

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

REGULAR SESSION
THURSDAY, APRIL 14, 2016

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, April 14, 2016, with eleven members present: Bynum, Commissioner At-Large First District; Walker, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Holland, Mayor/CEO, presiding. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Counsel; Bridgette Cobbins, Unified Government Clerk; Joe Connor, Melissa Mundt, and Gordon Criswell, Assistant County Administrators; Maureen Mahoney, Asst. to Mayor/Chief of Staff, Kathleen VonAchen, Chief Financial Officer, Debbie Jonscher, Deputy Finance Director; Mike Grimm, Research Manager; Jason Banks, Asst. to the Mayor/Manager; Emerick Cross, Commission Liaison; Mike Tobin, Interim Public Works Director; Trenton Foglesong, Public Works Director; Misty Brown, Senior Attorney; and Major Henry Horn, Sergeant-at-Arms.

MAYOR HOLLAND called the meeting to order.

ROLL CALL: Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Holland.

INVOCATION was given by Reverend Michael May (Ret.), St. Luke's Lutheran Church.

Mayor Holland asked if there were any revisions to the agenda. **Bridgette Cobbins, UG Clerk,** said a blue sheet has been distributed. Under the Commissioners' Agenda, we have a relocation of an item; it's going to be Item No. 2-a resolution for the Legacy Park Estates for the LIHTC project. This item is moved from the Mayor's Agenda to the Commissioners' Agenda as Item No. 2.

MAYOR'S AGENDA

ITEM NO. 1 – 16502...RESOLUTION: LEGACY PARK ESTATES – LOW INCOME HOUSING TAX CREDIT (LIHTC) PROJECT

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

Action: This item was previously moved to the Commissioners' Agenda as Item No. 2.

CONSENT AGENDA

Mayor Holland asked if there were any set-asides on the Consent Agenda. **Commissioner Walters** asked to set-aside Item No. 5 as I will be recusing myself from that item.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the Consent Agenda, excluding set-aside Item No. 5.** Roll call was taken and there were ten "Ayes," Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters.

ITEM NO. 1 – 16499...RESOLUTION: SETTING A PUBLIC HEARING TO CONSIDER A NEW SSMID

Synopsis: A resolution setting a public hearing for May 26, 2016, to consider the establishment of a Self-Supported Municipal Improvement District (SSMID), submitted by Patrick Waters, Senior Attorney. On April 4, 2016, the Economic Development and Finance Standing Committee, co-chaired by Commissioner Walker, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-37-16, "A resolution setting a public hearing for May 26, 2016, to consider the establishment and renewal of the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District."** **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the**

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resolution. Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters.

ITEM NO. 2 – 16533...RESOLUTION: SETTING A PUBLIC HEARING FOR THE RAINBOW VILLAGE TIF AND DEVELOPMENT AGREEMENT

Synopsis: A resolution setting a public hearing for May 26, 2016, to consider adoption of the TIF Project Plan and development agreement for Rainbow Village Redevelopment District (NW corner of 34th St. & Rainbow Blvd.), submitted by Marlon Goff, Urban Redevelopment Manager, Economic Development. Rainbow Legacy Investors, LLC, is proposing the construction of an 89-bed hotel project and related site improvements. On April 4, 2016, the Economic Development and Finance Standing Committee, co-chaired by Commissioner Walker, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-38-16**, “A resolution setting a public hearing for May 26, 2016, to consider the Rainbow Village TIF and Development Agreement.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters.

ITEM NO. 3 – 16534...RESOLUTION: SETTING A PUBLIC HEARING TO CONSIDER THE RAINBOW VILLAGE CID

Synopsis: A resolution setting a public hearing for May 26, 2016, to consider creation of the Rainbow Village Community Improvement District (CID), a 4-acre parcel located at the NW corner of 34th St. & Rainbow Boulevard, as part of the hotel project proposed for this existing redevelopment district, submitted by Marlon Goff, Urban Redevelopment Manager, Economic Development. On December 17, 2015, the Commission unanimously approved Ordinance No. O-72-15, creating the Rainbow Village Redevelopment District.

Action: **RESOLUTION NO. R-39-16**, “A resolution setting a public hearing for May 26, 2016, to consider creating a community improvement district to be known as the Rainbow Village Community Improvement District.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the April 14, 2016**

resolution. Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters.

ITEM NO. 4 – 16531...ORDINANCE: LEGENDS AUTO PLAZA IRBS

Synopsis: An ordinance authorizing the issuance of \$7M in Taxable Industrial Revenue Bonds (Fenton Auto Project), Series 2016, to Security Holdings, Inc. for a Nissan automotive dealership as part of the Legends Auto Plaza, submitted by Marlon Goff, Urban Redevelopment Manager, Economic Development. On March 10, 2016, the Commission unanimously adopted Resolution No. R-34-16, granting consent to the assignment of a portion of the benefits of R-15-15 from SVV I, LLC, to Security Holdings, Inc.

Action: **ORDINANCE NO. O-17-16**, “An ordinance authorizing the issuance of not to exceed \$7,000,000 aggregate principal amount of Taxable Industrial Revenue Bonds (Fenton Auto Project), Series 2016, to provide funds to acquire, construct and equip a project for Security Holdings, Inc., and authorizing and approving certain documents and actions in connection with the issuance of said bonds.”
Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance. Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters.

ITEM NO. 5 – 16503...RESOLUTION: INTENT TO ISSUE IRBS FOR ONGOAL, LLC SOCCER PROJECT

Synopsis: A resolution of intent to issue \$82.225M in industrial revenue bonds (IRBs) for OnGoal, LLC to construct the US Soccer National Training Center, youth tournament fields and ancillary improvements and infrastructure, located at the southeast corner of Parallel Parkway and 98th St., submitted by George Brajkovic, Economic Development Director. On April 4, 2016, the Economic Development and Finance Standing Committee, co-chaired by Commissioner Walker, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-40-16**, “A resolution determining the intent of the Unified Government of Wyandotte County/Kansas City, KS, to issue its industrial revenue bonds in the amount of approximately \$83,225,000 to finance the costs of
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acquiring, constructing, improving and equipping commercial facilities for the benefit of OnGoal, LLC.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken and there were nine “Ayes,” Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley. (Commissioner Walters had previously recused himself from this item.)

ITEM NO. 6 – 16529...RESOLUTION: MOU WITH BONNER SPRINGS, KS

Synopsis: A resolution approving a Memorandum of Understanding (MOU) with Bonner Springs, KS, relating to capital improvements at Providence Medical Center Amphitheater, 633 N. 130th St., Bonner Springs, KS, submitted by Joe Connor, Assistant County Administrator. On April 4, 2016, the Economic Development and Finance Standing Committee, co-chaired by Commissioner Walker, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-41-16**, “A resolution relating to a Memorandum of Understanding with the City of Bonner Springs, KS, and establishing a capital improvement fund to finance and repay debt obligations and fund capital improvements at the Providence Medical Center Amphitheater.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters.

ITEM NO. 7 – 16536...ORDINANCE: LAND FOR 82ND ST. & TAUROMEE STORM SEWER ENHANCEMENT PROJECT – PHASE II

Synopsis: An ordinance authorizing the Chief Counsel to institute proceedings to acquire property for the 82nd St. & Tauromee Storm Sewer Enhancement Project Phase II – CMIP 5044, submitted by Lideana Laboy, Engineer Supervisor, Public Works. On April 9, 2015, the commission unanimously adopted Resolution No. R-25-15, declaring the project to be a necessary and valid improvement and authorizing a survey of land for said project.

Action: **ORDINANCE NO. O-18-16**, “An ordinance condemning land for the construction, maintenance, operation, reconstruction, and improvements of the 82nd & Tauromee Storm Sewer Enhancement Project - Phase II, CMIP 5044, all **April 14, 2016**

in Wyandotte County, KS; and directing the Chief Counsel to institute proceedings as provided by law to acquire said land.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters.

ITEM NO. 8 – MINUTES

Synopsis: Minutes from regular session of February 25, 2016.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters.

ITEM NO. 9 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated March 31 and April 7, 2016.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to receive and file.** Roll call was taken and there were nine “Ayes,” Markley, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane.

PUBLIC HEARING AGENDA

No items of business.

STANDING COMMITTEES’ AGENDA

No items of business.

ADMINISTRATOR’S AGENDA

ITEM NO. 1 – 16538...RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH CARPENTERS UNION

Synopsis: A resolution authorizing the County Administrator to execute the following Memorandums of Understanding (MOU) between the UG and the United Brotherhood of Carpenters and Joiners of America, Carpenters District Council of St. Louis and Vicinity, submitted by Joe Connor, Assistant County Administrator.

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- Amendment No. 3, effective January 1, 2013 through December 31, 2015.
- MOU, effective January 1, 2016 through December 31, 2017. This is the 10th of 13 labor contracts to be ratified which represents 53% of the union workforce under contract.

Mayor Holland said I want to ask Legal, is each bullet point a separate motion. Mr. Bach, you might answer that. **Doug Bach, County Administrator**, said we just need approval of the resolution.

Action: **RESOLUTION NO. R-42-16**, “A resolution authorizing the County Administrator to execute (1) Amendment No. 3 to the Memorandum of Understanding between the Unified Government of Wyandotte County/Kansas City, KS, and the United Brotherhood of Carpenters and Joiners of America, Carpenters District Council of St. Louis and Vicinity, effective January 1, 2013 through December 31, 2015; and (2) Memorandum of Understanding between the Unified Government of Wyandotte County/Kansas City, Kansas, and the United Brotherhood of Carpenters and Joiners of America, Carpenters District Council of St. Louis and Vicinity, effective January 1, 2016 through December 31, 2017.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters.

ITEM NO. 2 – 16539...RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH THE WYCO SHERIFF'S DEPT. AND FOP 40

Synopsis: A resolution authorizing the County Administrator to execute two Memorandums of Understanding (MOU) between the UG, the Wyandotte County Sheriff's Department and the Fraternal Order of Police, Wyandotte County Lodge #40, submitted by Joe Connor, Assistant County Administrator. This is the 11th of 13 labor contracts to be ratified which represents 64% of the union workforce under contract.

- MOU effective January 1, 2014 - December 31, 2015
- MOU effective January 1, 2016 - December 31, 2017

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Action: **RESOLUTION NO. R-43-16**, “A resolution authorizing the County Administrator to execute (1) Memorandum of Understanding between the Unified Government of Wyandotte County/Kansas City, KS, and the Wyandotte County Sheriff’s Department and the Fraternal Order of Police, Wyandotte County Lodge #40, effective January 1, 2014 through December 31, 2015; and (2) Memorandum of Understanding between the Unified Government of Wyandotte County/Kansas City, KS, and the Wyandotte County Sheriff’s Department and the Fraternal Order of Police, Wyandotte County Lodge #40, effective January 1, 2016 through December 31, 2017.” **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters.

Mayor Holland recognized the statement that shows that 64% of our union workforce is now under contract. Six months ago, that was zero. I want to commend Administrator Bach, your team, and our Legal team for your hard work on this. Thank you very much.

ITEM NO. 3 – 16530...REAPPROPRIATED CDBG FUND DISTRIBUTION

Synopsis: Request the previously awarded \$250,000 of Reappropriated CDBG funds to Heartland Habitat for Humanity be transferred to the UG Public Works Transit Sidewalks and ADA ramps, submitted by Wilba Miller, Community Development Director. On February 25, 2016, the Commission voted to reappropriate funds to Heartland Habitat for Humanity in the amount of \$250,000. Since then, Heartland has declined the funds.

Melissa Mundt, Assistant County Administrator, said this is an item that we had back before you in February to reallocate funds that we needed to expend by August 1 of this year. Unfortunately, Habitat for Humanity was not able to accept the funds at this time and staff is looking to us to reallocate those dollars to a project we know can be completed in a timely manner. This would be to further transit, sidewalks, and ADA ramps throughout the community.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken and there were nine “Ayes,” Philbrook, Bynum,
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Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters; and one “No,” Walker.

ITEM NO. 4 – 16540...PRESENTATION: 311 CALL CENTER DATA PORTAL

Synopsis: A presentation on the changes being made to the 311 Call Center data portal, presented by Joe Connor, Assistant County Administrator.

Doug Bach, County Administrator, said many of you are aware when we started out with our 311 system back in 2007 we had big plans for this system. We were able to start from a perspective of how we would make this a tool of one where we could start our work orders, track different items and we started down that path; however, due to the recession and other matters, we derailed many of those plans and had to unfund many of the things we were working on.

