I .  Call to Order / Roll Call

II .  Approval of standing committee minutes from March 9 and 30, 2015.

III .  Committee Agenda

Item No. 1 - PRESENTATION: 2014 CAFR

Synopsis:
Presentation of the 2014 Comprehensive Annual Financial Report (CAFR), by Allen, Gibbs, and Houlik, LC, the UG's independent auditor, submitted by Rick Mikesic, Accounting Director.

Information forthcoming.

It is requested that this item be fast tracked to the June 4, 2015, full commission meeting due to it being time sensitive.
Item No. 2 - RESOLUTION: SAFE ROUTES KCK WALKING SCHOOL BUS GRANT

Synopsis:
A resolution authorizing the UG to enter into an agreement with the State of Kansas for the acceptance of a $120,000 MARC grant to implement and expand the Safe Routes KCK Walking School Bus Expansion, submitted by Lideana Laboy, Public Works. The required local match is included in the budget.
Tracking #: 150142

Item No. 3 - RESOLUTION: SET PUBLIC HEARING FOR A CID

Synopsis:
A resolution setting a public hearing date of July 9, 2015, to consider a Community Improvement District (CID) as part of the new $50M, 246 unit multifamily and parking garage project at the SE corner of Parallel and Village West Parkway as proposed by EPC Real Estate, RED Legacy, KKR, and Humphries Architects, submitted by George Brajkovic, Economic Development Director.

_On April 27, 2015, the proposed project was presented to the standing committee._

Information forthcoming.
Tracking #: 150135

Item No. 4 - PRESENTATION: NORTHPOINT DEV. PROPOSED BUSINESS PARK

Synopsis:
Presentation of NorthPoint Development's proposal for a business park on the Turner Woods site (130 acres south of both I-70 and Riverview Ave., along the SW corridor of the Turner Diagonal), presented by George Brajkovic, Economic Development Director. NorthPoint is requesting Industrial Revenue Bonds (IRBs) and a Community Improvement District (CID).

_For information only._
Tracking #: 150136

IV. Adjourn
The meeting of the Economic Development and Finance Standing Committee was held on Monday, March 9, 2015, at 6:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Townsend (via phone), Maddox, Murguia, Walters and BPU Board Member Tom Groneman. The following officials were also in attendance: Doug Bach, County Administrator; Joe Connor, Interim Assistant County Administrator; Jody Boeding, Chief Legal Counsel; Ken Moore, Deputy Chief Counsel; Lew Levin, Chief Financial Officer; Reginald Lindsey, Budget Director; Bill Heatherman, County Engineer; and George Brajkovic, Director, Economic Development.

Chairman McKiernan called the meeting to order. Roll call was taken and members were present as shown above, Tom Groneman, BPU Board Member; was in attendance for David Alvey.

Approval of standing committee minutes from January 5, 2015. On motion of Commissioner Murguia, seconded by Commissioner Walters, the minutes were approved. Motion carried unanimously.

Chairman McKiernan said we do have a blue sheet for tonight. The original Item No. 2 which was an ordinance amendment agreement with Speedway Heights has been removed from the agenda, so we will not discuss it this evening. It will come back, I assume, at a later time.

Committee Agenda:

ITEM NO. 1 – 150044…ORDINANCE: TERMINATE TREMONT TIF DISTRICT

Synopsis: Ordinance terminating the Tremont Redevelopment District, submitted by Lew Levin, Chief financial Officer.
Lew Levin, Chief Financial Officer, said what you have before you actually is a revision to a previous action. This past December we did take action to terminate the Tremont TIF, however, the ordinance that did that termination was incomplete. It did not correctly identify all the parcels within that district and so we have a revised ordinance before you that includes all parcels in that district. Simply, this action will terminate the existing TIF. There is a positive revenue associated with that termination of approximately $197,000 that would be split among all taxing entities.

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

Chairman McKiernan said I will say that I had a bit of déjà vu because I thought when this first came up, didn’t we already do this. Thank you to Mr. Levin for clarifying we did already do it, we just didn’t do it as thoroughly as we’re going to do it now.

Roll call was taken and there were six “Ayes,” Groneman, Walters, Murguia, Townsend, Markley, McKiernan.

ITEM NO. 2 – 150042…ORDINANCE: AMEND AGREEMENT WITH SPEEDWAY HEIGHTS

Synopsis: Ordinance approving an amended and restated performance agreement to adjust the PILOT for Speedway Heights, LLC project known as Heights at Delaware Ridge (130th & Delaware Parkway), submitted by George Brajkovic, Economic Development Director.

Action: Deleted from agenda.

ITEM NO. 3 – 150045…PRESENTATION: US SOCCER NATIONAL TRAINING CENTER

Synopsis: Presentation on deal points with OnGoal, LLC for a development agreement for the US Soccer National Training Center and a first amendment to a multi-sport stadium specific venture agreement, provided by George Brajkovic, Economic Development Director.

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**Doug Bach, County Administrator**, said tonight we are pleased to come back forward to the Commission with an update and review of contract terms with our agreement with Sporting Kansas City regarding our US Soccer deal. This is a deal that sets out the perimeters for how US Soccer will come to town, what they will put, where they will put their buildings and an update to the tournament field which is part of our original agreement with Sporting Kansas City. Show where it’ll be built and how that will work with the contract as well as the futsal fields which we discussed last summer and how we can move forward with that.

Our initiative tonight is to present the information as we’ve been negotiating it actively over the past couple of weeks. Give this committee a good update as to where we are; walk through a summary of the terms, allow you to engage in any questions. It would be our intent then to move forward and put this into a final contract to bring back to the commission. With that I would like to turn this over to George Brajkovic. We have Robb Heineman with Sporting Kansas City here tonight and Chase Simmons with Polsinelli who is representing them along with Todd LaSala who represents us on our development deals. With that I’ll turn it over to George and let you move through the presentation.

**George Brajkovic, Economic Development Director**, said we have a fairly brief presentation tonight and I think from a staff perspective we’re just going to kind of do it in concert with Robb and Chase because some of the points, a single slide can cover both staff and the developer’s perspective on it.

Just kind of from an organizational standpoint, really what we’re going to cover are, there’s actually two documents that go along with this deal and kind of what you can expect to
see from each one of those documents, then the particular developments associated with that and the specific site locations that those are going to. Then kind of a basic timeline of when we can expect to see each one of those components come online and available.

Jumping in with the STAR District that was approved, this is the Vacation Village District the commission considered this last year. The two sides we’re really talking about are the two in purple. Starting on the far right side is the Speer family property. It’s about a 130 acre site that was added to the district. Then the purple, kind of in the middle of the page, is about a 40 plus acre site on the Schlitterbahn property that’s geared up for at least for the US Soccer component. The Speer family property would be the host site for the tournament fields.
The two documents, one is the first amendment to the Venture Agreement and the second document is the actual US Soccer Development Agreement. The SVA, two of the major changes in that are the futsal component which I know this committee has heard at least a couple of presentations on. Those are actually the eight additional courts in addition to the two existing courts would replace the three recreational fields. We have a slide that gets into a little more detail about what constitutes the court and the potential locations. We just wanted to highlight what the changes are in the document here. Then the tournament fields originally that was planned to go into Wyandotte County Park in Bonner Springs and now we’re supporting a move of that component to the Speer family site.

