TIF Plan: Consideration of approval of the Columbus Park TIF Plan, and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 9:35 AM AUGUST 13, 2025.
MOTION MADE BY MS. QUEEN, SECONDED BY MR. MCGEE AND
CARRIED UNANIMOUSLY (RES 7-1-25)

PUBLIC HEARING – 9:35 AM

Responding to the roll call for the proposed Judicial Square TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Dan Fowler, Michael McGee, Tom Porto, Tammy Queen, Bruce Eddy (other), and Julie Johnson, (Kansas City School District). Absent were: Caleb Clifford (Jackson County) and Keith Smith (Kansas City School District).

2. **1200 Main/South Loop TIF Plan - Termination: Consideration of the termination of the 1200 Main/South Loop TIF Redevelopment Project Areas 4, 5, and 6, and other matters related thereto.**

Actions taken: CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN,
SECONDED BY MR. EDDY AND CARRIED UNANIMOUSLY (RES 7-2-
25)

APPROVE RECOMMENDATION THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE DESIGNATION OF REDEVELOPMENT PROJECT AREAS 4, 5, AND 6, (B) DECLARING AS SURPLUS ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES, IF ANY, ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH THE AFOREMENTIONED REDEVELOPMENT PROJECT AREAS, AND (C) DISOLVING THE SPECIAL ALLOCATION FUNDS ESTABLISHED IN CONNECTION WITH THE AFOREMENTIONED REDEVELOPMENT PROJECT AREAS, IF APPLICABLE. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 7-3-25)

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Dan Fowler, Michael McGee, Tom Porto, Tammy Queen, Jerry Nolte (Clay County), Bruce Eddy (other), and Julie Johnson (Kansas City School District). Absent were: Caleb Clifford (Jackson County) and Matt Fritz (North Kansas City School District).

MINUTES

3. **Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto.**

Action taken: ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MR. MCGEE AND CARRIED UNANIMOUSLY.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

4. **Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda, and other matters related thereto.**

Platte Purchase TIF Plan: Consideration of certification of costs totaling \$838,472.69 and other matters related thereto.

Baltimore Place Neighborhood Improvement Fund (NIF): Consideration of Certification and reimbursement totaling \$48,743.45 from the Neighborhood Improvement Fund and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. MCGEE AND CARRIED UNANIMOUSLY (RES 7-4-25)

5. **9th & Main TIF Plan: Consideration of certification of costs in the amount of \$2,313,702 and a waiver of questioned costs related to the 18-month rule in the amount of \$2,313,702 and other matters related thereto.**

Action taken: APPROVE CERTIFICATION OF COSTS IN THE AMOUNT OF \$2,313,702 AND WAIVER OF THE 18TH MONTH RULE FOR THE QUESTIONED COSTS IN THE AMOUNT OF \$2,313,702 REIMBURSEMENT, SUBJECT TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION AND COMPLIANCE AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED 8-1 (RES 7-5-25)

6. **Pioneer Plaza TIF Plan**: Consideration of certification of costs in the amount of \$395,524 and a partial waiver of questioned costs related to the 18-month rule in the amount of \$198,857 and other matters related thereto.

Action taken: TABLE

7. **Grand Blvd TIF Plan**: Consideration of payment of costs totaling \$122,435 and other matters related thereto.

Action taken: APPROVE PAYMENT OF COSTS IN THE AMOUNT OF \$122,435 FROM THE FUND ON HAND IN SAF AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 7-6-25)

AGREEMENT MATTERS RELATED TO SPECIFIC TIF PLANS

8. **Shoal Creek Parkway TIF Plan**: Consideration of approval of a Fifth Amendment to Redevelopment Agreement between the Commission and the City of Kansas City, Missouri for the conceptual design of Shoal Creek Parkway, between N. Brighton Road and N Woodland Avenue and (2) the construction of certain improvements within Hodge Park, in connection with and in furtherance of the Shoal Creek Parkway TIF Plan, and other matters related thereto.