Since that time, we’re now putting it back on track to where, I believe, it was originally planned to be, the 311 Citizens’ Service Center. That being a change from just being a call center, as you’ll note in the headline of this, because it is planned here to be a much more interactive tool, much more dynamic for the use of our citizens going forward.



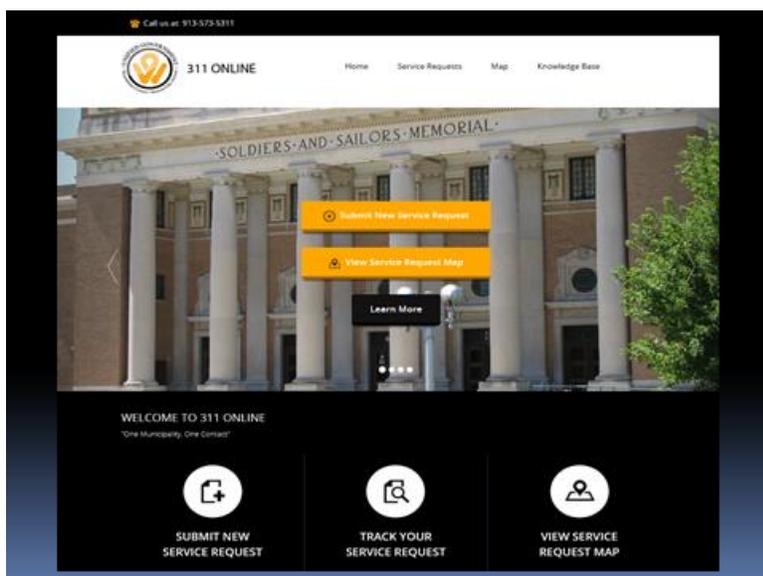
Brett Deichler, 311 Director, said as Mr. Bach has alluded, we have gone through some extensive upgrades to bring this, what was the Call Center. It was always operational, obviously,

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but bringing it to more of a service center profile. Tonight, I'd like to go through a handful of slides to show you some snapshots basically of what that represents and to talk about some of those benefits.

In moving forward, the Citizens' Self-Service Portal is going to be an online web portal that will allow our constituency and our staff to basically go out and to download this onto their device; any type of device. We'll talk about that a little bit in the future. We will be presenting a mobile app that will be Apple, basically IOS and Android, Google play, pertinent once we get that out in about 60 days, 90 days. We're going to talk a little bit more about that as well. It's really important. It's got case management and workflow which is going to allow us to manage to the task that we're trying to get to. It basically allows us to take and become a data center, set up a central repository, manage those types of data profiles that will ultimately allow us, as individuals internally and externally, to basically identify how what we do, what we think we're going to do.

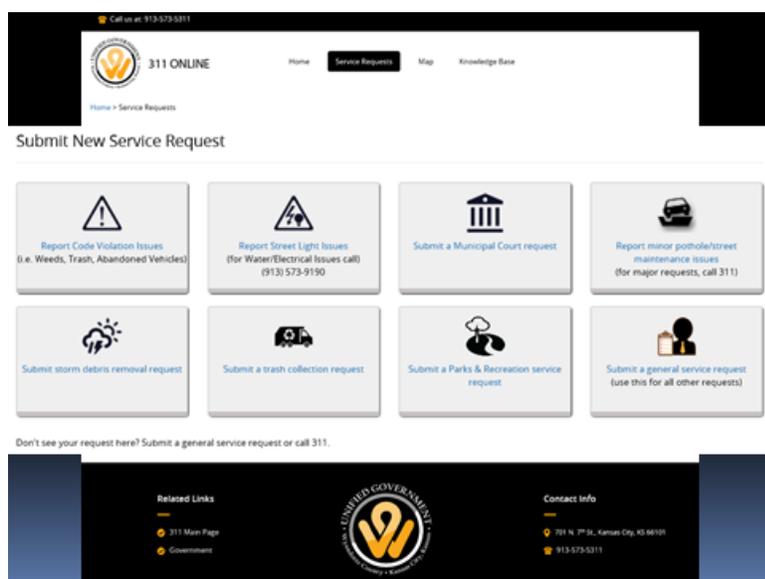
As part of that too, we've got an integrated mapping solution that is part of this first initial release, and then we get into the business intelligence profile which basically allows us to talk a little bit about the identification and storage and analysis of the data as it sits. Data mining and data storage, two different types of things. We'll talk a little bit more about those as we move forward.



This is a basic snapshot of the portal itself which will allow the constituents to go in, grab the information, make a request, track that request or even map that request. As you see, you can go using the yellow slide bars on top. They're active links that will anybody to basically click on those. I'll show you what those screens look like behind there, but the important thing is to

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remember is once you submit that, we need to be able to track that. In tracking that, we will show that there's going to be a series of responses that come out through automation from our office that will allow the automation to notify the constituent that we did receive their request. Once that goes into a work order or a workflow status, it will also send them a mid-level support ticket that allows them to identify that we're now working on that with an expected date of closing. Once we close that, it will send a closure statement too. There are emails that follow up via automation. There will be a closing statement there that allows them to go ahead and grade how well we thought we did.



In doing that right there, we started with eight primary tiles basically to allow us to separate some of these classifications. In looking at that, you'll notice we basically took a survey down inside the Call Center and said what do we really get hit with. We started trying to separate those types of tiles and to identify those in our first, what we call the V101.0 release here. As you'll notice, we say report code violation issues and we put some samples down there with weeds, trash and abandoned vehicles. That kind of lets people know what these icons represent. As we get further into this program, which this thing will need to expand obviously, we're going to plug more departments in here and you'll see more of these tabs that come into play. We'll basically do that based on trending and series analysis once we get further into this.

The reporting street lights issues, we took that. We wanted to make that very clear. During an emergency or some type of critical notice for the BPU, we still transfer that call. That's something that needs to go straight to their call center immediately so we don't sit there and try to handle that type of call.

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We did put down basically that we will take if there's a street light that's out or something like that, we'll handle those types of calls like we always do. The integration with the BPU right now is basically taking things that are time sensitive or emergency based and putting those back over to that 9190 number.

Submitting Municipal Court requests. Obviously, we do a lot of that volume on a daily basis. We're very busy with that.

Reporting minor potholes. Same type of thing for Public Works. We're working to integrate Lucidy right now. We've got about a 90 to 120 day profile with their work order system. We're working very closely with DOTs and their staff and Lucidy right now to identify what that task is going to entail and look a little bit of the development features on the backside of that. We should have that out there in about 120 days as well. It will actually improve some of the capacity of the Lucidy product. We'll also talk a little bit about NRC because we're going to work with the Accela product in that fashion too on the Version 2.0.

Storm debris, trash, Parks & Recreation, putting parks and their mapping component on there, being able to go out and identify what's available for leasing or renting a shelter and being able to pay that right online. We want to be able for people to come through this and have them come straight to this portal and do that too.

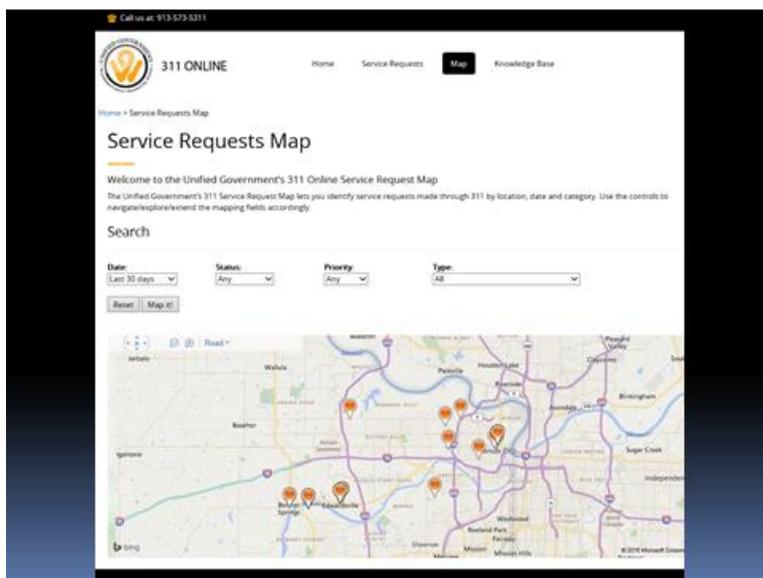
Then we've got a general classification there. When all these are added to the frontend of this thing and we start to file these in the back and look at the data side, we can start to analyze a little bit closer what we're actually trying to get to here.

The screenshot shows a web browser window with the URL 'Call us at: 913-579-5311'. The page title is '311 ONLINE' and the navigation menu includes 'Home', 'Service Requests', 'Map', and 'Knowledge Base'. The breadcrumb trail is 'Home > Service Requests > New Code Violation Service Request'. The form is titled 'Fill Anonymously?' and contains the following fields:

- First Name:** Enter First Name
- MI:** Enter MI
- Last Name:** Enter Last Name
- Email Address:** Enter Email Address
- Phone (xxx-xxx-xxxx):** Enter Phone
- Cell Phone (xxx-xxx-xxxx):** Enter Cell Phone
- Location of Incident/Request:** Enter Location of Incident/Request
- City:** [Dropdown menu]
- State:** [Dropdown menu, currently showing 'Kansas']
- Zip Code:** [Dropdown menu]
- Comments:** [Text area]
- Attachment:** [Browse button]
- Submit:** [Submit button]

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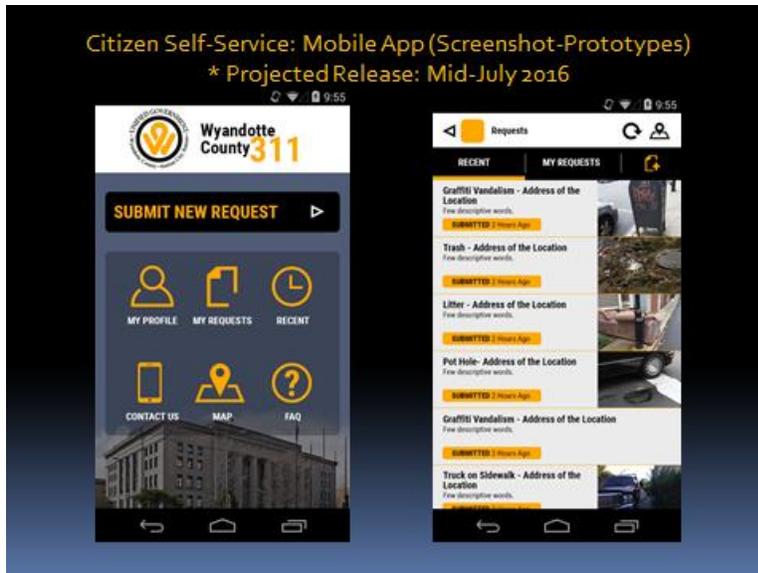
This is the basic biographic right here which takes all the bio information and allows the person who's entering the ticket to put in the relevant information. We've got some requirements in here that if they want to be emailed, they obviously put their email in here. It's not mandatory. Some of these things do require mandatory fields. When we get a free-form text box, we at least get that to the department so they can actually see what it is. Sometimes people call in and they don't really know what they're looking for and what the department is. Hopefully, when we these online, we can sort these very quickly.



The next page here shows the mapping feature which will allow the constituent to basically go in and look and see what's going on. You can look at this chronologically and see what's coming in on a daily basis. The importance of this is you can follow and track your own request. You can track similar/like/kind requests. You can look and see what's going on in your individual district, etc., and report right straight through here.

