

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

REGULAR SESSION  
THURSDAY, DECEMBER 15, 2016

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, December 15, 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: Doug Bach, County Administrator; Joe Connor, Assistant County Administrator; Ken Moore, Chief Legal Counsel; Carol Godsil, Deputy Unified Government Clerk; Emerick Cross, Commission Liaison; and Captain Michael Vivian, Sergeant-at-Arms.

**MAYOR HOLLAND** called the meeting to order.

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

**INVOCATION** was given by Reverend Ken Nettling, Faith Lutheran Church.

**Mayor Holland** asked if there were any revisions to tonight's agenda. **Carol Godsil, Deputy UG Clerk**, stated yes, Mayor. A blue sheet was distributed this evening showing updates to the Consent Agenda. For Item No. 3 a revised ordinance has been submitted which deletes section 3 regarding the offense to sexual battery. New Item No. 7 is the Legends Auto Plaza, Third Plat. New Item No. 8 is additional funding for the new South Patrol Police Station and new Item No. 9 pertains to the Integrated Overflow Control Plan. Those are all the revisions for tonight's agenda.

**MAYOR'S AGENDA**

**ITEM NO. 1 – 16922...RESOLUTION: REAPPOINTMENT OF JUDGE NICHOLS-BRAJKOVIC**

**Synopsis:** A resolution reappointing Brandelyn Nichols-Brajkovic as Municipal Court Judge of Division 2 for a four-year term, submitted by Ken Moore, Chief Counsel.

**Action:**       **RESOLUTION NO. R-85-16**, “A resolution reappointing Bradelyn Nichols-Brajkovic to the position of Municipal Court Judge of Division 2 for an additional four year term which shall expire October 1, 2020.” **Commissioner Walker made a motion, seconded by Commissioner Kane, to adopt the resolution.** Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane.

**ITEM NO. 2 – 16921... APPEARANCE: 20/20 LEADERSHIP STUDENTS**

**Synopsis:** Appearance of 20/20 Leadership students from Turner, Bonner Springs, Piper and Harmon to thank the Commissioners and Mayor for their support of grants from the Hollywood Casino, submitted by Racheal Botello, Mayor's Office.

**Marilyn Alstrom, Director of 20/20 Leadership**, said thank you so much for allowing us to come tonight and share a little bit about what youth are doing in Kansas City, Kansas. This is Crystal Nance and we're excited to present to you. She's our Program Director. She's an alum of 20/20. Do you want to say anything Crystal?

**Crystal Nance, 20/20 Leadership Program Director**, said I'd like to thank Wyandotte County for allowing me to come work over here with your awesome students. **Ms. Alstrum** said she says that because she's a graduate of Lincoln Academy in Kansas City, Missouri, so we've got a nice balance from Kansas and Missouri. Just a little background, in 1993 we started as a class project of Leadership 2000. After ten years we decided that we needed to take and spin this program off into its own 501C3. So with grants from Ewing Kaufman and the Garth Brooks Teammates for Kids Foundation, we moved into Jackson and Johnson County. We went from

36 students and nine high schools to 17 high schools and today we will serve 700 students from freshman through senior year.

We're excited tonight to share with you students from Piper, Bonner, Turner, Harmon and these are projects. If you have another high school in your district, please know that they will be coming before you too to share their projects.

20/20 Olympics started as an outgrowth of projects in our community. After ten years, we got tired of picking up trash, doing menial jobs and we felt like we needed to develop a program. 20/20 is based on a project-based learning model. Some of the main issues that students learn is teambuilding. Teambuilding is probably the most important piece, as you all know as Commissioners and Mayor of our city, how hard it is to bring all members together at one time. We're going to start off with Piper.

Hello, I'm Isaiah, I'm a Junior; I'm Elaina, I'm a Junior; I'm Christian and I'm a Senior; I'm Anissa and I'm a senior. I'm Olivia, I'm a Junior; I'm Maria and I'm a Junior; I'm Shaylee Kane and as many assume and ask me, I'm not related to Mike Kane but we are Piper High School. I get questioned a lot. **Commissioner Kane** said you're one of the very few Kane's in Wyandotte County that's not related to us.