Then the actual development agreement for US Soccer, I just wanted to highlight this is a $64M STAR Bond deal. It includes the National Training Center and the various indoor/outdoor components associated with that as well as that tournament field component. Again, we’ll have a slide that goes into a little more detail on that.
Some more details on the Futsal component. Maybe a good way to look at this is double courts verses single courts and how we’re going to approach that. Let’s start with the existing double courts now. You can see the locations are highlighted there, Bethany Park, Highland Park, Welborn and Westheight. The plan there is to have the OnGoal Group actually go through and do the conversion of those double courts over to the futsal courts, double tennis courts into futsal courts. On the existing single site the UG retains the option within this agreement that if we can provide a secondary base for a double or the second court that OnGoal would continue and provide the construction of two futsal courts for those areas as well. You can see the four designated areas there; Edwardsville, Harmon High School, Garland Park and Vega Field. Again, the anticipated completion date for this component is sometime during this year. Robb, I don’t know if you’ve got any other details on that but…

Robb Heineman, CEO of Sporting Club, said yes I think once we have a site determined, it’s really only probably a 90 day construction process. I think our intention would be that we would like to do as many of these simultaneously as we could to the extent that we’re ready to go. I would say if we were to mobilize today, the earliest we’d probably get started would be mid-April. I think once we’ve got the site conditions kind of met, I think it’s a pretty quick process. We’d like to get out of this as soon as we could.

Mr. Brajkovic said then the tournament fields, it’s anticipated then you would have a total of 12 fields, a minimum of 8 fields would be located on the Speer site.
There would be additional outdoor fields associated with the National Training Center and a component of those fields, at least four, could either co-locate at the Speer site or be located with the National Training Center which is anticipated to be nearby and then you use those fields together. Again, tentative timeframe on that or actually the timeframe called out in the agreement is; I have those built and having OnGoal managing those by spring of 2017.

Using that original STAR District map in trying to highlight the kind of sketch version of what’s playing there, and thank you to Robb’s staff for sending these over, you can see where the Speer property hopefully translates into the larger image here and how that 130 acres is anticipated to be used. You’ve got the eight clearly identified tournament fields, associated parking with that but you can still see there’re some components to the property that just because of primarily
topographical type issues, it’s just hard to develop so there’ll be some maintained green space. You do see though that there’s with the letter D, those are possible future field locations. Then you’ll also notice there’s quite a bit of State Avenue frontage with some depth that doesn’t have anything specially called out for on that site plan. Maybe with that I’ll turn it over to Todd to maybe talk about what are those options available with that currently unmarked area.

**Todd LaSala, Attorney, Stinson Leonard Street**, said the development agreement provides that the city, all of that property is purchased with STAR Bonds, that property will reside with the city. The city will own that property. However, the development agreement documents talk about a scenario where for a window of time, probably 3 or 4 years, the OnGoal folks will be the developer of record for that property. They will have opportunities to come in and present potential projects for that property. That doesn’t mean that if the UG is approached with some terrific use that they want to consider, we have the ability under the documents to come to OnGoal and talk about the potential to use that for this other alternative use. For that initial period of time there are some primary development responsibilities that will reside with this developer. **Chase Simmons, Polsinelli;** said the only other thing I would add on that is two things: 1) we’ve tried to craft it so we are not standing in the way of some opportunity that the UG might have that didn’t involve us and 2) if you look at the configuration of the scale as such, that it’s hard to imagine how big the site is. What you really end up with if you utilize the area where those fields D are, south of that you really have a very standard nice development site, about 50 acres down in that area. Good frontage, good access and so we thought anything deeper than that you start kind of and we’ve done various layouts of cycles, anything deeper than that you start talking about multiple sites so we think that’s about the right configuration. It sets up well for a commercial and mixed use development of some sort.

One other thing just to, I don’t know if we’re going to get to this, but there is a request that some portion of the park lands or the fields have a component that named after the Speer family. That’s something that we’re working on. That will ultimately come. I think it’s in our court, but ultimately you’ll see it, and we don’t know if that’s going to be some of the fields or there’s the park area in the northwest corner that is really nice park area but hard to do anything other than walking trails and things like that. That something that I know the Speer family wanted me to bring up. We’ll be back in front of you at some point.

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Mr. LaSala said the other thing I probably should have said about this is that if the developer comes forward with a use he wants to take some balance of that remaining option property that you see there, they pay for that. That property is initially purchased with STAR Bonds but that option would require a payment of about $52,000 an acre. Mr. Simmons said which is the…essentially with interest that’s the price that we’re purchasing it so that’s the Speer price and then you all will just pass it along to us if you decide to purchase additional ground. Mr. LaSala said that’s correct.

Mr. Brajkovic said moving into the development agreement on it, so the National Training Center then is not located on the Speer family property. We have a great map after this slide to show you exactly where that is, but again, talking about what constitutes or comprises the National Training Center, again, it’s an indoor/outdoor facility. In terms of what kind of square footage we can expect, I think initially when we started talking we were thinking maybe it is one large facility. I know Robb’s mentioned continuing discussions, there’s always an option to maybe set it up more like a soccer village type. There’s always a commitment to at least up to 100,000 square feet for that particular component of it. Again, I mentioned indoor facilities. It also has outdoor facilities with a series of outdoor fields located there. Completion date is during the year of 2017.

Local benefits provisions, this is the way Mr. LaSala actually turned it in the executive summary. I wanted to highlight a couple of things, but I also wanted to note that the two that are highlighted here are in addition to a variety of other benefits that come along with this project. Again, the civic and charitable and role that US Soccer will play in additional economic development in the community as well as agreeing to, US Soccer, agreeing to designate hotels in Wyandotte County as the official hotels for events that are hosted at the site. The two we did highlight again are…we’re working with Robb and his group to say, identify what are some available times; then opening the indoor fields to community organizations, at a reduced cost, during those available times. One of the questions, I’m sure is well what’s the available time? I can answer that but I think Robb is probably best available for that. Mr. Heineman said you know for the purposes for the National Training and Education Center itself, really the times it’s going to be utilized either by the athletics and/or the coaches is really going to be Monday through Friday from probably 8:00 a.m. until 3:00 p.m. in the afternoon. On what you would
consider probably prime times that the community may want to use it in the evenings or the weekends, we won’t really have a ton of use for it with just that standard protocol. I think we just mutually work together and try to fill it as often as we can. There’s definitely demand in the community. I think we can fill it for every available hour with either just straight kind of commercial demand or I think we’ll work with Parks to make sure that there’s good community programming that gets utilized there. I think that’s something that we should probably try to help you with just because we’ll have the expertise to make that happen. I think this is a building that we think the relationship works pretty well because I think when we’re going to want to use it, the community won’t, so I think that’s probably a good thing.

**Mr. Brajkovic** said on that available timeframe/time-slots there is an additional commitment that the UG Parks & Rec can have about 20% of that time at no cost to run existing programming, create new programs; again, this is all working in concert with Robb and the OnGoal team. We thought those were two good provisions to highlight. Doug, did you want to add something there? **Mr. Bach** said I just want to clarify the 20% and make sure I’m remembering how we have this. Isn’t it 20% of the 50% for the community use time? The community use time is 50% of the time, so it’s...I just want everybody to understand that because without reading the contract you’re not going to see that. It’s essentially, the parks and rec time is 10% of total time, I think would be the right way to understand it just so you get it. I just always want the commission to be clear on that. **Mr. Brajkovic** said thank you for that clarification.