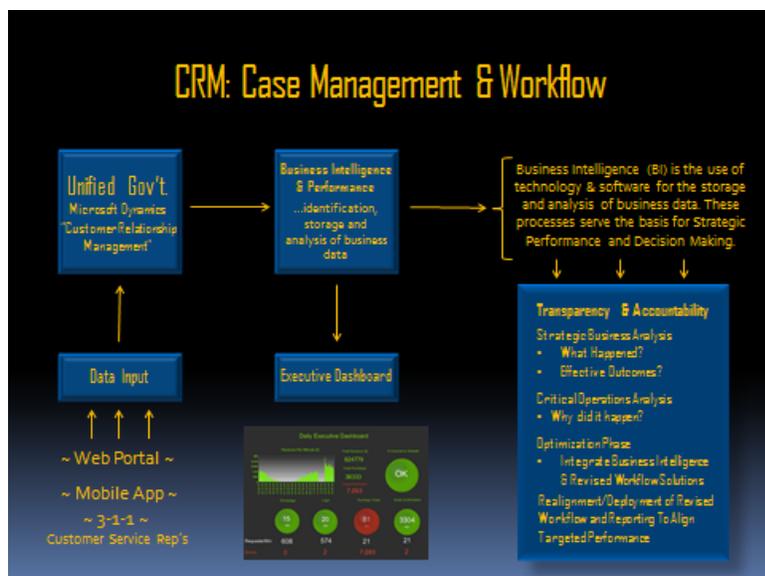
Crystal Her is actually here tonight. I'm going to have her walk in front of you, if I may. I want to show that this development is also what we call a responsive website. That means any type of device that you utilize, whether it's the phone, the tablet, or on your desktop, when you turn these things sideways, it reformats so you're not constantly scrolling through and trying to find the center points or the hot buttons or the links on these things. It's a very formable feature and it's something that we definitely need in this and it's something we made sure that was absolutely done right. It's done now and we're very proud to say that that's there.

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Here are a couple of quick snapshots of what's going to be released in mid-July. This is a full-blown app. Right now we will have basically a landing page out there that's mobile friendly that will allow our constituents to save that to their telephone or their device. They will click and go to that. Once we get this full-blown device out there, and obviously LANs and it empowers the device a little bit better so we're working right now closely with the company that's going to allow us to put that in there and we'll be able to make this a more dynamic system. This thing allows you to take a snapshot. It's got Geo codes built into it. It will allow you to submit the pictures, anything you want to do. It also shows chronological orders. There are several screens in here. We can do the mapping component. Everything that's in the original VIO is going to be inside of this with a few more features there, but coming very soon. That's a very good feature as well.

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This is very important right here; we talk about case management and workflow. This, I think, is more important than anything than we said probably tonight. When we get down here, we say what does all this really mean. In my opinion, you start talking about data input and where does that actually come from. You look at what the web portal does, the mobile app, and NRCSRs who are actually in the Call Center themselves. Once they put that data inside of there, we start to look and say what's the business intelligence actually going to allow us to do in respect to performance. We can sit here and talk all day long and try to guess at things. It's not going to work. I think in the future when we utilize these data models and we start building smart data and reports and trend these things, we'll be able to manage that task a little bit better.

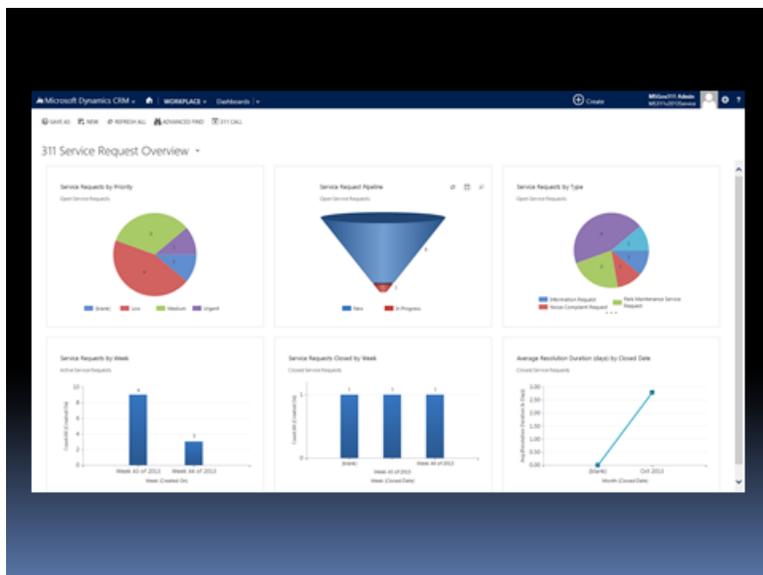
Part of that is going to be an executive dashboard. These dashboards will come out. We'll stabilize them. We'll put things inside there. I'll meet with anybody that we need to. Obviously, there are a few people obviously on that list that we'll need to meet with upfront. It will allow us to basically determine what we need to see in real time. It should be on your device. You can go in there, pop that up and see what we're doing in the Call Center, see what the most common features are, what's being asked, how well we're actually doing instead of just guessing at what we're doing. Once that goes live, we'll be able to manage that a little bit further. We'll do quarterly's, biennials, etc. and refine some of those dashboards and even build some more proprietary specific dashboards that go into the individual areas of concern.

Talk about transparency and accountability. This is really important stuff. I've always said we don't want to guess at what we do. We want to actually talk about business and find out what it takes to become that. Looking at this here is a great snapshot that allows us to say what actually happened and the effective outcome toward that. When measuring outcomes, you have

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to look and say why did that happen as well. Talk about performance initiatives. That's very important. We will measure those types of things: get to that, why did it happen feature to understand better to allow us to, as an agency, not only understand it but to actually put cost allocations behind it so we can literally see how well we do what we think we do.

In this last feature, it talks about optimization. This is where we plug it back into what we're doing right now, integrated business models. I think the intelligence in the workflows built into this thing, but once we get behind this, we're going to have to be very proactive in what we do to manage these datasets. We don't want to just let them sit. We want to go ahead and utilize them and have total transparency and clarity behind them.



In stating that, here's a snapshot right here basically of what the dashboard would look like. We can certainly go in here and dissect this in any type of way we want to. Starting on Monday, we're going to go ahead and wipe the test data clean and start from brand new. That's going to be a clean slate and we'll start to see what needs to be populated in here. I'll talk to Doug and staff and we'll start to put this thing together which is more relevant for the first 30, 60, 90, etc. I think that's a pretty good example of what this thing is going to represent.

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Remaining Steps

- Official v1.0 Go-Live Date (Monday, April 18, 2016)
- Official Mobile App Deployment (Mid-July 2016)
 - NOTE: April 18th Release is "Mobile Friendly" via the Citizens Web Portal, and is also "fully responsive" in respect to any/all mobile devices
- Integrate 3-1-1 with Public Works' Lucity & NRC Accela (90-120 Days)
 - Utilize Manual Solution for Closing Work-Orders w/Public Works & NRC During Integration Phases
- Plan v2.0 features and proposed budget for ongoing development
 - Develop Ongoing Service Level Agreements for Maintenance & Service Updates
 - Develop Custom Dashboards & Reporting Model (Saigan Technologies Inc.)

We look into the remaining steps. We talk about the Official v1.0 release date. Now this is a soft date. I'd like to say yes, it's still a very firm date because it's fully active v1.0 version. The only difference that we don't have right here is basically the full-blown mobile app feature yet which is coming in in about 90 days. We will also continue to work forward with the big applications like Accela and Lucidity and Public Works and NRC. The datasets out there are very horizontal to us right now. We want to get to those and make them as vertical as possible so we can start to mind the data.

Also, with the plan v2.0 features, we'll talk a little bit more as budget moves along and how to move this thing forward and to get down to that critical dataset that we're trying to get to and make sure this thing manages out into the future.

The 2013 version is the most recent serum version that Microsoft has put out to date. We basically brought that back up to speed and that's why we're here tonight to talk about that and how this integrates with what our mindset is. I'd like to say ten years ago, Mr. Bach come to me and asked me about 311. He asked me what I knew about it and we had a conversation. I'd say within 45 minutes or so, we came out of there with a plan to build this thing. The vision has never changed. That's the type of foresight and leadership that this organization needs. I'm proud to say that I was asked to do that. This is what we brought it back to today so now we can plug and play and have the dynamics that we really need to get the mobility out there and to also get the operational foundations built internally so we can support what we do. That way we can really understand at a greater level of how well we do with what we do.

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This thing is certainly a community effort and we're changing our title. We used to say, "One Municipality, One Contact." to "One Community, One Contact" at this point because this is a two-way revolving door. We are here to basically put this thing in motion and start to move it forward and to give you the information needed to manage what we do very well.

Mayor Holland said I was here in '07 and you were well on the way to this and then the recession hit and we gutted it. I feel like Deja Vu. We're catching up to where you would have had us nine years ago if we had stayed on track with the funding. I'm very pleased to see you stayed with it and I'm very pleased to see that this is finally coming to fruition. Just for our community's sake, it's not that we don't have the talent in the organization to roll this out, but when the recession hit and we pulled the funding, it made it impossible. We're taking a huge leap forward now to catch back up with where other municipalities are. I just want to thank our IT Department and thank you, Mr. Deichler, and everyone that's worked on this. This innovation and this level of customer service is a goal that this Commission has set and is a priority of mine as well. It's a big deal to be able to provide this kind of level of service where someone can actually take a picture of the graffiti and send that in and our guys and gals are going to go out and abate that graffiti and actually see what they're looking for. It's a big deal and I'm just very excited that you're moving this forward.

Commissioner McKiernan said I wasn't here in '07 so this is a quantum leap forward and I just have to say I'm thrilled. I think you and your team have done excellent work and I think this is

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exactly the kind of tool and information that is going to be beneficial not only to us, but also to the people in Wyandotte County. Well done.

Mr. Deichler said I wanted to say thank you to Todd Kinney and his staff as well. Without Todd's leadership in DOTs, this would be tough. I don't think any of us would be standing here tonight. I'm proud to say that I worked side-by-side with Todd. Todd, as is his team—it's a team effort. This is not an I thing; this is a we thing. Todd is very good at what he does and Todd's done a great job on this as has his staff done as well.

Commissioner Murguia said, Brett, you beat me to it. I was just going to say that I very seldom get the opportunity to thank our IT Department. Mr. Kinney, you have an amazing staff. I definitely challenge them as I'm sure you've heard on challenges with technical issues and they've done a fantastic job. They're always very respectful, very professional, really try to think out of the box and innovated. I'm very grateful for our IT Department.

Mayor Holland said now you did mention that commissioners couldn't go on and see by district what kind of calls are coming in. **Mr. Deichler** said we will be able to refine data. We'll work a little bit with Larry and some mapping in there, whether we break that into a commissioner district or by zip, we'll have to work a little bit to do that. We should be able to sort any type of data we need to once we start compiling. **Mayor Holland** said I would think, and I'd check the consensus of this group, I would think we'd prefer to see it by district. Is that right? **Commissioner Philbrook** said yes. Thank you. **Mayor Holland** said let's make sure we layer in the district level, both for calls that are currently out but also if we could layer in the reporting. We used to get quarterly reports on what was happening in our districts and what kind of calls are coming in. That's helpful for the commissioners to know what kind of calls our citizens are making as they call into the city. Thank you very much for that too.

Action: For information only.

COMMISSIONERS' AGENDA

ITEM NO. 1 – TRAVEL REQUEST: COMMISSIONER PHILBROOK

Synopsis: Request to travel to Manhattan, KS, to attend the Kansas County Commissioners Association Annual Conference, submitted by Commissioner Philbrook.

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Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve.** Roll call was taken and there were ten “Ayes,” Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters.

ITEM NO. 2 – 16502...RESOLUTION: LEGACY PARK ESTATES – LOW INCOME HOUSING TAX CREDIT (LIHTC) PROJECT

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

Mayor Holland said this was brought to the standing committee and it did fail at standing committee. The district commissioner asked that I bring it forward for consideration by the full commission. I will ask our Legal to describe that process for us.

Ken Moore, Chief Counsel, said there are four different sections of the agenda. There’s the Mayor’s Agenda, the Administrator’s Agenda, the Standing Committees’ Agenda, and the Commissioners’ Agenda. In order for an item to advance to the Standing Committee Agenda, it has to have four affirmative votes from the standing committee. In this case, there were only four members there and it was a split vote 2 to 2. The district commissioner, whose district this project is in, was not on that committee but supported this project.

I think there was also some confusion expressed at the standing committee about whether this item was going to advance to the full commission with a recommendation of denial. Given all those factors, Commissioner Philbrook asked it be placed on the Commissioners’ Agenda which just takes either one or more commissioners to request and the Mayor to approve and that was the process by which this is placed on the agenda.

Commissioner Walker said I have a point of order. Are you saying then that your legal opinion that if the standing committee determines that an item should not move forward that any commissioner then may request that this item be placed on a full committee agenda? I want to know because this is going to come up again where something maybe that one of us wants to be

heard gets rejected by the committee. I want to know is this a uniform thing or is this up to the discretion of the Mayor? **Mr. Moore** said to be placed on the Mayor's Agenda, the Administrator's Agenda, or the Commissioners' Agenda; it does require the approval of the Mayor. The rules do allow that since we're doing it in this situation here. Each, obviously, they're going to be evaluated under the circumstances. There are multiple factors in this particular case that justified moving it forward. I don't know whether those same factors would occur in future cases so it's hard to say what the result would be.