**Anissa** said we first wanted to start by thanking Commissioner Mike Kane for giving us the \$15,000 grant to renovate our library. The money basically went towards making our library a very welcoming place. Before we had the money it was very dark and cold and it was a very unwelcoming place. We basically wanted to focus on three zones, individual zone, group zone and a help zone and he's really helped to make the library a better place for all students.

**Shaylee** said \$9,600 of the \$15,000 went to our furniture. Before, our furniture was kind of rundown. It was old. People didn't want to spend their time studying with it. We wanted to make plan to make it more modern, more inviting. We went to places like Nebraska Furniture Mark, IKEA and we shopped online a lot. We got new tables, rugs, sofas and chairs we could utilize.

**Anissa** said \$3,000 was spent on about 13 to 14 Chromebooks and we basically needed Chromebooks in the library because our technology was currently very slow and that was one of the main reasons why students needed to come to the library because they needed to finish homework and they needed some kind of laptop to do so.

**Christian** said also, we spent about \$400, well actually more than \$400, but we went to IKEA, Nebraska Furniture Mart and Erdos Home Living, as Shaylee mentioned, and just really wanted to make the library a better place by getting new furniture. We also got live plants just to make it more livelier and brighter.

**Shaylee** said another aspect to make it more live is we wanted to brighten it up a bit because before we did the refurbishing, it was all white and kind of dragging us down so we wanted to put warm colors and inviting colors like yellows, purples and blues so each of our groups like she mentioned are different colors. I think it makes it more welcoming and lively.

**Christian** said we had two key fundraisers in addition to the grant. One of the them was a Parent's Night Out where we babysat children in the community and then another was a dodgeball tournament where students came out and they competed playing dodgeball and we gave prizes to the winners, we had snacks and it was a great fundraiser. All of these things that we put towards the library made it a great place that our students could be proud of and that they wanted to take care of.

**Elijah** said as juniors, just our experience being in the library, I remember last year it wasn't as bright, enjoyable and lively as it is this year. Now I go to the library more often because I find myself going more often because of how great it has become. That wouldn't have happened without the support of you guys for the seniors making the project happen. We just wanted to thank you guys for all the support you gave the seniors this year and then we would also ask for the juniors as we become seniors next year for our project, we just ask for your support as well next year. We would very much appreciate that and we appreciate all that you guys do. We just want to thank you guys.

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**Anissa** said thank you again, especially Commissioner Mike Kane and everyone else who gave us support for renovating our library. Thank you.

Hello, I am Guadalupe Romo. I'm William Crow. We're seniors from Turner High.

**Guadalupe** said we're here representing all our team at Turner. Not all of us could make it but we're proud to represent them here.

**William** said we thank Angela Markley for her support in our 20/20 Olympics Project. Our project was called Lighting up Turner. We wanted to put lights on a futsal court in Midland Trail Elementary. We thought this was very important to our community because there's a lot of soccer athletes that really love these courts and wish they could use them through all hours of the day.

**Guadalupe** said we thought it was important because we really enjoy those courts. I'm part of that soccer play group and I'm like oh, I'd like for this to be renovated so I could play at night. We decided to start the project. We were picking and choosing a lot of ideas and then one of the first big steps we took towards making this goal happen was meeting with Fjell, a guy from BPU. He helped us with the planning and the cost of everything. He helped us plan that it would be \$135 every month to pay for the electricity to light up the courts. Then, we needed the money to support it so we asked Children's Mercy's Hospital and Healthcare Foundation of Greater Kansas City. They gave us \$7,500 which would approximately pay for 4 ½ years' worth of lighting.

**William** said we also met with Turner Parks and Recreation twice. On December 8<sup>th</sup>, their Board of Directors met and they unfortunately decided that they would not install the lights because they want to stick to their Highland Park Master Plan. This would take three to five years to install the lights.

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**Guadalupe** said right now what our team is trying to do is decide what we're going to do with the \$7,500. We're trying to put it in some other form, into other parks, or possibly just into our community to make it a better fun community.