Okay, then the US Soccer sites so again in the left-hand corner you see the original STAR District map and highlighting the acreage. Within the Schlitterbahn property, you see 98th Street is to the left of that image, Parallel is on the north and you kind of see the layout of the facility. The buildings, again, are on the right hand side of the property labeled C, B, E and highlighted in red with the parking area. Then you see D is reserved for a training fields and letter F, again, additional future fields. Robb, do you want to kind of dive into the detail. **Mr. Heineman** said so this is not the easiest site in the world. It’s 40 some acres but it’s really probably about 35 of usable and it falls off pretty dramatically to the south. Originally when we were taking a look at the site I wasn’t crazy about it. To be honest now the way we have it set up I like it a lot because you can actually use some of those slopes to your advantage.
We’ve kind of reoriented the buildings over to the eastern side. I think it works with the topography a little bit over there. It also gives us some intimacy and some privacy for the National Team which I think is important and so that B building really kind of sits up on a hill and overlooks the fields that sit down below. Then what we’ll do with that D plain is, we don’t really look at it the context of how many fields do we need to build, we just want to maximize the amount of ground that we get on one grade level basically. Then we can paint or reorient it however we want to use it for training purposes. That’s really kind of what this is showing us as opposed to showing a number of fields.

The other thing is those buildings that we’re showing a future E, our intention for those is that those would be probably health care or medical users. We right not have two interested companies in looking at that. I believe that building probably, well it’s not going to be in our agreement; I would guess that it’ll be under construction at the same time that building B will.

I think the site is coming together nicely for us and then I think that F ground will be fields that we’ll be able to utilize right away because it will be graded. It gives us some flexibility downstream. One of the things that I think we would like to go after is US Soccer has told us that they are likely to put out an RFP for 100,000 square feet of office with 300 jobs sometime over the course of the next two years. We wanted to maintain some space in the development so we could go after that wholeheartedly if and when they do that. It’s a challenging site but I do think the way that it’s going to set up it’s going to be a beautiful location for us.

Mr. LaSala said there’s one other thing that’s in the documents that may not show up on the site right now, there’s one additional futsal court that is contemplated somewhere on this site. Mr. Heineman said that’s fine. That’ll go on there somewhere, we’ve just got to figure out where exactly.

Mr. Brajkovic said from the staff’s end that’s the extent of the presentation we’ve prepared. I guess any one of us is available to answer any questions you might have about the project.

Commissioner Murguia asked who actually owns the indoor soccer fields. Mr. Chase said under the agreement OnGoal or US Soccer or some partnership would own it. All the assets on
the Speer property would be owned by the UG and operated by OnGoal pursuit to an operating agreement. **Commissioner Murguia** asked will other communities have access to this facility. **Mr. Heineman** said to the indoor soccer piece, yes. **Commissioner Murguia** said that won’t cut into our 10% of the time. **Mr. Bach** said 10% is exclusive to our Parks and Rec for how we program it whether we elect to run that or we elect to have Robb’s team do it. The community use component is meant to be more regional in nature. The people would come in reserve the facility, practice time, just like we use facilities in other communities. We have the 10% there that is one that we can make it exclusively to Wyandotte County or whatever. **Mr. Heineman** said but Commissioner the other thing that we could do, which I would be fine with, is when we make the demand available, it’ll go or the supply available, it’ll go immediately. If what you wanted to do outside of the parks piece is the part that we’re talking about doing for a reasonable fee. If you wanted to do some period of time that we do sort of a first offering directly to the community, I’ve got no problem with that. **Commissioner Murguia** said I don’t care how you work it out in the end. I’m fine with what you’re proposing today. I guess what I don’t want to see is that all this time that’s available to the community be bought up by another county, then our people don’t have access to that or I’ll just be candid, I would rather see you charge a higher rate to people that don’t live in our county and charge a lesser rate to people that, leagues and stuff, that are in our county. That’s just my opinion. I don’t know how you work that out. I’m just giving you my opinion. **Mr. Heineman** said I’m fine with that. I mean I would have no problem having a multi-tier rate card that’s not a problem. If that’s how you like it then, we’ll do it that way. **Commissioner Murguia** said just a suggestion. **Mr. Bach** said we’ve actually had some similar conversations already on that so I think we could probably revisit some of those and work on that.

I’ll go back and just visit a little bit with that because I think it bears noting. As we went through the futsal courts I think as we left the last conversations, I think it was September or such that we were last in here. A lot of conversation came back about the going on to a double court and that there was a little bit of misunderstanding that came into play there that they were going to do one side of that. As we’ve proceeded forward, I think that’s where Sporting has stepped up and said you know we want to make everybody feel good about what’s going on with the futsal courts so they’re building that double court when we come on like Wyandotte High School. When you see eight sites that are being located, you mean that actually has the potential

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to be 16 new. As George pointed out, if we go in and create one all from scratch, which that was
the other point, if we go into an area like we’re contemplating that doesn’t have it, it kind of put
a commissioner or an area to come up with money. They’ll start from the beginning and build
that whole single court. You don’t walk out of here with a need to have to have funding to do
the one futsal court. If you do want to do a double, if you have the monies there from some other
source, we’d do the base and then they’ll do the double on top or we’ll go into the areas where
we already have the double from the tennis court and surface it and that’ll be the two footed play.

Commissioner Murguia asked do we know how much that is right now. Do we know the dollar
amounts on those? Mr. Bach said we have approximates…you mean to do the base?

Commissioner Murguia said the difference, yes. Mr. Bach said I know Tobin has run through
some different numbers and it always depends on the site. There’s kind of a number and then
depending on where we go. I don’t have the number here but I know Mike had worked with
Parks to come up with some numbers for that. Commissioner Murguia said I guess I was
wondering are you talking $50,000 or are you talking $5,000? Mr. Bach said probably
somewhere in the middle of that. Mr. Heineman said I’d say in the upper middle of that. Mr.
Bach said you’re probably $25 to $30,000 to get it ready. Commissioner Murguia said a single
futsal court. Mr. Bach said yes. Mr. Heineman said from scratch.

Chairman McKiernan said I would just like to say that I was one of the ones who was really
cconcerned about only resurfacing one of an existing double court. I just want to say I am very
appreciative of the fact that you’re going to do both courts because I think that will have a huge
community impact whereas the other way I think might have actually ended up a detriment in
some ways to the community. Thanks very much for taking care of that.

Commissioner Murguia said you said you’re going to do all of these, try to do all of these at the
same time? Mr. Heineman said yes, I think so to the extent the site’s available to do that. I
mean that would be a preference if we could but my guess is when we get into the actuality there
could be different conditions that we have to manage. What we’d like to do is start on as many
as we can as soon as we can. Then we’ll deal with any that are trailing when we have to.

Commissioner Murguia said you’re not going to hold up progress on the futsal fields for a few
sites that are more challenging than others. Mr. Heineman said no we’ll start and we’ll do as
many as we can right away. I think we’d like to get them done just based on sort of the workload that we have in front of us around the fields and the National Training Center. I think we’d like to get these done. Mr. Bach said yes, I think it’s important and I mean they’ve noted. When it’s a surface job, I mean that’s pretty quick. You get right into that and start going right after those shortly after the contract is done. The other sites have the prep work and if we’re saying we have to get it all done first and then we may not have the funding identified. As Robb pointed out, if it’s like it currently is, half of them are putting over the top of surface, those won’t be held up while we’re waiting on the others to figure out how they’re building the subsurface portion of that.