Action taken: APPROVE THE FIFTH AMENDMENT TO REDEVELOPMENT AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI FOR (1) THE CONCEPTUAL DESIGN OF SHOAL CREEK PARKWAY, BETWEEN N. BRIGHTON ROAD AND N WOODLAND AVENUE AND (2) THE CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN HODGE PARK, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (RES 7-7-25)

9. **New England Bank TIF Plan**: Presentation by the 2 Ten Lofts HOA and redeveloper's comments, if any, on the New England Bank TIF Plan.

Action taken: HOLD FOR EXECUTIVE SESSION

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

10. **Economic Activity Taxes**: Consideration of the Economic Activity Taxes Report, and other matters related thereto.

Action taken: NONE; INFORMATION ONLY.

11. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action Reports and Contract Compliance Reports, and other matters related thereto.**

Directive taken: DIRECT STAFF TO PROVIDE PROPER NOTICES TO THOSE IN DEFAULT AND ADVISE TIF GOVERNANCE FINANCE & AUDIT SUBCOMMITTEE.

12. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.**

Action taken: ACCEPT THE FINANCIAL REPORTS. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY.

13. **Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

14. **Chair's Report: Consideration of the Chair's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

15. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

EXECUTIVE SESSION

16. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission and its auditor, pursuant to Section 610.021(1), (2), (12), or (17), RSMo, respectively.**

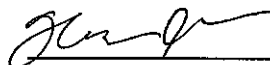
Motion to go into Executive Session pursuant to RSMo Section 610.021(1) to discuss legal matters related to the the New England Bank TIF Plan and the Briarcliff West TIF Plan was made by Ms. Queen, seconded by Mr. Fowler and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

Directive taken: DIRECT STAFF/LEGAL COUNSEL TO SEND NOTICE OF DEFAULT REGARDING THE NEW ENGLAND BANK TIF PLAN.

DIRECT LEGAL COUNSEL TO MODIFY THE SETTLEMENT AGREEMENT REGARDING THE BRIARCLIFF WEST TIF PLAN.

17. **Adjournment**



Heather A. Brown, Executive Director

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: August 13, 2025
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Dan Fowler
Michael McGee
Tom Porto

TAXING DIST: Jerry Nolte, Clay County
Jennifer Langston Justus, NKC School District
Scott Fricker, Platte County
Morgan Holecek, Kansas City School District

ABSENT: Tammy Queen
Caleb Clifford, Jackson County
Matt Fritz, North Kansas City School District
Tony Reinhart, NKC School District
Bruce Eddy, Jackson County other
Paul Kelly, Park Hill School District
Julie Johnson, Kansas City School District
Keith Smith, Kansas City School District

STAFF/GUESTS: Sandra Rayford
David Leader
Michael Keenan
Jennifer Brasher
Sean Carroll, KCMO
Aaron Dispenza, KCMO
Kelly Madinger, KCMO
Wesley Fields, Bryan Cave
Denvoir Griffen, Bryan Cave
Christine Bushyhead
Jay Harris
Abbey Brinkley
Michelle Burns
J Morningstar

Jacquelin Vernon
Troy Hogg, Center 58
Nic Riesenber
Wes Detwiler
Jim Bowers
Denise Eason
Michelle Burns

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:30 AM

Responding to the roll call for the proposed West Bottoms TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Dan Fowler, Michael McGee, Tom Porto, and Morgan Holecek (Kansas City School District). Absent were: Tammy Queen, Caleb Clifford (Jackson County), Bruce Eddy (other), Julie Johnson (Kansas City School District), and Keith Smith (Kansas City School District).

1. **West Bottoms TIF Plan: Consideration of approval of the West Bottoms TIF Plan, and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 9:40 AM SEPTEMBER 10, 2025.
MOTION MADE BY MR. FOWLER, SECONDED BY MS. HOLECEK AND
CARRIED UNANIMOUSLY (RES 8-1-25)

PUBLIC HEARING – 9:35 AM

Responding to the roll call for the proposed West Bottoms TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Dan Fowler, Michael McGee, Tom Porto, and Morgan Holecek (Kansas City School District). Absent were: Tammy Queen, Caleb Clifford (Jackson County), Bruce Eddy (other), Julie Johnson (Kansas City School District), and Keith Smith (Kansas City School District).