**William** said we also want to take this time to ask you that if you have any friends on the Turner Parks and Recreation Board, if you would ask to speak on our behalf because we're greatly, greatly passionate about this project. With that, Guadalupe, the rest of Turner and I thank you for your time.

Hello, I'm Paige and I'm a junior; I'm April and I'm a junior; I'm Omarion and I'm a junior; I'm Mallory and I'm a junior; I'm Haley and I'm also a junior; and we are from Bonner Springs High School.

**Omarion** said we would like to start off by thanking our Mayor Mark Holland and Jim Walters for the huge grant totaling \$21,000. This has benefited us greatly. Our plan is to finish building our two sand volleyball courts. These courts are located at the North Park in Bonner Springs in the same area as our public pool, soccer fields, fishing pond, our playground and picnic area.

**Mallory** said these courts are a good investment because it will offer our community another fun outdoor activity. We believe it will most definitely get its money's worth. It will be open to everyone for a good time. All that is left on the to-do is to fill with rock, dig holes for posts, order and install the nets and sand, also if money is still available picnic tables to add to the area.

**Haley** said we're having our opening ceremony towards April and we're planning on completing this hopefully by the springtime. We're going to be holding a ribbon cutting ceremony which will be led by a volleyball tournament. We will all give you a specific date as April approaches. You're all invited to enjoy this with us and thank you for the opportunity to add to our community.

Hi, my name is Stephanie and I'm a senior; my name is Alesia and I'm also a senior; my name is Alexis Anaga and we're here representing Harmon.

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**Alexis** said today I'll be talking about the Harmon Hub. The Harmon Hub started in 2008. What the Harmon hub is a plan to better our school and our community. In 2014 we were able to start phase one which was a hike trail that we now have on our school campus. We were able to raise \$160,000 and we have to thank Mayor Mark Holland for the support with the \$10,000.

**Alesia** said we thank Commissioner Ann Murguia for sharing your time to join us at school so we could learn about the happenings within our community of Argentine. We also thank you for our futsal court that our students will be enjoying as well as our community. We thank Commissioner Mike Kane for supporting the second phase of the Harmon Hub by building the futsal court on the Harmon campus. Everyone knows that our Harmon soccer team is the best in Wyandotte County. This court allows us to work on or soccer skills on our high school campus.

**Stephanie** said the lighting of our futsal court is our next step for phase two and our goal is to make this possible for students coming after us so they know that we left that and that is our legacy. We would like to thank you again for allowing us to share about something that is important to fellow students at JC Harmon. We would also like to thank Mayor Holland and all Commissioners for your time today.

**Ms. Alstrom** said so, Mayor and Commissioners, we wanted to say thank you very much for allowing us to have resources in our community, finally in our community after 24 years of a leadership program, that we are so proud that our students are able to make a difference in their community and in their schools. Thank you all very much for this evening.

**Mayor Holland** said thank you and congratulations to all of you. Excellent work, thank you.

**Action:           Presentation made.**

### **CONSENT AGENDA**

**Mayor Holland** said that brings us to our Consent Agenda. Please note that we have additions, one subtraction and three additions to the Consent Agenda on the blue sheet tonight. I would

invite anyone in the audience tonight who would like to remove an item from the Consent Agenda to please step to the microphone to do so at this time.

**Action:**        **Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to approve the Consent Agenda.**

**Mayor Holland** said any items not removed not removed from the Consent Agenda will be voted upon with a single vote. No one removed an item.

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

**ITEM NO. 1 – 16872... GRANT: HEALTH CARE FOUNDATION OF GREATER KANSAS CITY**

**Synopsis:** Request to accept a grant, if approved, from the Health Care Foundation of Greater Kansas City for \$61,383, submitted by Terry Brecheisen, Health Department Director. The grant would fund a breast health patient navigator with an emphasis on African American women to help eliminate barriers to timely cancer screening, diagnosis, treatment and supportive care. No match is required. On November 28, 2016, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

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

**ITEM NO. 2 - 16885... ORDINANCE: AMEND CHAPTER 23, MUNICIPAL COURT CODE**

**Synopsis:** An ordinance amending Chapter 23, Municipal Court Code, submitted by Jenny Myers, Senior Attorney. This amendment will allow for the County Administrator to assess an

appropriate diversion fee when necessary. On November 28, 2016, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

**Action:** **ORDINANCE NO. O-72-16**, “An ordinance relating to Chapter 23 Municipal Court, amending Section 23-20 of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, KS.” **Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane.