Chairman McKiernan said remind me and I’m looking here at the Request for Action. We have and it simply says, “Action requested is present deal points”, so is there a request tonight for action? Mr. Bach said no we don’t have a request for action. The procedure or the process that I would like to follow with this and I know this committee likes to see final contracts in front of them. As we have been in pretty good shape, it really was like the end of last week we started getting to all our final terms and deal points. You know we were kind of held on some parts. These guys needed to finish things where they were with US Soccer. We had to work through some other issues with them. As we have an executive summary we’d like to turn it into a final contract and offer that to the commission and potentially take it back to the full commission on March 26th. Now we can come back at the end of the month and then work toward April. How does this committee…if you want to come back, if you want us to come back and present the final contract in advance to going to the full commission we can do that as well. It’s kind of like when you get ready to go, you get ready to go, so I mean we start to kick off bonds but I don’t want you guys to miss any details of it. There are a few points that we’re just getting finalized.

Commissioner Murguia asked how soon after the fields are constructed will the programming begin; the programming piece at the fields begin? Mr. Heineman said I think it just depends on when their finished, from a season perspective. If we’re in season if they’re going to be finished in the spring and it’s the spring season, we’ll start the programming right away. If we finish up in the summertime, we probably won’t start until the fall when the seasons rollover. As soon as the calendar makes sense we’ll start. Commissioner Murguia said not that this really affects
anyone else but for me I’m a little bit concerned. I’ve received a $25,000 grant to measure health and fitness of youth that participate in this program and that those outcomes need to be done by the end of the year. For me I’m concerned or I have to give $25,000 back. We’ve been talking about this for a long time. I thought for sure that this would not be a bad ask. It would be good and I’d be able to get it done this year. I just want to make sure. If I’m the only one with concern, I guess it doesn’t matter, but I’m concerned.

Mr. Bach said Robb’s construction team I think pointed out, and I’ll say it that way he doesn’t have to commit to it at this point, but I mean they indicated they could come out and they’ll be rolling in April if we’re done prior to that time and ready to go. There are things to get done to make that happen but with particularly those places where we’re surfacing that makes it easier for them to move right in but if we can get everything going. I think the only rush that we have and I realize we just hit a point that we go through and there’s nothing happening, nothing happening, well it’s not that we’re not working on this, we just haven’t been back here in front of the commission because I wanted to have good information to bring you back.

As we look ahead to the construction season you know we’re ready to roll. We also have to kick off the bond group which will take about three months before there’s any funding that comes in once we say you’re a go to move forward from that group. Mr. LaSala said although importantly the financing for the futsal project is not really tied to the STAR Bonds. It’s funded alternatively so even if we’re still waiting to issue bonds, futsal can go as long as our agreements are done and approved. Mr. Chase said just from an overall timing so you know where we’re coming from, we’re ready to go. Obviously, we’ve figured out I think the last time we were here maybe we wanted the NTC on the other side and we wanted the tournament fields so we’ve worked through all that with all the partners. We’ve had great bond underwriting interviews through the RFP process and good feedback on that. I think at this point we’re all nervous to go because we see the interest rate environment can change things.

Construction season is coming on us and we’ve got a lot of design to do. We’ve got an eye on the interest rates and we’re ready to go. We don’t want to pressure you all to do anything you’re not ready to do but we’d really like to move forward on the 26th. Commissioner Markley said I think the full commission is going to want to see the full presentation anyway. I don’t think this is something that’s going to go on Consent Agenda and the full commission is
not going to want to hear it. I don’t see any reason not to just do it in March and let the full commission see the presentation and vote on it together. Chairman McKiernan said so what we have then is basically we would…substantially the final agreement is going to be substantially the same as everything that we’ve looked at tonight. There will be small details but there won’t be a major change to it. We’re looking at bringing this back on the 26th. At our meeting of the 26th, I think that’s a great way to go.

Mr. Bach said and we’ll work on getting that contract out to you in as much advance time as possible. That way you can review it. Chairman McKiernan said it looks great. I’m excited to have it constructed and operating. Mr. Heineman said we are too. It’s been a long time coming and we’re ready to get going. Just to give you some indication, I mean we are going. We’re at risk. We’ve spent several hundred thousand dollars on design already. We’re out there doing treeing on the property so I mean we’re going. It’s going to happen. Chairman McKiernan said fantastic we will look forward to a presentation on the 26th, thank you.

Action: No action
Adjourn

Chairman McKiernan adjourned the meeting at 6:45 p.m.

cdm
The meeting of the Economic Development and Finance Standing Committee was held on Monday, March 30, 2015, at 6:11 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Townsend (via phone), Murguia, and Walters. BPU Board Member David Alvey was absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Assistant County Administrator; Melissa Mundt, Assistant County Administrator; Lew Levin; Chief Financial Officer; George Brajkovic, Director of Economic Development; Debbie Jonscher, Assistant Finance Director; and Bill Heatherman, County Engineer.

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

Approval of standing committee minutes from February 2, 2015. On motion of Commissioner Murguia, seconded by Commissioner Walters, the minutes were approved. Motion carried unanimously.

Committee Agenda:

Item No. 1 – 150063…RESOLUTION: AMEND MASTER EQUIPMENT LEASE PURCHASE AGREEMENT

Synopsis: A resolution amending the UG’s Master Equipment Lease Purchase Agreement dated October 17, 2013, with Banc of America Public Capital Corp. in connection with paying the costs of acquiring and installing certain equipment, submitted by Debbie Jonscher, Assistant Finance Director.

Debbie Jonscher, Assistant Finance Director, said this is an amendment to our Master Lease Agreement with Bane of America Public Capital Corp. The Master Lease Agreement is used to
finance all of our equipment that we budgeted as lease-finance. The term of the current agreement expired on December 31, 2014. This amendment would extend this agreement to December 31, 2015.

Also included in your packet is the equipment list of items that we expect to purchase in 2015. All of these items were approved as part of the CMIP budget and the maximum credit amount that was approved by Banc of America for this amendment is $7M.

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

Item No. 2 – 150065…RESOLUTION: SALE OF UG PROPERTY AT 1207 & 1217 N. 5TH ST.

Synopsis: A resolution authorizing the sale of UG owned property located at 1207 and 1217 N. 5th Street to GDC Financial Group, LLC, submitted by Charles Brockman, Economic Development. GDC owns the building improvements constructed on the property which they currently lease from the UG.

Charles Brockman, Economic Development, said first I want to introduce Dan Carr. He is standing back there. He owns the property that we’re discussing tonight. He’s available for questions if you have any.
Tonight, what we’re doing, we have a piece of property for sale downtown. We own the real property, the ground. Dan Carr, GDC Financial, owns the building.

Here’s the property located right here. It’s a 3.5 acre parcel. There’s the building right there and the parking lot. It’s situated right downtown where we have the Federal Building, the EPA, and the new SRS building there. It’s ideal for development. We would like to bring this to you to consider for the purchase of the property.

We’re asking that we sell this property to GDC Financial who desires to purchase the property.
When we do this we’re going to have a purchase agreement with GDC for $475,000 of improvements that consists of the repair and the replacement of the roof, new upgrade to the landscaping, structural integrity review by an engineer of the wall that is on the property, and demolition of certain interior portions. Plus, we also are attaching a 12 month reversionary interest clause in there.

What I’d like to do—because of these repairs we’re requesting as part of the purchase, I want to show you what these repairs entail.

This is the interior of the current condition of the building.
Here is a wall that we’re looking to have an engineer review. As you can see right here how it veers off and then the same way it pulls out right there and then the cracking and the dilapidation of the wall itself. We want that to be reviewed, repaired or replaced.

We need roof repairs because this is the soffit underneath, an extension of the roof, that’s in dire repair.

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This is the parking lot that we’re requesting that needs repaired, upgrading.

At this point, we’re asking to forward this to full commission April 9 and adopt a resolution giving the County Administrator the ability to move the sale forward.

**Commissioner Murguia** asked what do they want the building for. **Mr. Brockman** said commercial use. It’s going to be commercial property, different businesses within the building.