2. **Columbus Park TIF Plan: Consideration of approval of the Columbus Park TIF Plan, and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 9:45 AM SEPTEMBER 10, 2025.
MOTION MADE BY MR. FOWLER, SECONDED BY MR. PORTO AND
CARRIED UNANIMOUSLY (RES 8-2-25)

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Dan Fowler, Michael McGee, Tom Porto, Jerry Nolte (Clay County), and Scott Fricker, Platte County. Absent were: Tammy Queen, Caleb Clifford (Jackson County), Bruce Eddy (other), Matt Fritz (North Kansas City School District), and Julie Johnson (Kansas City School District).

MINUTES

3. **Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto.**

Action taken: ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION MADE BY MR. FOWLER, SECONDED BY MR. NOLTE AND CARRIED UNANIMOUSLY.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

4. **Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda, and other matters related thereto.**

Historic Northeast TIF Plan: Consideration of certification of costs totaling \$408,312, and other matters related thereto.

Historic Northeast TIF Plan: Consideration of certification of costs totaling \$393,989, and other matters related thereto.

Metro North Crossing TIF Plan: Consideration of certification of costs totaling \$1,022,420, and other matters related thereto.

Briarcliff TIF Plan: Consideration of certification of costs totaling \$39,294, and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. FOWLER, SECONDED BY MR. NOLTE AND CARRIED UNANIMOUSLY (RES 8-3-25)

5. **Antioch Crossing TIF Plan: Consideration of certification of costs in the amount of \$3,198,028 and a partial waiver of questioned costs related to the 18-month rule in the amount of \$211,009, and other matters related thereto.**

Action taken:

APPROVE CERTIFICATION OF COSTS IN THE AMOUNT OF \$3,198,028 AND A PARTIAL WAIVER OF QUESTIONED COSTS RELATED TO THE 18TH MONTH RULE IN THE AMOUNT OF \$211,009 AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. FOWLER, SECONDED BY MR. NOLTE (RES 8-4-25)

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

6. **Parvin Road Corridor TIF Plan: Consideration of approval of a Certificate of Partial Completion and Compliance No. 21 in connection with public improvements in the Parvin Road Corridor TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 21 TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR COSTS RELATED TO PUBLIC IMPROVEMENTS WITHIN THE PARVIN ROAD CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. FOWLER, SECONDED BY MR. NOLTE (RES 8-5-25)

7. **Shoal Creek Parkway TIF Plan: Consideration of approval of a Partial Certificate of Completion and Compliance in connection with Public Improvement Project F4 (Streetlight at N. Flintlock Road and NE 90th Street) in the Shoal Creek Parkway TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE PARTIAL CERTIFICATE OF COMPLETION AND COMPLIANCE TO THE CITY OF KANSAS CITY, MISSOURI FOR COSTS IN CONNECTION WITH PUBLIC IMPROVEMENT PROJECT F4 WITHIN THE SHOAL CREEK PARKWAY TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. FOWLER, SECONDED BY MR. NOLTE (RES 8-6-25)

AGREEMENT MATTERS RELATED TO SPECIFIC TIF PLANS

8. **Platte Purchase Development Plan: Consideration of acceptance of the recommendations of the Platte Purchase Development Plan Advisory Committee, and other matters related thereto.**

Action taken: APPROVE THE RECOMMENDATIONS OF THE PLATTE PURCHASE ADVISORY COMMITTEE. MOTION MADE BY MR. FOWLER, SECONDED BY MR. FRICKER AND CARRIED UNANIMOUSLY. (RES 8-7-25)

9. **Shoal Creek Parkway TIF Plan: Consideration of approval of a First Amendment to Redevelopment Agreement between the TIF Commission and the City of Kansas City, Missouri for the installation of traffic signals at the intersection of NE 90th Street and North Flintlock Road in connection with and in furtherance of the Shoal Creek Parkway TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI FOR THE INSTALLATION OF TRAFFIC SIGNALS AT THE INTERSECTION OF NE 90TH STREET AND NORTH FLINTLOCK ROAD AS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MR. FOWLER, SECONDED BY MR. NOLTE AND CARRIED UNANIMOUSLY. (RES 8-8-25)