Commissioner Kane said I've only been here for a year or two, but that's never happened in the eleven years I've been here. When something went down, it went down. I was never given the opportunity to bring something up that I wanted to bring up in front of the commissioners before. I don't even know what the item is to be honest about it. Like Commissioner Walker says because this is going to be an ongoing thing. Why would we have a standing committee and why would they make a decision and then why—I guess what I'm saying, I've never had it happen before. I don't know why we would start doing it now.

Mayor Holland said I will just state briefly, I think our Legal has identified the unusual circumstances here in terms of the committee people being absent and there was confusion expressed on the record by one of the commissioners that said they thought this would still move forward with a recommendation for denial. We do need to state that the standing committee did vote 2 to 2 which required 4 votes to pass. It did fail. Because of the unusual circumstances and the commissioner of the district in whose district this resides, asked it be brought forward. That was my decision. I'll take responsibility for that.

LEGACY PARK ESTATES
223 N. 65th Street

FULL COMMISSION
APRIL 14, 2016

PRESENTED BY
ECONOMIC DEVELOPMENT

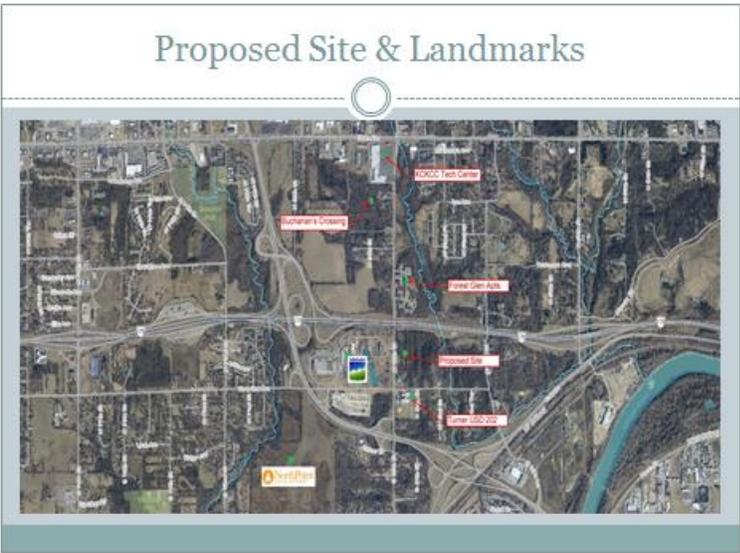


What we are here for tonight

- Seeking a Resolution of Support for the Legacy Park Estates LIHTC application that will be submitted to the Kansas Housing Resources Corporation

Charles Brockman, Economic Development, said tonight what we're wanting to do is seek a Resolution of Support for the Legacy Park Estates LIHTC application that will be moving forward to the Kansas Housing and Resource Center.

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To give a perspective of where the site is, right in the middle of this slide is 65th Street and I-70, so it's just to the east of the BPU symbol there.



There's a close up there.

Proposed Development

- Located on 12.5 m/1 acres of land at 65th & Riverview
- 30 new construction all brick single family homes
- All 3-bedroom, 2-bath and 2-car garages
- Total project cost of \$8.2 million
- Project completion in 1 year

It sits on about 12 acres more or less. It's going to be a 30-unit construction, single-family, all brick homes, 3 bedrooms/2 baths/2 car garage. The total estimated construction cost is \$8.2M. From the beginning to the end is one year in construction.

Point Matrix

- Resolution No. R-63-14 dated October 16, 2014 requires applicants to achieve a minimum 80 points
- Legacy Park Estates application scored 86 points

I want to speak a little bit about the point matrix, the scoring. Previously, before 2014, we had to have a minimum of 50 points to move forward to the ED&F, an applicant. What we did is, we spent a lot of time on it with the standing committee. We went through different changes like demolition, management, just different types of developments, mixed-use developments and molded that how the standing committee wanted us to bring projects forward.

In 2014, the one thing—the most significant change for an applicant was the 80 points. It increased by 30 points by doing all of the things that we were instructed to do. In this case,

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Legacy made that and they scored 86 points which is the highest of all three that's ever come through after the 80 points.

Property Tax Revenue Impact

- Current appraised value \$58,870
- Current annual taxes \$1,262.07
- Estimated new appraised value \$4,509,600
- Estimated annual new taxes \$97,940.23

I'm going to go back. One thing that we have heard loud and clear through the discussions with ED&F were two things: is it increasing the AMI for the area and 2) is it increasing the assessed value of the area. We wanted to look at that. The property tax right now is roughly \$1,200. After the construction, taxes are going to be \$97,000 estimated so it's clearly made that.

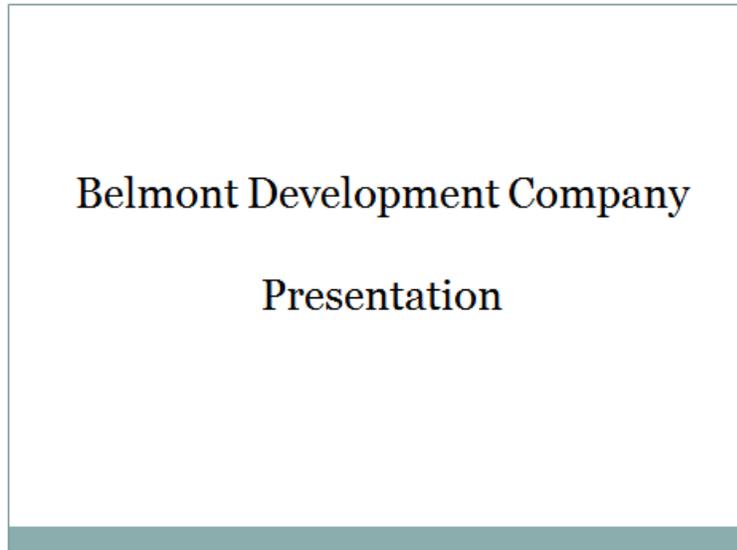
Household Data

Median Household Income for the area is \$31,207

Household Income (family of 4)	AMI	# of Units
\$30,480 - \$31,680	40%	4
\$37,972 - \$39,600	50%	6
\$43,320 - 47,520	60%	12
> \$52,000	MR	8

The other thing is we wanted to look at for that area, there's \$31,207 is the median household income for that area. With the developer's model for a family of four, you can see that it's going

to be 40% right in there for that area, household income. There are 30 units so that means 26 units are going to increase with the AMI. It achieved that as well.



Greg Rodewald, Lainey Schubert, and Ryan Hudspeth, Belmont Development, Oklahoma City, appeared. **Mr. Rodewald** said first of all, I would like to thank the Mayor and the Commissioners for having us here this evening. Just to give you a quick presentation, I think we were able to give a more detailed presentation to the standing committee about a week ago or so. As I indicated, we are Belmont Development Company. We are headquartered out of Oklahoma City. We have offices in Ft. Smith, AR, and Topeka, KS. We basically have a strong Midwest presence.



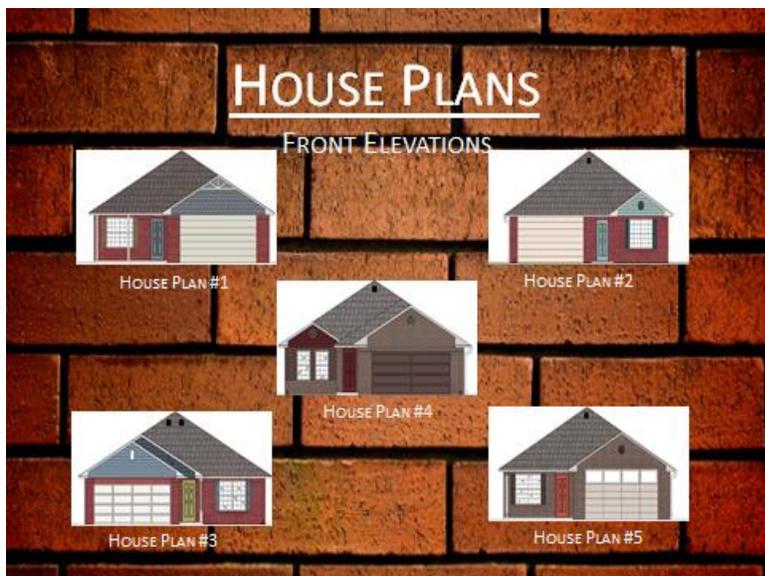
Currently, Belmont Development has over 170 properties that we own and have developed which is a little over 4,000 units. Actually it's about 4,300 or so units as we speak today. Those are single-family homes, duplexes, apartments. All in all, the portfolio of affordable housing that we have is in excess of 4,000 units.



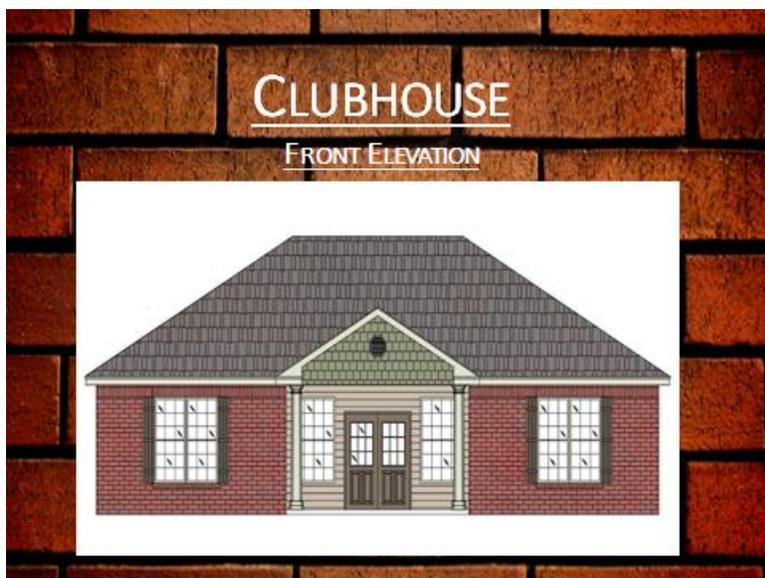
Just a basic map of the presence that we are primarily located in. It is a six-state presence. We do have a few properties here and there in some other states, but predominately the states that you see highlighted in red on the map before you is the primary presence of Belmont Development, Belmont Management, and Belmont Construction, the Belmont companies, if you will. That's our primary focus. We don't try to be everything to everybody. We do what we do well and we do it in the area that we understand how to operate in. If we were to branch off into

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New York City, things might not go as well. We understand the Midwest. That's been our presence for a number of years now and that's where we focus all of our attention.



Legacy Park Estates consists of 30 single-family homes as Charles indicated. All homes are 3 bedrooms/2 baths/2 car garage. All are 100% brick. Currently the design of Legacy Park Estates includes five different single-family homes, five different plans, if you will. You see those house plans in front of you now.



Every property that we develop, we think it's important to have what we call a clubhouse. Some folks call it a community building; we call it a clubhouse. The clubhouse at Legacy Park Estates will look primarily like what you see there. Once again, it will be 100% brick to tie in with the

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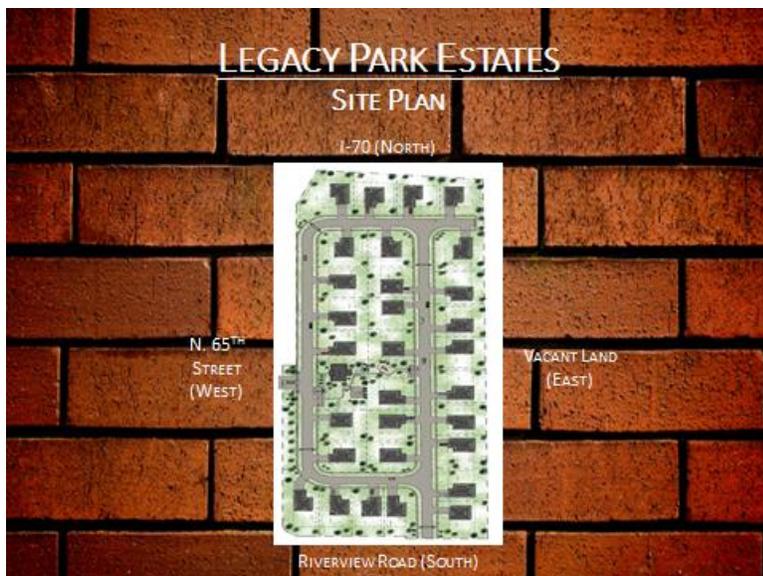
fabric of the neighborhood. In there, we have our on-site property management offices, our on-site maintenance offices, we have a library, and we have a multi-station computer lab for the lessees that live in our leased property. We have a fitness center. We have a full kitchen. It's sort of a one stop shop for the lessees of our development. That's the amenities, for lack of a better word, that we have planned for this clubhouse.