**Dan Carr, 8611 N. Donnelly, Kansas City, Missouri, GDC Financial Group**, said originally we developed the SRS building next door. We’ve owned that facility, now, for probably 15
years, so we were involved in the redevelopment of that project. We tore the old five-story building down and rebuilt the two-story building that sits on the site today.

We’ve had a long relationship with this building as well going back for many years. We’ve had, probably, five or six different opportunities to lease it but because of the structure that’s in place between the Unified Government and GDC where the Unified Government actually controls the ground and we own the building, it’s been nearly impossible to get a transaction done with a user not knowing how to actually structure that deal.

What we are here today for is to try to get this into a joint ownership or a single ownership, I’m sorry, that would allow us to redevelop it. We have a user right now that we are negotiating with for half of the building. Irregardless of if that use happens or not, we plan to move forward with the improvements that will allow us to hopefully get that building leased up and back into production. It is a commercial use by the way.

Chairman McKiernan said staff has negotiated what they believe is a fair sale price for the ground, correct? Mr. Brockman said yes, sir, we have.

Commissioner Walters said that was going to be my question. How was the value determined of the ground? Mr. Brockman said there’s 3.5 acres at $2.50 per square foot that we were figuring out, which is roughly around $381,000, the value of the land.

Commissioner Murguia said this might be a dumb question, I’m not sure I understand. There’s a building and it sits on the ground. Are you selling the building and the ground? Mr. Brockman said said no, just the ground, the real property. Commissioner Murguia asked who owns the building. Mr. Brockman said GDC Financial. Commissioner Murguia said you already own the building, we just -- oh I see what’s happening. We have a ground lease. Mr. Brockman said yes. Commissioner Murguia said and you’re just selling just the ground. Mr. Brockman said correct. Commissioner Murguia said you did a good job, Charles. It’s me that I guess wasn’t paying attention.

Action: Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve and forward the matter to the full commission. Roll call was taken and there were four “Ayes,” Walters, Murguia, Townsend, McKiernan.
Item No. 3 – 150067...RESOLUTION: 82nd & TAUROMEES STORM SEWER ENHANCEMENT

Synopsis: A resolution declaring the 82nd & Tauromee Storm Sewer Enhancement (CMIP 5044) to be a necessary and valid improvement project and authorizing a survey and description of land for said project, submitted by Sarah Fjell, Engineer. In order to meet deadlines for this scheduled project, this resolution is being placed on the EDF agenda.

Chairman McKiernan said this is brought to us with a request for approving the resolution and it is coming to us rather than Public Works because of the timeliness of the ultimate approval.

Commissioner Murguia said no offense, can we just move to approve. It’s pretty self-explanatory.

Action: Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve and forward the matter to full commission. Roll call was taken and there were four “Ayes,” Walters, Murguia, Townsend, McKiernan.

Item No. 4 – 150045...DISCUSSION: ON GOAL SOCCER AGREEMENTS

Synopsis: Review, discuss and forward a development agreement for the US Soccer National Training Center and a First Amendment to Multi-Sport Stadium Specific Venture Agreement.

Chairman McKiernan said Commissioner Townsend, just for your information, Mr. Brajkovic has a paper copy of the updated agreement. I would assume that you would be able, then, to find this in your mailbox on the 9th floor. Is that correct? That’s where these are going to go?

George Brajkovic, Economic Development Director, said yes. Chairman McKiernan said perfect, thank you. Commissioner Townsend said okay, thank you. Doug Bach, County Administrator, said we will also send it out electronically and get it to all commissioners here tomorrow. Commissioner Murguia said you want us to read all this real quick. Chairman McKiernan that’s right. Commissioner Murguia said okay, done.

Mr. Brajkovic said take a few minutes and look it over. Chairman McKiernan said Mr. Brajkovic is going to do us the favor of hitting the highlights of this updated agreement.
Mr. Brajkovic said in the packet, and again, my apologies to the earth for having to do so many paper copies, but in the packet you should have an Executive Summary, and then the First Amendment to the Venture Agreement, and the actual Development Agreement itself.

We have a quick presentation that will probably look very familiar to you from the last ED&F meeting, again, just highlighting the existing STAR District -- the purple 40 acres in the middle of the screen as well as the 130 acre Speer site to the right. Those are the two properties that are in play for this development.
Again, the two documents that I referenced, the Amendment to the SVA will deal with futsal and tournament fields among other things. Then the development agreement for the $64M STAR bond proposal.

Just a couple of quick slides to point out, again, where the property is. The Speer site being put into play for the tournament fields. Rob, I don’t know if anything’s really changed with these since the last time we talked. **Robby Heineman** said no, nothing’s changed.
Mr. Brajkovic said same thing for U.S. Soccer on the 40-acre site.

Then getting into the SVA, this is the slide you saw last time, futsal identifying the courts. Any existing double tennis court will be converted into two futsal courts. Then we have the right within the agreement for any park that has a single tennis court. If we provide the secondary base, Robb’s group would agree to put in a second futsal court there as well.

The tournament fields again, 12 fields total for the venue. At least eight of those fields will be at the Speer site. If they choose to only build eight there, the other four would be at the National Training Center site on the Schlitterbahn lease property.
Here’s a new slide. Again, it’s addressed in the SVA, but it has to do with the arrangement for Sporting Park and the parking lease that accompanies that. Maybe for that I’ll turn it over to Mr. LaSala and let him kind of roll through the finer points of that.

Todd LaSala, Partner, Stinson Leonard Street Law Firm, said very quickly, the parking for the stadium that exists over on the Kansas Speedway property, there is a lease in place with Kansas Speedway for that property so there’s rent that goes with that as well as some money the UG spent to build those parking improvements in the first place. The source of repayment for all of that money, both the Speedway rent and those improvements, comes from a Community Improvement District tax as well as ticket tax on each ticketed event that occurs at the stadium.

The reason for this provision is to increase the amount of ticket tax to make sure that we cover those payments, both the rent payments and the amortization payments for the Speedway improvements. This new provision increases the amount of ticket tax to a total of $2.25 per ticket. That should cover the rent and the amortization payment over the years.

If, at some point in the future, it’s not enough money to cover, there’s a provision in place where the UG would notify the developer, the soccer guys, and let them know, hey there’s not enough money here. Somebody has to make up the shortfall, either you or us. If nobody decides to put in the money to cover that shortfall, then the UG has the opportunity to terminate that lease so that we’re not covering these rent payments out of the General Fund.
Mr. Brajkovic said moving into the Development Agreement, again, same slide we used earlier this month. The National Training Center will be comprised of a 100,000 square foot facility or facilities. It’s still under design. It does have indoor and outdoor components to it. Again, the local benefit provision, we talked about giving some sort of preferential treatment to Wyandotte County groups, local groups, and then a specific provision for UG Parks and Recreation use. Does anybody need any further clarification on what that looks like?

Then, again as we mentioned, it’s a $64M STAR bond deal. Tried to give you some of the bigger pieces that are included as part of that total: the NTC at $26M, tournament fields at $17.5M, land acquisition, and then the parking component of it.
Under this agreement there’s a proposal from the On Goal group to consider grass parking as part of the tournament field structure. From a staff point, we’re willing to review that. If there comes a time where that needs to be some sort of improved surface, there is under the Agreement a provision that would make $1M from the STAR bond financing available to make that improvement. That’s something we’ve discussed with what their parking goals are and how that translates to spaces on a per field basis and make sure that we’re creating enough spaces so that we don’t have a situation where parking is at some sort of premium for the tournament fields.