**ITEM NO. 3 - 16886... ORDINANCE: AMEND CHAPTER 22, OFFENSES, AND CHAPTER 4, ALCOHOLIC BEVERAGES**

**Synopsis:** An ordinance amending Chapter 22, Miscellaneous Provisions and Offenses, and Chapter 4, Alcoholic Beverages. The ordinance has been revised from that approved by the Standing Committee to delete Section 3 regarding the offense of Sexual Battery. Staff recommends further Standing Committee consideration of that section. On November 28, 2016, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

**Action:** **ORDINANCE NO. O-73-16**, “An ordinance relating to Chapter 22 Miscellaneous Offenses and Provisions, amending Sections 22-73 and 22-344, and Chapter 4 Alcoholic Beverages, amending Section 4-10, and repealing Sections 22-73, 22-344 and 4-10 of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, KS.” **Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane.

**ITEM NO. 4 - 16883... ORDINANCE: AMEND CHAPTER 35, TRAFFIC CODE**

**Synopsis:** An ordinance amending Chapter 35, Traffic Code, submitted by Jenny Myers, Senior Attorney. On November 28, 2016, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

**Action:** **ORDINANCE NO. O-74-16**, “An ordinance relating to Chapter 35 Traffic, amending Sections 35-250, 35-257 and 35-820, and repealing Sections 35-254.1 and 35-287 of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas.” **Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to approve.** Roll call was taken and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane.

#### **ITEM NO. 5 - MINUTES**

**Synopsis:** Minutes from regular session of November 3, 2016; and special sessions of November 5, 17, and December 1, 2016.

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

#### **ITEM NO. 6 - WEEKLY BUSINESS MATERIAL**

**Synopsis:** Weekly business material dated December 1 and 8, 2016.

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

#### **ITEM NO. 7 - 16926... PLAT: LEGENDS AUTO PLAZA, THIRD PLAT**

**Synopsis:** Plat of Legends Auto Plaza, Third Plat, located at 98<sup>th</sup> Street and France Family Drive, being developed by SVV I, LLC, submitted by Brent Thompson, County Surveyor, and Wayne Moody, Interim County Engineer.

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

**ITEM NO. 8 - 16893... REQUEST: ADDITIONAL FUNDING FOR NEW SOUTH PATROL STATION**

**Synopsis:** Request additional funding be added to the Kansas City, KS Police Department new South Patrol station construction project, submitted by Reginald Lindsay, Budget Director. On November 28, 2016, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

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

**ITEM NO. 9 - 16913... RESOLUTION: INTEGRATED OVERFLOW CONTROL PLAN**

**Synopsis:** A resolution authorization the Director of Public Works to furnish information and sign documentation in connection with the Unified Government’s loan with the Kansas Department of Health and Environment for the implementation of the Integrated Overflow Control Plan, submitted by Misty Brown, Deputy Chief Counsel. On November 28, 2016, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

**Action:** **RESOLUTION NO. R-86-16,** “A resolution authorizing the Director of Public Works to furnish information and sign all necessary documentation in connection

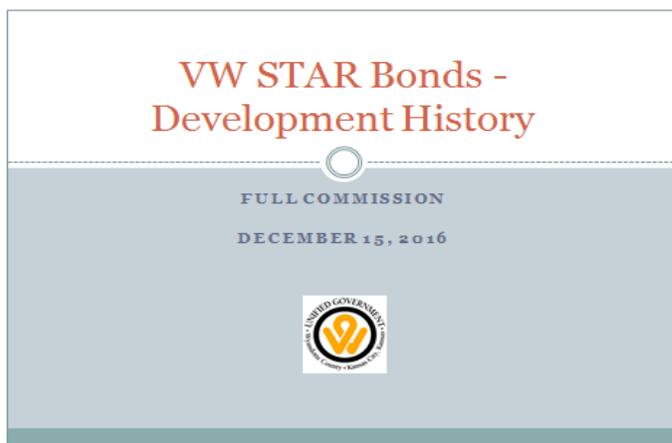
with the Unified Government's loan with the Kansas Department of Health and Environment." **Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to adopt the resolution.** Roll call was taken and there were ten "Ayes," Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane.