The floorplan itself for the clubhouse, we don't have a slide for you for that, but it was submitted in the many, many pages and binders of documents that we have submitted to the Unified Government to even get us to this point. If you have a chance, you can look at the floorplan of the clubhouse and see those various amenities that we just discussed.



I just wanted to show a few previous projects that we have. These are some duplexes and some single-family stuff that we have built in northwest Oklahoma City. We've done things as you saw from that previous map in six other states. This is something a lot more similar to what we plan on building here in Wyandotte County so we felt it pertinent. In previous applications and binders and stuff that we have sent to the Unified Government, to the ED&F staff, we have provided them pictures of projects in various states from Texas to Arkansas to Kansas, etc. Our presentation time was somewhat limited here this evening so we wanted to keep it to the design that we are proposing for Wyandotte County and so that's what you see in front of us.

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There is the basic Site Plan for Legacy Park Estates. I think as Charles had indicated I-70 is to the north, Riverview is to the south, there are vacant lots to the east of BPU, I believe, is to the west if I'm not mistaken.

We have 30 single-family homes as you can see laid out there in the Site Plan on the 12.35 acres. Some of the outdoor amenities that we have planned there that we presented—you know we put those into the proposal because we were given points, if you will, as Charles indicated it took a minimum of 80 points to get us to even be heard. Part of that process was to agree to do certain things. Part of the outdoor amenities that we have were just for that reason, to get us the points so we could even have an audience here this evening.

We have over 300 feet per unit of paved walking trails, we have outdoor barbeque areas, we have gazebos, and we have community gardens. We've done what we believe to be a great job to put a lot of outdoor amenities along with this development for folks, not to mention, the sidewalks. The 300 feet per unit of paved walking is over and above the sidewalks so we've tried to allocate a lot of green space, if you will, to the development.

The single-family homes themselves come fully equipped. They are maintenance free. They come with your range, your microwave, your refrigerator, washer and dryer; etc. The homes in terms of square footage range from 1,800 to 1,900 square feet. As I indicated previously they are maintenance free. If a refrigerator breaks down, it is the responsibility of the lessor, which is us, to take care of that.

Part of the thing that we really like about Legacy Park Estates is it is structured as a lease/purchase development. In other words folks that live there that decide to lease from us, if they so choose, they don't have to, but if they so choose they can sign a lease agreement with us

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and over the period that they have lived there once the compliance period from Section 42 of the Internal Revenue Code that governs the Affordable Housing Credits burns off. they have an opportunity to buy that home. To take that one step further for every year that a qualified lessee lives there—a good example is, day one a lessee decides they want to participate in the lease/purchase concept of what we're trying to do here, they sign the lease agreement. For every year that they live here they are given a 3% discount off of the fair appraised value of the home at the end of 15 years. At the end of 15 years 1) they have been provided a lot of education, a lot of training and at the end of the day they have a 45% discount to purchase the home from us and so we're not only allowing folks to move into home ownership, but to build wealth for families as well and that's primarily the whole concept behind the lease/purchase.

At this point I will just open it up for questions and answers and I'm sure there are plenty.

Commissioner Philbrook said this is the time I wanted to get to tonight because I wanted to understand so that means that you place—okay, they get a certain percentage off of the house. Is that off the original price or is that off of the price that it is valued at the time, 15 years? **Mr. Rodewald** said at the end of the 15 year compliance period if that lessee has chosen to purchase the home an independent third party appraisal will be conducted at that time to determine a fair market value of the home at that time. Based on that fair market value at the end of 15 years, based on the number of years that they have lived there times 3%, that's the discount that lessee receives to purchase the home. **Commissioner Philbrook** said so if the house is worth \$187K when they move in it the first day and they stay there for 15 years what could they possibly buy that place for? **Mr. Rodewald** said that's a loaded question. **Commissioner Philbrook** said well sure it is. We deal with loaded all the time. **Mr. Rodewald** said I will give you a loaded answer. I don't think anybody understands or can put a dollar amount to what we believe that house to be worth at the end of 15 years. I think we all saw what happened in 2008. We would like to think that the government has put safeguards in, etc. that those things aren't going to happen again. We would like to think that increasing the tax base, increasing the value of the land that those homes are only going to appreciate over that 15 year period. We don't know that to be true so to be honest I can't tell you exactly what I think the home is going to be worth at the end of 15, but whatever you know whether it has appreciated or depreciated, if they have entered into that agreement with us to purchase that home at the end of 15 years, no matter what's happened in the housing market in the interim whatever that appraised value is they are allowed that discount that they have earned to be a lessee through time. **Commissioner Philbrook** said

so it's not based at all on what the value of the house is at the end, it's the percentage from the beginning. **Mr. Rodewald** said no, it's based exactly on what the value of what that home is worth with an independent third party appraisal. If they have lived there for 10 years they get 3% per year, they've earned a 30% discount off of the appraised value. **Commissioner Philbrook** said 30% of whatever that is. **Mr. Rodewald** said of whatever that number is, correct. **Commissioner Philbrook** said I just had to grind that in.

You said something earlier about the—somebody did, I know sorry it was Charles that said something. Come forward Charles. You said that the average income in that area is—**Mr. Brockman** said \$31K. **Commissioner Philbrook** said so most of them, I mean there are only four that are set at around that income and so most all the rest of them are above that income so we're asking people with a higher income level to move into my area and increase not only property values but also income level of people that live in that area. **Mr. Brockman** said that is correct.

Commissioner Philbrook asked what's the downside to this. I mean what could be the downside to this. **Mr. Brockman** said to be perfectly honest I don't see a downside. It met all of the requirements to move forward and I believe it's a quality project.

Commissioner Walker said I have a number of questions. **Mr. Brockman**, have you put pen to paper on what 30 homes will do to the average median income in that census block? Say they build these houses and every one of them is at about the average income or the maximum that is required for that. You know you've got some at 30—four of them are at 40%, six at 50%; you can read it and 12 at 60 and then eight at market rates. I'm no math genius so I'm not going to state I know this for accuracy, but if you sold all 30 of those houses in that census track, you would be lucky to make \$100 difference in the average median income in that census track. Do you happen to know? **Mr. Brockman** said I did not do that math. **Commissioner Walker** said we'll move on then. **Mr. Rodewald** said if I could, I would just say if we have a tenant, if we have lessee that has wanted to own a home that they see this as their only opportunity, they enter into a lease agreement with us on day one, they go through the training, the education, they do everything that has been asked of them to do, they get to year 15 they have a 45% discount off the price of that home; whatever that home is, they are getting a 45% discount. If I'm not mistaken, and I'm not a math wizard either, but they are walking into that home with huge equity; 1) we have helped people that would not ever have a chance to own a home. 2) To own a

home and 3) to walk in with instant equity and start to build wealth in families. That's what we're here to do.

Commissioner Walker said I made a phone call. I'm not a--**Mr. Bach** said I might be able to answer the equation you were after when you were talking about the impact on the average income in the area. If they follow this income ratio based on what's in that area now, about 77% of the new homeowners coming in here would have a higher average income than those that live there now. **Commissioner Walker** said there's no dispute, but the overall average of the income, the median income up at the top might go up \$100. **Mr. Bach** said overall the entire—**Commissioner Walker** said for all so this is no big economic boom for the Muncie area. **Mr. Bach** said okay, it would just be positive.

Commissioner Walker said I made a call regarding the federal regulations regarding this and say I'm one of those people, I'm a newly married guy and I've got a baby and I move into either 40 or 50% housing and while I'm living there I go to school and I get an education and I become a union man and all of a sudden my income becomes substantially in excess of what the guidelines allow. What happens then? I know what I was told so I want to hear your answer. **Lainey Schubert, Belmont Development**, said every year each lessee is recertified to check their income against what they move—their income percentage that they moved in at. If they exceed 140% of the income guidelines that they moved in it they will be bumped up to the next level that they qualify. **Commissioner Walker** said so you could actually either bump up to the next level which means that the rent which we haven't seen on these slides tonight would go up. I believe the bottom was \$533 a month—**Mr. Rodewald** said \$564. **Commissioner Walker** said \$564 out of a family income of \$30K before taxes. That's a pretty heavy lug when you have food and else—but okay, let's say they are able to do this. Say they actually do have some success. The spouse gets a job and all of a sudden they're over and above 140% of any of it. What happens then? **Ms. Schubert** said they get bumped up to the next percentage that they will qualify. **Commissioner Walker** said the next one is \$52K. **Ms. Schubert** said it would depend on their income at that point. **Commissioner Walker** said but if you don't have any of those houses available. What I'm getting at is what you sold to me in your presentation last week was that this is a chance for people with limited income to get the American dream.

What this really is is a rental village. You're leasing property with a possibility, a possibility that at some future point they will have an opportunity to buy a piece of property for an undermined amount of money. You know if houses go up 5% a year, well that's one thing. Maybe they won't. Maybe there will be a recession and they will go down and they want to buy

so they will have a better deal. The truth is most of these people are going to lease this property. Most of these people are not building \$1 of equity in this property. There is no equity. If I pay for seven or eight years and I get transferred in my job or my wife takes a job and go somewhere else and we have to move, I don't get anything for what I paid, not one red cent, whereas in a real buying situation you build equity. You're leasing property but you're presenting this like this is really a realistic American dream scenario where you get to acquire your house. It's a Contract for Deed really is what it is. Call it a lease/purchase, call it whatever, but it's a Contract for Deed.

Mr. Rodewald said with all due respect I disagree. Say that we have a family that qualifies at 40% and over a period of time—you know they've entered into this agreement, even if they haven't just assume that they're a lessee, but they have gained a little education, they've used our computer labs, they've done some things, they've got a better job, they've increased their income past 140% and we have to move them up to the 50% units, is that a bad thing? We're helping families grow. I would just have to ask, is that a bad thing? I truly believe that it's not.

Commissioner Walker said if you have a 50% unit available. You only have eight there. What happens to the other 22? **Mr. Rodewald** said they're floating. **Ms. Schubert** said all of the income set-aside they're floating so it's not like they would have to move from one unit to another. If the 50% unit is available that's what they would get. Just from our past experience there is usually one or two that are open and available for a family that is over the income that they currently at. I would also like to say that this project includes home ownership education. If a family moves in they don't even think they have the ability to own a home or maybe they think that their credit is too bad, Neighborhood Housing Services offers education to help people to get in a better position to get a home loan. Even if they move in and think that they don't have an opportunity we can help them achieve that opportunity. **Mr. Rodewald** said I would take that one step further. Through the education that our not-for-profit partner are nationally certified by the way—you know partner brings to the table as a certified homebuyer trainer we help to educate these folks. If they decide that they want to buy a house but they don't want to buy one ours and they want to move out into one of the other communities to buy a home, that's great, we've done our job.

Commissioner Walker said I don't have any more questions, but I would like to make a statement regarding this in terms of my position and then I will let other people have their say. It

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was told to me that the Whole Family Foundation has determined that 80% of the, I don't know what else to call it, low-income properties supported by tax credits and other federal programs are in Jackson and Wyandotte County. Quite candidly, I think that the people I speak with and I interact with believes that Wyandotte County has far too many of these homes as we currently exist. That what we need is not 30 new ones without 30 other ones going away and they're not going away. They just keep continuing to stay here and then there is a program that will come along where they will get a \$8M TIF, not TIF, but federal loan guarantee to come in and renovate these properties and they have a long-term effect on the neighborhood. Muncie is in desperate need. Muncie is a local term for that particular area and I don't know if at one time it was a separate school district or part of the Turner School District, Township probably, Muncie Indians settled there and so it called Muncie. I grew up in an area adjacent to it called Turner. We have other little areas, that's not a legal name, but it is an area in desperate need of strong, new residential high-end properties that where people are earning at or far above what is called the market rate income there. Quite candidly I don't know how on \$52K a year a family of four can pay, I'm going to get it wrong, \$1,300 a month; that's more than my mortgage. I dare say it's probably more than a lot of the people's mortgage sitting at this table. You take \$1,300 out of every month and I had the number, but it's around 15 grand a year out of somebody that's going to net what 45, a third of their income is going to go for their housing. I think the chances of them succeeding under this design are very, very poor.