Radius Restriction – again, this is 500 miles. It actually applies to the coaching and training component associated with the National Training facility as well as U.S. Soccer. It just puts some provisions in place that would prevent a similar facility to be built within that radius restriction.

Mr. Bach said I just want to clarify on the parking that George spoke about, that $1M -- that will actually go over into some type of escrow account or wherever we hold the financing and set there. If we do not use it, then it would be, well, the first use would go back to just pay back bonds unless we were to come back and identify some other funding source, but that wouldn’t just be approved by the contract. It would first be noted just to pay back bonds.

Mr. LaSala said one other point on the parking just so, it’s in the document, but there’s a significant amount of traditional curb and gutter asphalt type parking. The idea here is that what we’ve proposed for a portion of the parking are asphalt drives with grass parking. Part of that is that the parking lots aren’t going to be full all the time so we don’t necessarily want a bunch of asphalt just sitting out there. Part of it is that just if you go to a lot of sporting and entertainment events, utilizing some grass parking, if it’s done right, is easy to use and it’s relatively flat. It’s just a nicer environment. We’re trying to get that mix. Obviously the provision is if in the future the UG’s not happy with that, there’s ability to further review it.

Commissioner Murguia said I just have to ask, the radius restriction, 500 miles, doesn’t that take us into other states. But we can’t impose that restriction. Mr. Bach said well, the restriction is on soccer and U.S. Soccer. It’s what they did. If some other company did something there wouldn’t be any issue. Commissioner Murguia said that’s their own internal restriction. Mr. Bach said yes. Commissioner Murguia asked within 500 miles.

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As a follow-up to the meeting earlier this month, a couple of the commissioners had some questions about well, are we evaluating this as a return on investment for the local sales tax dollars pledged or any local revenue pledged to the project. Trying to focus on what is the pledge, what’s the level of investment and what kind of return can we expect, just wanted to note a couple of things.

The local revenue pledge is estimated at that $31-$42M amount up to a 17 year period. That was actually from one of the underwriters responses to the RFP we put out to actually do the underwriting for this bond issuance.

On the flip side of that, what’s the impact to the community. New local sales tax generated are estimated at $65M over 30 years. That comes directly from CSL. They actually did two studies and an update in 2014. This comes from the 2014 update. Again, both of those are just dealing with sales tax revenue. We’re not sure on this project if there is going to be a component of it that would generate property tax. If there is it would be, obviously, in addition to these numbers. We thought this was important information to come back to this committee and share.

That concludes the presentation we have for tonight. I know we kind of rolled through this quickly. I think the goal was to get these documents before you as far in advance of the April 9 full commission meeting as we could. We’re available to answer any questions right now or any questions you might have leading up to that meeting as well.
Mr. Bach said would you put the site design back up there on the Speer property. Robb, I’d like you to talk a little bit about your thoughts. We showed the eight fields, and that’s the minimum, but you have real thoughts about that you’ll go and put all twelve of the tournament fields over on this property, and then some of your other ideas that you’re working with.

Mr. Heineman said I think the main thing we want to do is, obviously, just maximize the utilization of whatever we build, whatever we wind up building. One of the things that we’ve started talking about is does it make sense to also put potentially the indoor soccer field over on this site as well just because we would have the parking. It’s something that we believe is going to be highly utilized by youth, probably as much or more than it will be by U.S. Soccer directly. That’s just one thing we posed.

If that’s something that you have a negative reaction to, it’s not a big issue to us. We’ll keep it over on the primary U.S. Soccer site. As we’re doing the exploration we just want to make sure that we’re putting these things in different places that allow them to be optimized. Mr. Bach said understand, he’s not talking about the training facility. This is just the indoor soccer field. Mr. Heineman said just the indoor soccer field itself. Mr. Bach said that could get moved over to this site. The document allows for that flexibility to work with that.

Mr. Heineman said I think one of the other things that we brought up is in addition to that if we would see enough demand out there; it may make sense for us to build a second indoor facility out here. We’ve requested the right to build a second indoor facility out on site if we saw the need to do so.
Chairman McKiernan said any other questions or discussion about anything we’ve discussed so far tonight.

So the request that is before us tonight is to review and then recommend to forward to full commission for the meeting of April 9, at which time we would vote then on the agreement itself. Mr. Bach said yes, sir. As it went before your last committee, you already voted to move forward to full commission. That action has been taken. We just felt we needed to come forward, give a full update, and get the full document in front of the full commission as soon as we had it complete, which that was clear to me as well. This is really an update from that standpoint. We don’t require a vote to move on to the full commission.

Commissioner Murguia asked am I missing something or is there something different about this proposal that wasn’t proposed in the one just a month ago. Mr. Bach said there are a few of the items they went through. Probably one of the bigger ones was in terms of the ticket tax. That item was not spelled out to you at that point. We were still under discussion.

A few other items that I would say we went through in discussion about things we’re resolving. A lot of them are worst case type scenario things that we needed to resolve through. I wouldn’t say they were big issues that probably we would ever see as a community, but they’re issues we have to deal with and get done in a contract before it’s ready to issue out. Todd, is there something else that I should point out? Mr. LaSala said no, that’s about right.

Commissioner Murguia said I’m fine with this, but I do want to just say something. The action that you’re asking us to take is contrary to how it was presented. It’s not that big of a deal, but when we get a packet like this, it should tell us what those differences are from the time before. Just simply highlighting them would be helpful and then to get them in advance.

Giving them to us the day that we’re to make the recommendation isn’t really giving us any time to review. You’re really just here to make us go forward. I mean, I don’t have anything to object to and I don’t have anything to agree with. I’m good. I’m saying I trust you, but I’d rather trust you and verify the packet in advance.

Mr. Bach said that’s why I didn’t want to ask you to really take an action on it because it was just handed to you. Commissioner Murguia said yes. Mr. Bach said the directive we had
last time was to bring it forward to the full commission and go over with them, so we were trying to get it to you earlier than that. Come through; explain it to at least this committee so you didn’t just have it to read. You would get a breakdown from us verbally and then you would have it for the next week and one-half to review before you’re asked to give any decision on it.

Commissioner Murguia said then I would just recommend that you give this to the other commissioners. Mr. Bach said we will. Commissioner Murguia said because then they should all have that week and one-half to review it. If you could maybe somehow highlight for them, because we sat through these meetings, what’s different than what they saw last time, or if they didn’t see anything, I know I’ve seen this multiple times, I’m sorry. I can’t remember what’s new and what’s not. You should highlight from what the others saw last time.

Chairman McKiernan said I’m not sure that anyone other than this committee saw the first iteration of this since it didn’t come to full commission. Is that correct? Mr. Bach said that’s correct. Commissioner Murguia said then just send them this is fine as long as they have something to review prior to that meeting. That’d be great.

Chairman McKiernan said so that is the plan then, that we will distribute all of this to the rest of the commission and that we will plan to bring this forward to the April 9 full commission meeting.

Commissioner Townsend said, Mr. Chairman, I do have a question. I’m following this on TV as the discussion goes on. I did have one question from the first slide that I saw and it had to do with the deficit, or hopefully that there won’t be a deficit. I saw where the tax was increased. The decision, I guess, has been made if the increase in tax, the $2.25 doesn’t cover, I guess the cost that the UG is supposed to give notice and then at that time it will be decided.
Yes, that’s the slide I was referring to, in the New Provisions section, the second one down. Who pays the difference?

The only thing that struck me about that is that obviously the Administrator has taken precautions to try to forego such an occurrence, but then why would we leave this issue up in the air to so speak, if it turns out that the CID isn’t sufficient?