## **ADMINISTRATOR'S AGENDA**

### **ITEM NO. 1 – 16925...VILLAGE WEST STAR BOND PAYOFF**

**Synopsis:** Information regarding the community benefits from the retirement of the Village West STAR bonds, submitted by Doug Bach, County Administrator.

**Mayor Holland** said we're going to start with information, not only for the Commission, but also for the public about the Village West Star Bond payoff. It was just in the newspaper that it paid off five years early. Mr. Bach, I'll turn it over to you for presentation. This will be a brief presentation.





**Doug Bach, County Administrator**, said 20 years ago the Governing Body at the time elected to move forward with the project and this kind of denotes in the Village West area, in the area of the Speedway, what that property looked like at that time. We see absent from many of the pictures today, at that time we used to see—we're used to seeing a lot different but then you can see there were some houses out in that area but really no development.



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In 2001, is when things started to change and that's where we see that the Speedway came into play and you'll also note that pads were starting to be developed where Cabela's and Great Wolf Lodge sits.



In 2004, things really started to take a lot more shape where you have Great Wolf Lodge opened up, Cabela's, Nebraska Furniture Mart, Chateau Avalon, Applebee's, other restaurants and then you see the T-Bones directly north of where the Speedway sits.

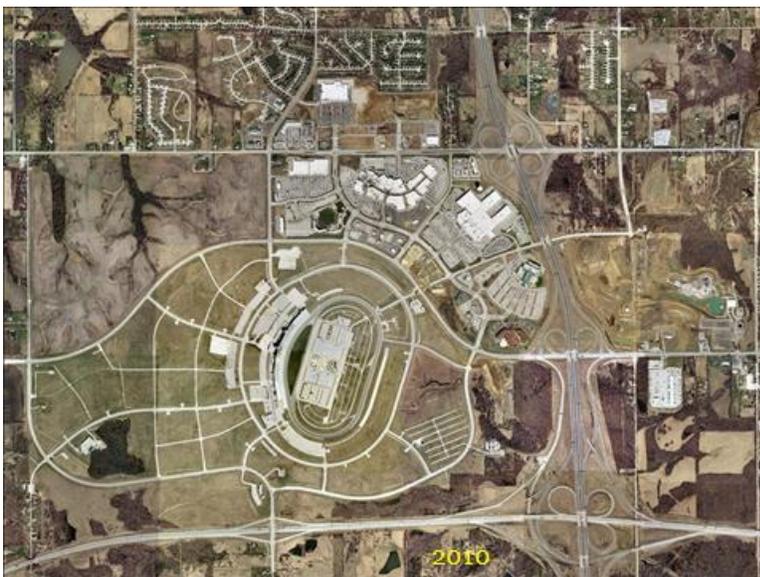


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In 2006, again, we saw some movement with the Legends Shopping Center opening up and most phases of that development, hotels to the north of that. You can see Piper Plaza opened so we started to see development outside of the Village West coming on at that point and also medical office buildings that were just across Hutton Road.



In 2008, Target and JCPenney added to the mix and really as you see everything else is just kind of a fill in and more activity with that.



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In 2010, Schlitterbahn, across the highway developed their waterpark area. Also north of Village West you see the Plaza at the Speedway development with Walmart coming on line and then pad sites being developed out in the other areas. Also, you can see the extension and what happened at the Piper Plaza area with the additional developments coming in around that.