I just honestly feel that we as a Commission need to show leadership in a different direction. We don't need more of these homes. Some would even argue, some of my constituents have even stated clearly that we have far too many, but even if we stayed at the same amount, we're not doing what we need to be doing in that particular area. I know you're not from here. We have some light industrial projects that are going on to the north of this that are going to be nice employment opportunities we hope for others and maybe something else down the line. In residential properties a neighborhood—this is the wrong project at the wrong location in a town that already is carrying the load over and above what we as the taxpayers can afford. I just honestly—I'm going to tell you and I'm sure it's going to be brought up that there are projects that I would vote for and have voted for that use tax credits. This is not stabilizing an existing area with—we don't know where the people are going to come from. They may come from Kansas City, Kansas, they probably will come some from KCK and some from other parts of the metropolitan area. We're not getting people that are in Muncie that need a place to live and they're going to move into here. We're not redoing a historic landmark and preserving a

blighted structure. There are circumstances under which, and I will just say it bluntly, because I know it's been said and it's going to be said by somebody here, just because you vote for one tax credit based project does not obligate you under different circumstances and factors to vote the same way on other ones. I am not convinced this is the best thing for that part of the community and I do not intend to support it. **Mr. Rodewald** said I respect your comments. I would just say the market rate units—the thing that I find important about that \$52K number is the greater than symbol in front of it. Those market rate units are for folks \$52K and above. In terms of the income people the level of the income of the people we're trying to help, the census track that we propose the site in, that you saw the site, the census track that that is has been deemed by the federal government as a qualified census track. That is based on income so we're coming into a census track where the incomes are low and we're trying to provide an opportunity for safe, clean, affordable housing to take people from substandard housing into good housing and to provide at least an opportunity to own a home somewhere down the road and to increase the value of the whole community. I will just leave it there. You know we both can talk all day.

Commissioner Walters said I watched the presentation that you made to the standing committee and I was interested in watching that because I had just come from a neighborhood meeting a week or two prior to that and what they wanted to talk about was moderate income housing. They specifically said they have a lot of people in that neighborhood group who could not qualify for the low-income housing and they wanted an alternative, some of which we have in our community, but they specifically wanted to know what the Unified Government was doing to make more moderate income housing available to the constituents. So, we do have a market for it as far as I'm concerned based on the conversations I've had and your project looks pretty solid to me. I do have some questions though. Maybe you could just tell us because you do have a lot of experience in this. Some of your other projects that are similar, have they maintained this ratio of income levels over the course of the project or they modify. **Mr. Rodewald** said no, we make a concerted effort. We truly believe in the model that Belmont has that we're in the business of providing low to moderate incoming housing for those families that need it. We try not to keep everybody in the same spot. As you can see here we tried to deal with different income strata within that community and we try to do that in most all of the developments that we do, some 40% units, some 50s and 60s, some market so we're not leaving anybody behind.

Commissioners Walters said I guess my question is has it been your experience that works, that over the—**Mr. Rodewald** say oh my yes. **Commissioner Walters** said over the

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term of your management you're able to keep these ratios somewhat constant. **Mr. Rodewald** said I would say yes, but I will let Lainey speak to that a little bit more. She is more on the management. **Ms. Schubert** said we're committed to keeping this particular number of units at this particular AMI. We have gone to KHRC and we're committed to keeping four 40% units, six 50% units, twelve 60% units at all times. **Commissioner Walters** said I understand your commitment. I'm really asking about your track record. Has it worked out that way in the past? **Ms. Schubert** said yes, it has. **Mr. Rodewald** said I will take that one step further. With every project that any tax credit developer does there is what they call a Land Use Restriction Agreement that gets filed or as we like to call it in our world of acronyms ALARA, that states in there should this get approved through here this evening and we're granted—the only thing we're asking for is the Resolution of Support just to move forward; should we be lucky to secure the affordable credits from KHRC and this projects moves forward, when it's all said and done the Lane Use Restriction Agreement that gets recorded is going to spell this out. There are so many units of 40%, so many at 50 and we can't deviate from that. That's a recorded document.

Commissioner Walters said tell us about your management. What I've been hearing is that it's really important how well you manage your properties. You obviously have a track record of managing properties so explain to us how that works. You have on-site presence evidently in your clubhouse. **Mr. Rodewald** said I will just say that one of the previous slides shows that we had well over 4,000 apartment units in six states. We self-manage every single apartment. We currently enjoy an average across those of about 90% occupancy across those. In terms of management, and Lainey can speak a little more to that, as the developer, if you will, the numbers guy, if you will, she is more on the management; I'm sort of the numbers guy and I get it built and I hand it to her and say here have fun. I can build the best project that I can possibly build, the grimsby-grim of affordable income apartments, but if we don't have good management on the backend it doesn't matter what I do on the frontend. We have to have a sound management or the asset we have developed; we're long-term owners in every single community and every single state that you saw. We are not short-term owners that come in and build and flip and sell and walkaway. We are long-term owners; we're part of your community. We join the Chamber; we pay our taxes, etc. If we don't have good management on the backend of that, the asset that we have developed very quickly is not worth much to us.

It's important for us through good sound tenant screening, all of those sort of things, the good property management policies, etc. to keep good tenants in there so we have a long-term asset over time because we are long-term owners. Every single property that we have has on-site

management and maintenance as will be this. You saw the picture of the clubhouse previously. In there is two office spaces. One for our on-site management and one for our on-site maintenance and they will be there 40 hours per week. When they're not there, there are emergency numbers that any lessee can call should there be an emergency and we jump right on that. We believe in management. If we don't, over those 15 years we really don't have much to try to sell to anybody and that's not what we're in the business of doing. This is an \$8.2M in change development. If I don't do a good job on the frontend, they don't do a good job on the management side of that; in 15 years my boss is sitting there is going to fire me because he doesn't have an asset left. **Commissioner Walters** said thank you again for coming up tonight.

Commissioner Kane said I wish you guys much success in a different location. I think this location is ready to pop. We just got done approving some light industrial out there. I think a lot of people will be looking at that saying hey you know what, how about I get some property down here and that's for you guys. For my fellow commissioners, I've been here for 11 years and I've never seen this happen where a commissioner was allowed to do something and where you can change the rules as they go because if you don't get along with the Mayor, then you're over here but if you get along with the Mayor, then he's willing to do something like this. Everyone knows that if the Mayor jumps off the James Street Bridge, Jane is right behind him. **Mayor Holland** said point of order. We're not going to take personal attacks here. **Commissioner Kane** said I think this was exactly showing favoritism to a certain commissioner. This was wrong, never seen it before, shouldn't happen now; because if you're on the opposite side where I'm at and you ask to bring something up he is going to tell me no, but if you vote with him he is going to tell you yes and I'm not out of order. That's my personal opinion. You've done it more than once and here you go again.

Commissioner Markley said go back to the slide that shows the pictures of your other properties. You mention that these are in Oklahoma and I also notice that the trees are pretty small and so I'm guessing these are relatively new developments. **Mr. Rodewald** said within the last three years or so. **Commissioner Markley** said I'm pulling up some pictures online of other developments, and don't get alarmed, there is no trash pileup in front of them or anything, some of them look very nice, other ones look not as nice as that. I pulled up the Kansas one so you know because I wanted to see what they looked like. My question for you is how are you going to make sure that our Kansas ones look like that? The ones that you're not driving by

every day that aren't near your house and you can't get to without an airplane, how do you make sure they look like that because I have an apartment complex in my district and we have a manager there. We have a different manager like every two months so there is no relationship between the community and that manager. The manager is always getting fired or leaving and somebody new comes on. I want to know who we're going to contact, who Jane is going to contact when the properties don't look quite like that and there are problems like a lot of these have dead grass and dead shrubbery. Who does Jane call? Does she call the manager who might not be here for longer than two months? Who do we make sure is maintaining this property when you're not here with us here in Kansas City? **Mr. Rodewald** said the first call that you're going to make is to the on-site management which is us and we are a long-term owner. We do not farm out or outsource or do what folks call third party management. We're a vertically integrated company. I'm part of the development. We have management, we have construction and so we're a vertically integrated company that's going to be long-term members of your community. You can call on day one and it's going to be the same number, it's going to be the same management company that's going to be in year nine month six. It's going to be Belmont Management. We have on-site staff and personnel that are there 40 hours per week. If there is an issue call, it gets taken care of just as quickly as possible. I will take that one step further. I don't know how much we shared with you folks over the course of the last three months, but part of the development budget includes over \$280K in what we call reserve accounts that are for maintenance and upkeep. There is an operating budget that's over \$4,300 a unit per year in terms of operating expenses which includes lawn maintenance. We're not going to depend on the lessee to keep their yard mowed over the term of that 15 years. Even if they have entered into a lease agreement to purchase the home we understand how important it is to be a part of the neighborhood to keep the curb appeal attractive, therefore, we will providing as the owner snow removal, lawn maintenance, if shrubs die we've got over \$280K setting there in a reserve account to take care of those items; 1) We truly want to be a part of the community and 2) for a long period of time. It's just like I said, we will join the Chamber, we'll join the neighborhood group and we will attend those meetings. We truly want to be a part of the fabric of that neighborhood and help to move it forward, if you will, in terms of income, etc. We truly want to be a part of this long, long term.

Commissioner Markley asked how old is your oldest development period and then your oldest single-family development. **Mr. Rodewald** said pardon. **Commissioner Markley** asked how old are you oldest developments, your oldest whether it's apartments or whatever and then

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your oldest single-family development? **Mr. Rodewald** said that's going to come from Ryan because I haven't been with the company—**Commissioner Markley** said it doesn't have to be exact but just a rough estimate. **Ryan Hudspeth, Belmont Development**, said we bought some properties so I'm thinking late 70s are some of the oldest and single-family is probably five years. **Commissioner Markley** said so this is sort of your newer model, newer area.

Commissioner Murguia said, Greg, how long have you been with this company? **Mr. Rodewald** said I've been with Belmont Development for almost two complete years now. I've been in this line of work for over 22 years. **Commissioner Murguia** said, Lainey, how long have you been in this line of work? **Mr. Schubert** said I have been with Belmont for about one year and I've been in this industry for about 20. **Commissioner Murguia** asked what is the typical percentage of success that you've had with these people that rent these homes from you becoming homeowners. What percentages of them actually purchase the home at the end of 15 years? **Mr. Rodewald** said that question was asked at the standing committee. I don't believe it was you that asked, but we have not—I'll give you the same answer I gave to the standing committee; we have not done a lease/purchase project that the 15 years has expired so I can't sit here and tell you this is exactly what you're going to see. I will say that I have reached out over the last week since that question was asked. I don't like to be asked a question where I have to say I haven't really done it because you know we're not quite there yet and so I kind of thought maybe that question would come up again today so I reached out to some folks, a lot smarter than me, in the industry that has been in this business a lot longer than me; the Cleveland Housing Network. **Commissioner Murguia** said, Greg, I really appreciate that but what I'm talking about is your projects. I understand that other projects like this might be successful but in my opinion—**Mr. Rodewald** said then you're going to get the same answer, we have not, Belmont Development has not taken one. **Commissioner Murguia** said no, Greg, you're not going to get the same answer. It really does matter who owns and manages the property. This is my question. During the standing committee you had said you and Lainey live in Oklahoma. **Mr. Rodewald** said correct. **Commissioner Murguia** said I assume you're staying in Oklahoma. **Mr. Rodewald** said correct. **Commissioner Murguia** said but tonight you have repeatedly told this Commission that you are that we are, pointing to yourselves going to manage this property and there will be property managers on here 40 hours a week and there is going to be someone there and that's Lainey's job. Lainey isn't going to be there and this is the same story I heard in 2008 and 2009 from the Central Park Towers developers when they also wanted

LIHTC credits. This is the reality, you might be able to tell all the other commissioners, I wouldn't say you haven't told the truth, I just don't think you're necessarily very forthcoming. For example, out of your own good financial wellbeing you are not keeping a reserve account and an operating budget with thousands of dollars. It is a requirement of the IRS and the Low-Income Housing Tax Credit Policy. When you present it like you are so fiscally concerned and responsible for the condition of this property that you set these thousands of dollars aside, that's the impression that you left; and that flat out is not true. You're doing that because that is a federal requirement.