**Mr. LaSala** said I think in the negotiations neither party wanted to necessarily be obligated to pay money if there was a shortfall on rent. I think the determination was made that if, keep in mind that if the revenues are short, it’s because there are not people sitting in those seats and buying tickets to these events. It may be a situation where we’re looking for alternative parking opportunity for that stadium anyway, but the important thing from the UG’s perspective is we didn’t want to be locked down into that lease indefinitely if there wasn’t this revenue source to pay for it. Really, that provision is about being able to say to the developer, hey there’s not enough money here. Do you want to put in and cover this shortfall? If they don’t, our opportunity at that point is to shutdown that lease, terminate that lease and not be in the stadium parking business anymore, in which case the developer will have to figure out the parking solution on their own without regard to the Speedway parking.

**Commissioner Townsend** said thank you. I know I have some more questions, but I just can’t formulate them now, but I thought that was a big issue that was addressed. I was a bit surprised that still may be out there on the horizon. If we have additional questions as any of us look through this, would they be best addressed to the Administrator, to Mr. Brajkovic? **Mr.**
Bach said, Commissioner, if you want to – you can do either. If you want to direct them to me, and then I’ll either respond to them as I know or I’ll have Mr. Brajkovic or Mr. LaSala get a response back to you.

Please, I welcome you to submit any of those questions you have in advance of the meeting so we can try to clarify anything that we don’t feel like we’ve done so tonight.

Commissioner Murguia said I have one comment if you’re finished at the end of the agenda. Chairman McKiernan said I think that was our last item on the agenda since that was blue-sheeted.

Commissioner Murguia said I just happened to review our strategic planning meeting on the YouTube video today. I was a little bit concerned because that was a year ago and we’re fast approaching our next strategic planning. A year ago it was very clear that different departments that fell under our purview of this committee and the previous committee would come in front of us and present measures for us to be able to measure our progress on the things that our community felt were important based on the survey that we gave. I know I’ve missed one or two meetings.

Okay, that’s what I was checking on. I just wanted to say it out loud because what was really handy about the YouTube video is that it’s a record for me to say where did we leave off last year and where are we going this year. We have a very short timeframe to get those measures in place before strategic planning which I believe is how long, the new one? Mr. Bach said May is the next session. Commissioner Murguia said I don’t think we’ve heard from any departments as they relate to measures for the survey.

Mr. Bach said we have had a few departments come forward and present them. Chairman McKiernan said we’ve heard from Codes in term of increasing the number of tickets written. That was one measure that they brought forward. We had some discussions about some other ones, but I don’t know that we ever settled on anything other than that one measure for this year. Mr. Bach said I’m trying to remember which departments came.

Commissioner Murguia said well, you don’t have to answer tonight. I’m really not trying to put anyone on the spot. I’m really just trying to make a record so I remember what I’m doing from year to year and what I, as a committee member, is supposed to be doing. Really, it’s
very clear multiple times that we were linking the measures to the survey, to the public survey, so the public knows they’re being heard and that we’re taking action based on what their priorities are.

Mr. Bach said I will say that I was working under – that was last, was it November, was that session, that we were to get those goals and all in place over the course of the next year, not that we would have them all in place by May. Commissioner Murguia asked was it November. Mr. Bach said if that’s the directive, then we can move them in faster, but they’ll all be coming at that point. Commissioner Murguia said no, that’s okay. I didn’t hear that part, so if that’s right, I’m good with that. Mr. Bach said well, I don’t know that we specified, but I will say that’s what I’ve been working with my departments, that they would be bringing them in through the course of the year and submitting.

Just like Mr. Brajkovic, I know he has his economic development goals that he’s eager to get before you. Chairman McKiernan said he can’t wait. Commissioner Murguia said that was it. That’s all I have.

Chairman McKiernan said beautiful. Thank you very much. I think that’s a very timely reminder that several months have passed since we set that as our goal. We should be logging our progress toward it.

Action: For information only.

Adjourn

Chairman McKiernan adjourned the meeting at 6:44 p.m.

mls

March 30, 2015
Staff Request for Commission Action

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

Publication Required

Budget Impact: (if applicable)

Type: Standard
Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 6/1/2015
(If none, please explain):

Proposed for the following Full Commission Meeting Date:
Confirmed Date: 6/4/2015
6/4/2015

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

Date: 5/19/2015
Contact Name: Rick Mikesic
Contact Phone: 8046
Contact Email: llevin@wycokck.org
Ref:
Department / Division: Accounting

Item Description:
Presentation of the 2014 Comprehensive Annual Financial report (CAFR). Staff from Allen, Gibbs, and Houlik L.C., the Unified Government's Independent auditor, will present an overview of the report.

Information forthcoming.

Action Requested:
Request for approval. Also, please FAST TRACK to the June 4th Commission meeting to allow for submission of the CAFR by June 30th to the Government Finance Officer's Association (GFOA) for review.

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:

☐ Included In Budget
☐ Other (explain) Requesting Commission approval of the government's Comprehensive Annual Financial Report, as prepared as part of the annual audit.
A resolution authorizing the Unified Government to accept a MARC grant in the amount of $120,000.00 to fund Safe Routes KCK Walking School Bus Expansion. The project was originally presented to the Commission in August of 2014. The grant requires a local match that is available in the 2015 Budget. The grant also requires entering into an agreement with the State of Kansas should the Unified Government accept the grant.

Action Requested:
Submitted for approval by the Commission.
RESOLUTION NO. ______________________

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (Unified Government), has been selected to receive a Transportation Enhancement/Transportation Alternatives Grant from Mid-America Regional Council (“MARC”) in the amount of $120,000.00 to fund the implementation and expansion of Safe Routes KCK Walking School Bus Expansion; and

WHEREAS, the grant requires the Unified Government provide a local match; and

WHEREAS, the Unified Government wishes to accept the grant; and

WHEREAS, per the terms of the grant, the Unified Government and the State of Kansas must enter into an agreement that further sets forth the requirements relating to the grant,

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

1. The Unified Government County Administrator is hereby authorized and directed to enter into and execute in the name of the Unified Government of Wyandotte County/ Kansas City, Kansas the above referenced agreement with the State of Kansas.

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

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

THIS_____ DAY OF__________, 2015.

____________________________________
UNIFIED GOVERNMENT CLERK
February 18, 2015

Doug Bach
County Administrator
Unified Government of Wyandotte County/Kansas City, KS
701 N. 7th St.
Kansas City, Kansas 66101

Dear Mr. Bach:

Congratulations on your awards of federal transportation funds through the regional planning and investment programs coordinated by the Mid-America Regional Council. We look forward to working with you to implement the following projects awarded in 2014:

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Ave and 18th Street Intersection</td>
<td>CMAQ-Kansas</td>
<td>$820,000</td>
</tr>
<tr>
<td>Route 107 - Southern Extension</td>
<td>CMAQ-Kansas</td>
<td>$135,000</td>
</tr>
<tr>
<td>12th &amp; 10th Street Bikeway, Metropolitan to Quindaro</td>
<td>CMAQ-Kansas</td>
<td>$120,000</td>
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<tr>
<td>Leavenworth Road Modernization, 63rd to 38th (K-5)</td>
<td>STP-Kansas</td>
<td>$6,960,000</td>
</tr>
<tr>
<td>Route 107 Bus Stop/Station Improvements</td>
<td>STP-Kansas</td>
<td>$908,800</td>
</tr>
<tr>
<td><strong>Safe Routes KCK Walking School Bus Expansion</strong></td>
<td>TA-Kansas</td>
<td><strong>$120,000</strong></td>
</tr>
<tr>
<td>Safe Routes KCK Phase E: Edison, White &amp; Noble Prentis</td>
<td>TA-Kansas</td>
<td>$500,000</td>
</tr>
<tr>
<td>Safe Routes KCK Phase D: Rushton, Midland Trails &amp; Hazel Grove</td>
<td>TA-Kansas</td>
<td>$500,000</td>
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<tr>
<td><strong>Total Funding</strong></td>
<td></td>
<td><strong>$10,743,800</strong></td>
</tr>
</tbody>
</table>

If you have not already made contact with the Kansas Department of Transportation to initiate necessary agreements to move the project forward, please let us know and we can put you in touch with the appropriate staff.