10. **Prospect North TIF Plan: Consideration of approval of a Reimbursement Agreement between the TIF Commission and the City of Kansas City, Missouri for the reimbursement of redevelopment project costs in connection with and in furtherance of the Prospect North TIF Plan, and other matters related thereto.**

Action taken: APPROVE THE REIMBURSEMENT AGREEMENT BETWEEN THE TIF COMMISSION AND THE CITY OF KANSAS CITY, MISSOURI FOR THE REIMBURSEMENT OF REDEVELOPMENT PROJECT COSTS IN CONNECTION WITH AND IN FURTHERANCE OF THE PROSPECT NORTH TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MR. FOWLER, SECONDED BY MR. NOLTE AND CARRIED UNANIMOUSLY. (RES 8-9-25)

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

11. **Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

12. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action Reports and Contract Compliance Reports, and other matters related thereto.**

Directive taken: NONE; INFORMATION ONLY.

13. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.**

Action taken: ACCEPT THE FINANCIAL REPORTS. MOTION MADE BY MR. FOWLER, SECONDED BY MR. NOLTE AND CARRIED UNANIMOUSLY.

14. **Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

15. **Chair's Report: Consideration of the Chair's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

16. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

EXECUTIVE SESSION

17. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission and its auditor, pursuant to Section 610.021(1), (2), (12), or (17), RSMo, respectively.**

Motion to go into Executive Session pursuant to RSMo Section 610.021(1) to discuss legal matters was made by Mr. Fowler, seconded by Mr. Nolte and carried unanimously by roll call vote.

RESUME BUSINESS SESSION

18. Adjournment



Heather A. Brown, Executive Director

**high-performance work system
technology
organizational structure
people
processes
all work together**

Board Meeting Minutes

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: September 10, 2025
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

PRESENT: Alissia Canady
Lee Barnes
Dan Fowler
Michael McGee
Tom Porto
Tammy Queen

TAXING DIST: Jerry Nolte, Clay County
Matt Fritz, North Kansas City School District
Tony Reinhart, NKC School District
Jennifer Langston Justus, NKC School District
Morgan Holecek, Kansas City School District
Julie Johnson, Kansas City School District
Nic Riesenber, Clay County

ABSENT: Caleb Clifford, Jackson County
Bruce Eddy, Jackson County other
Keith Smith, Kansas City School District

STAFF/GUESTS: Heather Brown
La'Sherry Banks
Sandra Rayford
David Leader
Brandon Haggard
Jennifer Brasher
Sean Carroll, KCMO
Aaron Dispenza, KCMO
Kelly Madinger, KCMO
Nicolas Bosonetto, KCMO
Wesley Fields, Bryan Cave
Christine Bushyhead
Abbey Brinkley
Jacquelin Vernon
Erica Kobleski

Todd LaForella
Kate Barsotti
Daniel Yoza, Levy Craig
Jarrett Dillard
Kate Johnson
Charles Renner,
Grant Baumgarner, EF Building Co
Ken Jagers

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:30 AM

Responding to the roll call for the Southtown Corridor/31st & Baltimore TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Dan Fowler, Michael McGee, Tom Porto, Tammy Queen, and Julie Johnson (Kansas City School District). Absent were: Caleb Clifford (Jackson County), Bruce Eddy (other), and Keith Smith (Kansas City School District).