This county, just to give you a little history, have not had good luck with absentee landlords and low-incoming housing and I don't know how many times this county has to deal with the public safety issues, the code violation issues, and all the other issues that go along with this kind of housing before they just say enough is enough. Now, with all that said, I just also wanted to give the Commission a little bit of perspective.

Just as Charles has said the Commission was very concerned about this LIHTC Policy and in 2014 we changed our policy. In October of 2014 since then we've had three applications for this kind of housing. Two of those three applications which include this one were unanimously approved. The first one was 40 duplexes which are actually 80 units located, again, in Commissioner Philbrook's district. The second one was fairly close in proximity located in Commissioner Walter's district. It was 82 duplexes which make for 164 units. Then I pulled today, I'm sorry I was scrambling because I heard this was going to be on the agenda just yesterday, so I went ahead and pulled—**Mayor Holland** said, Commissioner, it was published in the agenda on Monday. **Commissioner Murguia** said yes, I didn't get it on Monday, I didn't get it until Tuesday, but this item I didn't know was going to be on the agenda until a couple days before. I had staff pullup for me the total number of housing permits that we're pulled in all of Wyandotte County in 2015. There were only 149. I recognize in a meeting we had prior to all of you Commissioner Walters asked a very good question. This Commission is committed to developing Wyandotte County into a mixed income neighborhood and he asked what percentage makes up a healthy mixed income neighborhood. What percentage should be low-income, what percentage should be middle income, and what percentage should be high income. The reality is that these projects they are called LIHTC because that stands for Low-Income Housing Tax Credit property and I find it hard to believe that, well whatever the math is on 164 units plus another 80 units in the same year and if you just want to go by building that 100+ buildings of residential of low-income housing balances out with 149 new housing permits. I don't know if

all these 149 are fair market because we have things like Section 8 Vouchers that people use all over our county. So, for me it was a much bigger picture. I'm concerned about the economy of the whole county. We are over concentrating our county with very low income housing and when you make reference to things like libraries there is no way that little clubhouse of 2,000 or 3,000 square feet could house a library. You talked about computer labs, there is no way you can have a library and computer lab in a 3,000 square foot clubhouse. It's just not possible. It's a sales pitch and I feel the same way I did at standing committee, it's almost like a used car deal. I'm personally not interested. It's not my district. As I told the Mayor, I don't feel particularly passionate about this issue. What I do feel very passionate about is the overconcentration of poverty in Wyandotte County. We are very good hard-working people here and we've done more than our fair share as is demonstrated in the Hall Family Foundation Study to take care of the poor and the needy and to help them get on their feet. I think this is a massive overconcentration. We've approved enough applications. I don't think it sounds like a good deal and that's all I have to say.

Mayor Holland said I would like to chime in quickly. I do favor the project. I think \$140K is about the cost of building each of these, is that right? **Mr. Rodewald** said \$141K. **Mayor Holland** said the house to my east and to the west in my neighborhood and the house across the street all three have sold in the last five years for significantly less than \$140K. The median residential property in Wyandotte County is valued at \$67K. These properties are doubled the median value though percentagewise it's not going to change the median value, but it's a step in the right direction. There are no tax incentives in this by the local government. There is no property tax abatement, there is no TIF involved, we've done TIF for residential properties and our TIF projects have not been successful. This is entirely tax credits that go through the State and our role is to set the standards by which the rules are made and then if they meet it to recommend it or not to the State. My concern is we set the rules clearly, they hit a homerun on the scoresheet and we said we're not playing baseball we're playing football so you needed a touchdown instead of a homerun. So, they scored the highest on this project of any LIHTC project we've had and we said that's not good enough. We've talked about a number of criteria that if we need to rework our LIHTC understanding, I'm prepared to do that. I would send that back to Economic Development immediately and have the Economic Development group come up with a criteria to establish what is the criteria for a low-income tax credit project that we would be willing to support because we did come up with that matrix, they hit it out of the park

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and now we're saying but that's not good enough. If they've missed something, if it's in the wrong location, if it's in the wrong setting, if it's in property that we don't want them to use; we need to outline them all ahead of time so that we don't waste developers time and we don't waste our Economic Development times and actually meeting and exceeding the criteria and then saying well we're—but we changed the rules again.

I think we set great perimeters, they met the perimeters, I think this is a good project that meets our criteria and we should support it. I think this is the kind of housing project that's great for Muncie and I think while statistically it's not going to transform our 66,000 residences or our 155,000 people; I think it is a step in the right direction.

Commissioner McKiernan said I have to say that when I originally looked at this and I was one of the ones that wasn't at the meeting that night, sorry, I was in the Flint Hills of Kansas and I couldn't have gotten a phone signal if I would have tried to call in, but as I originally looked at this actually it looked pretty good to me. My first question was how are the specifics and the mathematics of this project materially different from the other projects that we've previously approved and it's an honest question. I don't know how are the specifics and the mathematics of this project different than projects we've previously approved. I guess there is no answer. **Mr. Bach** said since you're looking at me, Commissioner, I guess, Charles, I don't know if you that but we would have to break it out and see what the value was of other single-family projects that we've put in, do you know? **Mr. Brockman** said I don't know right off hand sir, but you are correct on that. **Commissioner McKiernan** said one of the reasons I say that is, correct me if I'm wrong, my understanding of the LIHTC program from the beginning was that it was to promote affordable rental. **Mr. Brockman** said correct. **Commissioner McKiernan** said and that purchase is a benefit. It's a happy outcome of an affordable rental. Am I correct on that? That was the original purpose of LIHTC programs was to promote affordable rentals. It's interesting I look at this and one of the things that made me say this was these are \$150K the estimated appraised value, is that correct? **Mr. Brockman** said no sir. Roughly the bricks and mortar on one of these homes is \$187,900 to build. **Commissioner McKiernan** said that's not what I asked. What's the estimated appraised value? **Mr. Brockman** said right, if we do a multiplier on that we can get an estimate roughly of \$166,000. You had it at 210, 210,536. If you do an estimated economic multiplier on that you can get it estimated roughly around \$166,000. **Commissioner McKiernan** said so we're estimating \$166,000. I just went and looked up American Community Survey Data for 2009 through 2013; the median for the State of

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Kansas in the data is \$128,400. These exceed the median for the State, but now granted that median was calculated three years ago on a five-year epic of data that finished three years ago and the median for the State of Kansas in that same time period was \$93,800, I'm sorry the median for Wyandotte County was \$93,800 and the median for the State was \$128,400. This exceeds both and I'm having a hard time figuring out why that's a bad thing. I just have to be honest. I'm having a hard time figuring out why that's a bad thing because it would seem to me that with the assistance you're able to provide through the tax credits because effectively you can substitute income from the project with the tax credits and still payoff all the money you borrowed to build this. It seems to me you are enabling people in Wyandotte County to upgrade their housing or those that might not otherwise be able to afford it to afford it which was my understanding was the original intent of the program.

I want to make sure that everybody understands that getting a Resolution of Support from the Unified Government in no way, shape or form guarantees that they're going to be funded by the State of Kansas because ultimately the State of Kansas is the arbiter and the decider of these. I don't know lately, but the last time I checked with the State there were about four times more ask than there was money to give. **Mr. Rodewald** said that's probably a conservative estimate too. **Commissioner McKiernan** said I heard it was like 56 worth of asks and about 15 worth of give the last time I looked.

I think Commissioner Murguia may have asked one of the questions that I had, are there figures on the typical conversion of two ownership of a LIHTC single-family home. How often does happen, how often do they convert to ownership, how often do they stay rental after the 15 year period? **Mr. Rodewald** said I think it was one of those original intent of the low-income housing tax credit was to provide equality to developers to develop low to moderate income rental homes. One of the benefits of that that the not-for-profit communities saw nationwide was there is a 15 year compliance period here. This whole lease/purchase concept did not come out of Section 42 of the Internal Revenue Code only the credit did, but some creative individuals around the country saw an opportunity here through good education and good training wait for that 15 years until the credit compliance burns off to find opportunities to convert these low to moderate income renters, if you will, into homeowners. I won't say it's a new concept. Probably the industry leader as I started to say a while ago was the Cleveland Housing Network. They've done over 3,300 since the tax credit came about through the change in the code in 1986. They've done over 3,300 single-family rental units, for lack of a better word, and converted those families through good education and training, the same that we're proposing here into

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home ownership. Through good education and training of that 3,300 the default rate is less than the national average. That speaks, I think, volumes to the education and the training that's provided along the way to help families learn about credit; how to cleanup credit, what it takes to own a home, etc. Out of these 3,300 just the Cleveland Housing Network did the default rate was below the national average on Conventional loans and I think that speaks volumes.

Commissioner McKiernan said one of the things we've discussed here is the fact, and this is a fact, that we in Wyandotte County have been very unfortunately treated by people who own property here but who do not live here and frankly do not take care of their property here. This is a policy question for all of us that I want us to consider is whether or not we're going to mandate that LIHTC projects be built by developers who either live or headquartered in Wyandotte County and if that's the case, then that changes the game over what we have done previously and so just a policy question that I'm going to bring up. There is no resolution to that; I just want to make sure I get that out.

Mr. Rodewald said if I could add one thing, I know the comment was made that we did a bait-and-switch that Lainey and I aren't going to live here. If I implied that I apologize. I tried to stress from the beginning the Belmont Company is vertically integrated. We have Belmont Development, we have Belmont Management, and we have Belmont Construction. I'm on the development side. Even though I have lived in Kansas City in Blue Springs my entire adult life except the last 11 years, I'm not going to live up here. I'm not going to manage that. Our company, Belmont Management, will be the on-site manager; not Lainey and not myself. If I implied that, I apologize, but we not only hire folks local to be our manager; we provide them training so they understand the tax credit program itself. We do our best even though it's just a few; we do our best to create fulltime permanent jobs. On the construction side we create what we call fulltime temporary jobs. Once it's built those jobs sort of go away, but we will have on-site 40 hours per week manager and maintenance. It's not going to be Lainey and it's not going to be me. It's going to be folks that we hire from your neighborhoods. We provide them training; they become part of Belmont Management Company. If I implied that Lainey and I are going to live down the street and I tried to do a bait-and-switch that was not my intent and if that's the way it came across I do apologize.

Commissioner McKiernan said one last thing that I want to explore just a little bit is Commissioner Walker made the comment that I have no doubt of the accuracy of these figures

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that 80% of the low-income people in the metro area live in Jackson and Wyandotte Counties. Historically I would say that there have probably been trends and decisions, civic decisions, community decisions that have led to concentration of people with low means in Wyandotte and Jackson Counties, but I know there is tension that exists then when you want to try to build a LIHTC project, a Low-Income Housing Tax Credit project, and the tension is this, where do you put it. Do you put it in the area where the low-income folks already live, do you upgrade their neighborhoods, do you give them a better condition in which to live that they can afford, do you raise the property values in those areas, do you reduce blight and reduce crime in those areas; but keep poverty effectively concentrated because if the only place we build affordable housing is in places where people with no means already live, that's where they're always going to live. There is a tension. There are pros and cons of building in areas where we already have concentrated poverty. The flip side of that is are we going to build outside of those areas, are we going to build in areas where there isn't concentrated poverty, are we going to build in communities of opportunity and give people a place that they can move to and still afford and there is pros and cons to that as well. There are pros and cons that have to do with frankly whether or not, I've been reading a lot about this over the past week, and one of the things that I have read is a quote by a young lady and she may not be representative of everyone but she says she doesn't want to move out of the area she has lived all her life. She wants to have development in that area. I understand that there are pros and that there cons to either place you build it. There is an upside and a downside to either place. I'll just say that as the commissioner of a district that has 34% poverty rate and an aging housing stock, I am challenged to figure out how we're going to create housing that is affordable to the people in my district who are already here and at the same time build a stronger economic base for the future. I haven't figured it out yet. Maybe someday I will. **Mayor Holland** asked, Commissioner, do you want to state a position on this or—just asking questions.