As you know, in 2012 the MARC Board of Directors approved a project fee to provide a portion of the non-federal funds required to match federal funds that support regional transportation planning and investment programs. This project fee is 0.5% of the federal transportation funds awarded through MARC’s committee process. Applying this fee to the project above results in an amount of $53,719 that will be due to MARC in 2015, as reflected in the attached invoice. Your prompt attention to and payment of this invoice would be greatly appreciated.

If you have any questions regarding this letter and invoice, please contact me at rona@marc.org at (816) 701-8327.
### SAFE ROUTES KCK WALKING SCHOOL BUS EXPANSION

<table>
<thead>
<tr>
<th>TIP #: 259199</th>
<th>Juris: UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY</th>
<th>Location/Improvement: SAFE ROUTES KCK WALKING SCHOOL BUS EXPANSION</th>
<th>Length (mi): NA</th>
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</thead>
<tbody>
<tr>
<td>Phase</td>
<td>Year of Obligation</td>
<td>Federal #:</td>
<td>County: WYANDOTTE</td>
</tr>
<tr>
<td>Other</td>
<td>2015</td>
<td>Federal</td>
<td>TA-KS</td>
</tr>
<tr>
<td>Other</td>
<td>2015</td>
<td>Non-Federal</td>
<td>LOCAL</td>
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<tr>
<td>Federal Total:</td>
<td>$120.0</td>
<td>Non-Federal Total:</td>
<td>$30.0</td>
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### SAFE ROUTES KCK PHASE E: EDISON, WHITE & NOBLE PRENTIS

<table>
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<tr>
<th>TIP #: 259200</th>
<th>Juris: UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY</th>
<th>Location/Improvement: SAFE ROUTES KCK PHASE E: EDISON, WHITE &amp; NOBLE PRENTIS</th>
<th>Length (mi): NA</th>
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</thead>
<tbody>
<tr>
<td>Phase</td>
<td>Year of Obligation</td>
<td>Federal #:</td>
<td>County: WYANDOTTE</td>
</tr>
<tr>
<td>Construction</td>
<td>2018</td>
<td>Federal</td>
<td>TA-KS</td>
</tr>
<tr>
<td>Construction</td>
<td>2018</td>
<td>Non-Federal</td>
<td>LOCAL</td>
</tr>
<tr>
<td>Federal Total:</td>
<td>$500.0</td>
<td>Non-Federal Total:</td>
<td>$215.0</td>
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### LEAVENWORTH ROAD MODERNIZATION, 63RD TO 38TH (K-5)

<table>
<thead>
<tr>
<th>TIP #: 259201</th>
<th>Juris: UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY</th>
<th>Location/Improvement: LEAVENWORTH ROAD MODERNIZATION, 63RD TO 38TH (K-5)</th>
<th>Length (mi): 2.8</th>
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<tbody>
<tr>
<td>Phase</td>
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<td>Federal #:</td>
<td>County: WYANDOTTE</td>
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<tr>
<td>Construction</td>
<td>2017</td>
<td>Federal</td>
<td>STPM-KS</td>
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<tr>
<td>Construction</td>
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<td>Non-Federal</td>
<td>LOCAL</td>
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<tr>
<td>Federal Total:</td>
<td>$6,960.0</td>
<td>Non-Federal Total:</td>
<td>$3,940.0</td>
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## Staff Request for Commission Action

### Type: Standard

**Committee:** Economic Development and Finance Committee

**Date of Standing Committee Action:** 6/1/2015

(If none, please explain):

### Proposed for the following Full Commission Meeting Date: 7/9/2015

**Confirmed Date:** 7/9/2015

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref</th>
<th>Department / Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/18/2015</td>
<td>George Brajkovic</td>
<td>x 5749</td>
<td><a href="mailto:gbrajkovic@wycokck.org">gbrajkovic@wycokck.org</a></td>
<td></td>
<td>Economic Development</td>
</tr>
</tbody>
</table>

**Item Description:**

A development team comprised of EPC Real Estate, RED Legacy, KKR, and Humphries Architects is proposing an unique multifamily project at the SE corner of Parallel and Village West Parkway. The $50M proposal includes a 3 story parking garage with 246 units of luxury, market rate apartments above the garage structure. The multi-family component requests the use of IRBs and a corresponding 10 year PILOT, which projects a 0% tax abatement. This is the same model used for similar multi-family projects in the same corridor. The garage component is requesting the creation of a CID and proposes an $0.06 sales tax add-on to assist in the financing of the structure. The garage would have bridge connectivity with the existing parking structure at the Legends.

At the April 27, 2015 ED&F meeting, the Committee heard the proposal. Subsequently, staff has prepared a deal structure as reflected in the Term Sheet and Development Agreement. The proposed CID requires a Public Hearing for consideration, for which we've targeted July 9, 2015.

**Action Requested:**

Adopt Resolution setting a PH for CID.

**Publication Required**

Publication Date: ______________

**Budget Impact: (if applicable)**

- **Amount:** $

  **Source:**

  - [ ] Included In Budget
  - [✓] Other (explain) Policy question. Significant economic impact with project. Requires CID add-on of 0.06%. Provides additional parking for Village West.

---

**File Attachments:**

1. [File Attachment](#)
2. [File Attachment](#)
3. [File Attachment](#)
4. [File Attachment](#)
Type: Standard
Committee: Economic Development and Finance Committee

Date of Standing Committee Action: 6/1/2015
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 7/9/2015

Confirmed Date: 7/9/2015

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

Date: 5/18/2015
Contact Name: George Brajkovic
Contact Phone: x 5749
Contact Email: gbrajkovic@wycokck.org
Ref: Department / Division: Economic Development

Item Description:
NorthPoint Development (NP) has proposed a new Business Park development on the Turner Woods site, a 130 acre vacant site, S of both I-70 and Riverview Ave, along the SW corridor of Turner Diagonal. Formerly referred to as the Turner Hills TIF, it was originally approved as a Residential TIF project in 2005, TIF plan approved in 2006, but due to a complete lack of development activity by the previous Developer of record, the TIF was terminated by Ordinance in December 2014. The site is also bank owned.

NP proposes a Business Park (logistics, warehouse, light manufacturing) with the potential for multiple buildings, and up to 1M square feet of new Industrial space. Due to high cost of site prep work, the Developer is requesting the use of both IRBs and a CID. The IRB would represent a 100% tax abatement; the CID is a special assessment calculated on a per sqft formula that is factored into the PILOT payment. The CID is split 50/50 between the UG and Developer, with the UG's share going to the replacement/redesign of the current Riverview Ave bridge.

Action Requested:
For information only. Present potential project to Committee for feedback on deal structure.

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:

Included In Budget
☑ Other (explain) Will require CMIP change. As proposed, 100% tax abatement, but government will receive future revenues from BPU PILOT and other franchise payments.