1. **Southtown Corridor/31st & Baltimore TIF Plan – Thirteenth Amendment: Consideration of approval of the Thirteenth Amendment to Southtown Corridor/31st & Baltimore TIF Plan, and other matters related thereto.**

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (**RES 9-1-25**)

APPROVE THE THIRTEENTH AMENDMENT TO THE SOUTHTOWN CORRIDOR/31ST & BALTIMORE TAX INCREMENT FINANCING PLAN AND FORWARD THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL. MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND CARRIED UNANIMOUSLY (**RES 9-2-25**)

CLAY COUNTY/NKC

PUBLIC HEARING – 9:35 AM

Responding to the roll call for the Chouteau I-35 TIF Plan public hearing were the following Board members: Alissia Canady, Tammy Queen, Tom Porto, Matt Fritz(North Kansas City School District), Jerry Nolte (Clay County), Jennifer Justus (North Kansas City School District), and Nic Reisenberg. Absent were: Jim Staley (other), Pete Hall (Clay County), Tony Reinhart (Clay County), and Tom Salisbury (Clay County).

2. **Chouteau I-35 TIF Plan – Termination: Consideration of approval of the termination of the Chouteau I-35 TIF Plan, and other matters related thereto.**

TABLE FOR LACK OF QUORUM

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:40 AM

Responding to the roll call for the West Bottoms TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Dan Fowler, Michael McGee, Tom Porto, and Tammy Queen. Absent were: Caleb Clifford (Jackson County), Bruce Eddy (other), Julie Johnson (Kansas City School District), and Keith Smith (Kansas City School District).

3. **West Bottoms TIF Plan – 2nd Amendment: Consideration of approval of the Second Amendment of the West Bottoms TIF Plan, and other matters related thereto.**

Action taken: CONTINUE THE PUBLIC HEARING TO 9:30 A.M. OCTOBER 8, 2025.
MOTION MADE BY MS. QUEEN, SECONDED BY MR. FOWLER AND
CARRIED UNANIMOUSLY BY ROLL CALL VOTE **(RES 9-5-25)**

PUBLIC HEARING – 9:45 AM

Responding to the roll call for the proposed Columbus Park TIF Plan public hearing, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Dan Fowler, Michael McGee, Tom Porto, Tammy Queen, and Julie Johnson (Kansas City School District). Absent were: Caleb Clifford (Jackson County), Bruce Eddy (other), and Keith Smith (Kansas City School District).

4. **Columbus Park TIF Plan: Consideration of approval of the proposed Columbus Park TIF Plan, and others matters related thereto.**

Action taken: CLOSE THE PUBLIC HEARING. MOTION MADE BY MR. BARNES,
SECONDED BY MS. QUEEN AND CARRIED UNANIMOUSLY **(RES 9-6-25)**

APPROVE THE COLUMBUS PARK TIF PLAN AS AMENDED IN STAFF REPORT AND FORWARD A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL. MOTION MADE BY MS. QUEEN, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY **(RES 9-7-25)**

CLAY COUNTY/NKC

PUBLIC HEARING – 9:35 AM

Responding to the roll call for the Chouteau I-35 TIF Plan public hearing were the following Board members: Alissia Canady, Tammy Queen, Tom Porto, Matt Fritz(North Kansas City School District), Jerry Nolte (Clay County), Jennifer Justus (North Kansas City School District), and Nic Reisenberg. Absent were: Jim Staley (other), Pete Hall (Clay County), Tony Reinhart (Clay County), and Tom Salisbury (Clay County).

5. Chouteau I-35 TIF Plan – Termination: Consideration of approval of the termination of the Chouteau I-35 TIF Plan, and other matters related thereto.

Action taken:

CLOSE THE PUBLIC HEARING. MOTION MADE BY MR. NOLTE, SECONDED BY MS. JUSTUS AND CARRIED UNANIMOUSLY **(RES 9-3-25)**

APPROVE THE RECOMMENDATION THAT THE CITY COUNCIL PASS AN ORDINANCE

(A) TERMINATING THE CHOUTEAU I-35 TAX INCREMENT FINANCING PLAN,

(B) TERMINATING THE DESIGNATION OF THE REDEVELOPMENT AREA DESCRIBED BY THE CHOUTEAU I-35 TAX INCREMENT FINANCING PLAN,

(C) TERMINATING THE DESIGNATION OF REDEVELOPMENT PROJECT AREAS 3 AND 4, AND DESCRIBED BY THE CHOUTEAU I-35 TIF PAN AND ORDINANCE NO. 980429, AS AMENDED, AND ORDINANCE NO. 020786 RESPECTIVELY