Commissioner Philbrook said going back to all this I'm not overall in favor of loading us up with a lot more properties that are Section 8 or low, as I call them, low, low, low income because we already have plenty of those. In my district I actually do have the highest number of 42 housing which nobody realized that until I told them and the fact that I'm willing to have another one come in doesn't mean that I want to have the highest number. I'm not trying to create something to strive for, but what I do realize is that we need decent housing that I can at least know is going to be worth something at the end of 15 years and that people can afford to get in

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and eventually possibly buy if that's what they chose. Now, people don't have to come in and be there the whole time. They can come in ten years into it and still buy because who knows what the housing market is going to push.

I want to tell all the commissioners here and everybody that's listening that as I grew up we had a lot of rental property and we actually sold some of our rental property rent-to-buy, the thing that has gotten the nastiest reviews, but there are a lot of people that ended up in homes because we did that or they bought business property or that was actually a rental apartment building. One of the people that lived in it ended up buying it and renting out the rest so rent-to-buy or lease-to-buy doesn't have to be a nasty word. **Mr. Rodewald** said and it shouldn't be. **Commissioner Philbrook** said so I have to make that point. I just think that sometimes that gets an unfair hit and especially for some people that just haven't been able to put the money back to be able to own a piece of property and take care of it.

I know I have taken a lot of heat for asking that this be brought back to the Commission, so be it. I didn't know that I was the first but I don't really care. What I do care about is that our community gets to hear about the possibility of a new housing project and that I'm definitely for it and I haven't had any of my constituents come forth and stomp on my toes telling me to turn it down. That's where I am.

Commissioner Walters said I have a question for Charles and I'm sorry to hit you with this without any warning but the previous LIHTC projects that we've approved, and I'm particularly thinking of the one that is in District 7 just south of State at about 86th or 88th. Do you remember that project? **Mr. Brockman** said yes sir. I actually brought some information about the last three. **Commissioner Walters** said my question is do you know the status of that? **Mr. Brockman** said it was not funded by the State. **Commissioner Walters** said so that's not going forward. My recollection as Commissioner Murguia reminded me just now, a lot of duplexes, a lot of concentration a bigger project than this; I don't recall single-family units, I don't recall brick exterior and so it appears to me that this is a much more desirable project than the one we previously approved. If I had to choose between the two I would certainly choose this one which has 30 single-family units as opposed to 40 or whatever the number was duplexes on a pretty constricted site. I just wanted you to confirm that project is not going to happen. **Mr. Brockman** said it's not that it won't happen because if they don't get funded they can always reapply and then they can get funded and then the project would move forward. **Mayor Holland** asked do they have to come back before us again. **Mr. Brockman** said no sir. There is no

expiration date of the resolution. **Commissioner Walters** said thank you. As that was mentioned I'm recalling that project and I just wanted to say again I think this is a far superior project to me.

Commissioner Townsend said let me pick up on the thing that Commissioner Walters brought up. If unfortunately you do not receive tax credit, how will that impact this project? **Mr. Rodewald** said if we do not receive an allocation in this fiscal year's worth of credits, if you will, from KHRC when they make their funding announcements when they allocate credits to X number of developments across the state should we get our allocation of credits that we have asked for then we start to move forward. Of course that all assumes that we get the Resolution of Support from this Commission and of course if we don't get the Resolution of Support from this Commission we don't even have an opportunity to get turned down on the credits. Assuming we get this resolution, no incentives, just resolution we move forward and the Kansas Housing Resource Corporation awards our project we will know that in May and we will get what is called a Conditional Commitment of Credits and then we will start to slowly move that process forward. Should we not be successful then we do have an opportunity should we decide to pursue that opportunity. I'm not saying we would, I'm not saying we wouldn't, but we would have an opportunity if there is no expiration on the Resolution of Support to come back the following February when applications are due to the Kansas Housing Resource Corporation, they're due every February, we would have an opportunity to reapply and then hopefully receive that allocation that we need to move this project forward at that time. That's how that process works. If we don't receive any credits this coming May, in just 60 days or so, then we will have to as an organization sit down and have a conversation do we want to continue to spend funds to pursue this project. We've got over \$25K in this right now and haven't even received the Resolution of Support. We believe in Kansas City, Kansas, we believe in this market so should we not get our credits in May, and then we will have to sit down and have those conversations. We may continue to move forward and reapply in February of 2017. We may make that decision but that's above my pay grade. That comes from the folks that write the checks as to whether or not they would move forward again. That's sort of how that process works.

Commissioner Townsend said assuming you get what you need from us but you don't get the funding then what I'm hearing you say is that those above the pay grade would have to decide if they're going to go forward with the project. **Mr. Rodewald** said if we're going to reapply to the Kansas Housing Resource Corporation which is the State Housing Finance

Agency that administers the tax credits for the State of Kansas. **Commissioner Townsend** said let me ask it another way. Would you go forward and build this project without it, without having to apply? Let's take the tax credits out of it—**Mr. Rodewald** said let's do strictly a conventional property. Once again I'm not going to put my cross on the line and say yes we will build it. That is something we would have to come back and look at our market study that we discussed in front of the standing committee. We commissioned an independent third party market study and appraisal on the land and an environmental study on that 12.5 acres. We know what's sitting there, we know what it's worth. Our market study showed us that in the primary market area which doesn't encompass all of Wyandotte County but our primary market area that the market analyst determined this is where we will draw our lessee's from, the data indicated that there were over 581 households living in—that we're eligible to live here either in substandard housing or something else, but we had to access to over 581 households that would meet the income criteria plus the market to live in Legacy Park Estates. They took that one step further and put that into what we call a Catcher Rate which we look at that very, very closely. The Catcher Rate was 5.6%. So, basically that market study said to us we have to catch only 5.6% of the 581 available households sitting out here to reach sustaining occupancy, in other words to lease up and have a viable project. In our frame of thinking the way we do business those are amazing numbers. I only have to capture less than 6% of all the available rental households out there to fill up my property, these are the markets we want to be in.

Commissioner Townsend said I did attend the standing committee and I was moved by the portion of your presentation that was about moving from renting to ownership. I was, as I said, disappointed to learn you really don't have a track record for that yet, but just looking at the type of housing and the project there is a market for that. Now, I have heard loud and clear from other commissioners as I learn about the LIHTC properties, that management is key. I was thinking at the time that Commissioner McKiernan made his statement that maybe what this Commission has to address is who can come in and build these so we can reach out and touch you, you figuratively speaking. If we're not getting the responsiveness to management in these properties, that seems to be as much as anything the problem that I'm hearing with this type of project. Having said that, if those homes look like that and continue to look like that, I would love to see someone who lives in my district maybe on 3rd Street right now move into a situation like that. I gather that's what this is about. Again, I think it's the management thing and whoa to anybody who's coming up here from what I'm getting and including me if we're not going to be

able to hold you accountable because we plan to do that. I think that is really the issue as I'm hearing it with these properties.

Commissioner Townsend said just as an afterthought I was the one who raised the question about whether or not because of the nature of the LIHTC that this could move forward and I bring that up only because of some of the other comments here tonight but I'm glad that the other commissioners that we got a chance to hear this and talk about it tonight whatever the beliefs were.

Commissioner Bynum said the neighborhood meeting; I believe you held a neighborhood meeting did you not? **Mr. Rodewald** said correct. **Commissioner Bynum** said I don't have any record of that in my packet. I'm curious; if you could tell us how it went, what was the reaction of the neighborhood to your project. **Mr. Rodewald** said we have the exact data. We actually pulled a radius analyst from Commonwealth Title here in Kansas City, Kansas and sent an invite, a flyer to a neighborhood meeting, for every parcel owner within 1,000 feet of our site and we worked with I believe Fairview Baptist Church—**Commissioner Bynum** asked so how many invites was that. **Ms. Schubert** said I believe it was between 50 and 60. **Mr. Rodewald** said we only had nine or ten maybe show up, but we worked to invite a lot of folks. We worked with Fairview Baptist Church and the Pastor and his congregation there to make a donation, if you will, to rent some space there to have the neighborhood meeting. Charles was there, the landowners who we are purchasing the land from were there. Out of the 50 to 60 certified letters returned that were sent out and we had eight or nine, less than ten show up, but we did put forth the effort to reach out. **Commissioner Bynum** said what was the outcome in terms of support for the project from the ten that attended the neighborhood meeting? **Mr. Rodewald** said I will let Charles speak on behalf of the city, but my own personal opinion on behalf of Belmont and the Belmont Companies, I felt really good about the meeting. The outcome was good, the comments were good. They had a lot of wonderful questions as you folks have had as well, but I wouldn't go as far as to say that we received out and out opposition. It was just a good meeting I thought.

Mr. Brockman said the developer from Buchanan's Crossing was there and he just had a concern brought up about the sewage knowing the way he is having a problem having to go aerial and tie-in, well that isn't really an issue with this project. It's not an issue because the engineer was in the staff meeting with Belmont and all they're doing is raising the ground up so

it goes downhill versus having it tie-in to a line down the road. That was his main concern. He did say he was all for development and stuff and so that was good. Other than that the owners of the land were there, the gentleman right here was there at the meeting. There was a little opposition, the Turner folks came there and I guess they denied and didn't want it because it was rental property but it's a lease-to-own project. I would say overall—**Commissioner Markley** said when you say Turner people, do you mean Turner community members or Turner School District? **Mr. Brockman** said the Turner community. Barbara Kill showed up. I would say if you put a percentage on it, it was close to 95% that agreed to it.

Commissioner Bynum said the project would be lease-to-own so Contract for Deed, are those two terms interchangeable? **Mr. Brockman** said I will let Greg answer. **Commissioner Bynum** said the project is lease-to-own and we talk a lot here about Contract for Deed and I was wondering if those two terms are interchangeable. **Mr. Rodewald** said probably not legally no. We have the standard, for lack of a better word, rental agreement that every lessee who decides just to rent, just to lease a home from us that they will sign. If they want to be a part of the lease/purchase there is an option agreement that spells out that has been blessed by KHRC who has done this in the past, there is an additional document that they enter into and entering into that they also agree to participate in the homebuyer education and the various educational and training opportunities that we have. **Commissioner Bynum** said the reason I'm asking is it sounds like the answer I just heard is some might be rental, some might be lease-to-purchase. **Mr. Rodewald** said in a perfect world we would love to have all 30 tenants day one say we would love an opportunity to own this home and that would be our preference, but we can't force anyone—I mean if they want to live there as a lessee and just rent the single-family home, that's entirely up to them. We want them to know they have an opportunity to own. **Commissioner Bynum** said the real question I'm getting at, Mr. Brockman, is if rental then we have a rental licensing ordinance here that would be complied with I assume and if lease-to-purchase we require those to be registered in our Register of Deeds Office. I think it kind of speaks a bit to Commissioner Townsends and really everyone else's desire that if the project is successful, management be accessible and responsible. If it's a lease-for-purchase we exempt those out of our rental license and we treat those folks as homeowners and so that's a whole different set of issues and I'm just trying to get some clarification around which one of those are we dealing with or maybe we're dealing with a mixture of both.

Commissioner McKiernan asked won't you have on-site management—regardless of the 30 individual agreements you will have on-site management. **Mr. Rodewald** said yes, 100%.

Commissioner Bynum said also just in general we've had some Section 42 Tax Credit applications fairly recently in the community that I would consider successfully; Pemberton Place at 82nd & approximately Everett, they have been very successful and I believe they're full. We have out at 126th just north of State we have Delaware Highlands and so we've seen some pretty successful Section 42 tax credit projects I would say in the last five to ten years in this community. I don't know that a low-income housing tax credit project dooms us to poverty concentration in the community. I think we've been fairly successful. My predecessors have been pretty successful at allowing those kinds of projects to proceed in multiple places across the community.

Action: **RESOLUTION NO. R-44-16**, “A resolution whereas that the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas hereby supports an application for the use of Section 42 Tax Credits for Neighborhood Housing Services Oklahoma City, Inc., for Legacy Park Estates at 223 No. 65th St. to be submitted to the Kansas Housing Resources Corporation.” **Commissioner Philbrook made a motion, seconded by Commissioner Walters, to adopt the resolution.** Roll call was taken on the motion and there were six “Ayes,” Philbrook, Bynum, Townsend, McKiernan, Johnson, Walters and four “Nos,” Walker, Murguia, Kane, Markley.

LAND BANK BOARD OF TRUSTEES' AGENDA

No items of business.

PUBLIC ANNOUNCEMENTS

No items of business.

MAYOR HOLLAND ADJOURNED

THE MEETING 8:59 P.M.

April 14, 2016

cg&dt

Bridgette D. Cobbins

Unified Government Clerk

April 14, 2016