(D) ACKNOWLEDGING THE EXPIRATION OF REDEVELOPMENT PROJECT AREAS 1 AND 2, AS DESCRIBED BY THE CHOUTEAU I-35 TIF PLAN,

(E) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH THE REDEVELOPMENT PROJECT AREAS, IF ANY, AS SURPLUS AND

(F) DISSOLVING THE SPECIAL ALLOCATION FUND. MOTION MADE BY MR. NOLTE, SECONDED BY MR. PORTO AND CARRIED UNANIMOUSLY **(RES 9-4-25)**

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Michael McGee, Tom Porto, Jerry Nolte (Clay County), Morgan Holecek (Kansas City School District), and Julie Johnson, (Kansas City School District). Absent were: Tammy Queen, Dan Fowler, Caleb Clifford (Jackson County) Bruce Eddy (other), Matt Fritz (North Kansas City School District), and Keith Smith (Kansas City School District).

MINUTES

- 6. Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto.**

Action taken: ACCEPT THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED. MOTION MADE BY MR. PORTO, SECONDED BY MR. MCGEE AND CARRIED UNANIMOUSLY.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

- 7. Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda, and other matters related thereto.**

Metro North Crossing TIF Plan: Consideration of certification of costs totaling \$2,156,549 and other matters related thereto.

Shoal Creek TIF Plan: Consideration of certification of costs totaling \$794,355 and other matters related thereto.

Parvin Road TIF Plan: Consideration of certification of costs totaling \$900,109 and other matters related thereto.

Action taken: APPROVE THE COST CONSENT AGENDA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. NOLTE, SECONDED BY MS. HOLECEK AND CARRIED UNANIMOUSLY **(RES 9-8-25)**

8. **Historic Northeast TIF Plan: Consideration of certification of costs totaling \$668,433, and other matters related thereto.**

Action taken:

APPROVE THE COST CERTIFICATION IN THE AMOUNT OF \$668,433 SUBJECT TO CONDITIONS STATED IN SECTION 24B OF THE REDEVELOPMENT AGREEMENT AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. PORTO, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES 9-11-25)

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

9. **Metro North Crossing TIF Plan: Consideration of approval of a Certificate of Partial Completion and Compliance No. 8 in connection with partially completed public improvements in the Metro North Crossing TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 8 TO METRO NORTH CROSSING, LLC. FOR COSTS RELATED TO PROJECT IMPROVEMENTS WITHIN THE METRO NORTH CROSSING TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MR. PORTO, SECONDED BY MS. HOLECEK AND CARRIED UNANIMOUSLY (RES 9-9-25)

AGREEMENT MATTERS RELATED TO SPECIFIC TIF PLANS

10. **Proposed 800-818 Grand TIF Plan: Consideration of a Funding Agreement between the TIF Commission and 800 Grand KCMO LLC regarding certain improvements contemplated by the proposed 800-818 Grand TIF Plan, and other matters related thereto.**

Action taken:

APPROVE THE FUNDING AGREEMENT BETWEEN THE TIF COMMISSION AND 800 GRAND KCMO LLC, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 8 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MR. PORTO, SECONDED BY MS. HOLECEK AND CARRIED UNANIMOUSLY. (RES 9-10-25)

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

11. **Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

12. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action Reports and Contract Compliance Reports, and other matters related thereto.**

Directive taken: NONE; INFORMATION ONLY.

13. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto.**

Action taken: ACCEPT THE FINANCIAL REPORTS. MOTION MADE BY MR. PORTO, SECONDED BY MR. MCGEE AND CARRIED UNANIMOUSLY.

14. **Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

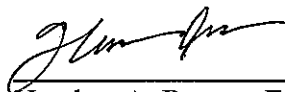
15. **Chair's Report: Consideration of the Chair's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

16. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Action taken: NONE; INFORMATION ONLY.

17. **Adjournment**



Heather A. Brown, Executive Director

**high-performance work system
technology
organizational structure
people
processes
all work together**