In 2012, Kohl's, Sporting Park, Kohl's up on Piper Plaza, Sporting Park developed right outside of Nebraska Furniture Mart on that huge pad site that we looked at and said there's no way that could ever be fit into that area and now it's there today and thriving.



Also, the Toyota dealership was built on the other side of the highway just north of Parallel. In 2014, Sam's Club was built at the Plaza at the Speedway. The Honda dealership, developed out by the Toyota dealership. The Cerner campus was built down on the southern end of the Village West area and then Village West Apartments Phase I was developed out west of 110<sup>th</sup> Street. Then we reach where we're at today, where we had Phase II of the Village West Apartments extended off to the side. The auto mall is built, the Dairy Farmers of America International Headquarters is almost complete and we're looking at their opening probably after the first quarter of next year.



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### Development Outcomes

- \$650M+ in sales in VW area
- \$12M in new annual sales Tax revenue to UG
- \$42M in new annual sales tax to the State of Kansas
- Village West total investment - \$2B
- Western 435 area produces \$22M in annual property tax
  - VW approximately \$12M
  - Other development approximately \$10M
- Western 435 area has created 11,000 new jobs
  - VW - 5,700
  - Cerner Campus - 3,000
  - Hollywood Casino - 700
  - DFA - 325+

This has been many years and as we started to look at and talk about how we could tell the story of what happened over 20 years and the payoff of the bonds, a picture goes a long ways, but there are also some numbers that go along with this story. As you can see on the board of what we put up here, there's \$650M in sales that come from the Village West Area. \$12M in new annual tax revenue is what's coming to the Unified Government which highlighted some of the stories. There's also \$42M that's going to the State of Kansas as a result of this project after the payoff of the bonds at the first part of this month. There's been over \$2B invested in the Village West area. In the western area 435 area produces over \$22M in annual property taxes, so if we go back and think about what the property looked like before, it was generating about \$300,000. In the Village West area produces \$12M but the surrounding development that has been stimulated because of the vision to look forward and say what could happen if we do something here and build something as an attraction, the rest of this has come about.

Also jobs, 11,000 new jobs in the area. Village West area does about 5,700, separating out the Cerner campus. They have 3,000 jobs in that area. Hollywood Casino has put in 700 and Dairy Farmers 325. There are a few more in the surrounding areas. Pictures go a long ways to show us what has happened. We can all go to the area and enjoy what's there, but the numbers has been one thing that's produced for the vision and the investment that really went into this area which was investing the money, only the money that was ever generated on-site. It never had any money put in to it from the General Fund at the Unified Government. Mayor,

Commission, that's the presentation. I just wanted to give that highlight about that project and how things can happen over a time period if you do it right.

**Mayor Holland** said thank you. That's going to bring us to our next item. Before we go to the next item I want to recognize Representative Tom Burroughs of our delegation in Wyandotte County is here. Representative, we're glad you're here.

**Action: For information only.**

### **PUBLIC HEARING AGENDA**

**Mayor Holland** said we now have a Public Hearing Agenda with this new Star Bond District related to the American Royal. I'm going to ask our staff to come forward to make presentation on this. We will then open it up for a public hearing for anyone that would like to speak about it and then we will open it up to the Commission after the public hearing is over.

#### **ITEM NO. 1 – 16923...ORDINANCE: NEW STAR BOND DISTRICT (PART OF AMERICAN ROYAL PROJECT)**

**Synopsis:** Conduct a public hearing to consider an ordinance creating a STAR Bond District associated with the American Royal proposal, submitted by George Brajkovic, Economic Development Director. The proposed district includes approximately 373 acres of undeveloped ground bounded by Parallel on the north, 110<sup>th</sup> St. on the east, State Ave. on the south, and generally 118<sup>th</sup> St. on the west. The proposed district also contemplates an "overlay" area which encompasses existing developments including Piper Plaza and Plaza at the Speedway. On October 27, 2016, the Commission unanimously adopted Resolution No. R-78-16 setting the public hearing date.

**Doug Bach, County Administrator**, said I guess as we start this public hearing on this project, it kind of takes you back to where we were in 1997 as we looked at the other project area. We're

now looking at a clean slate of property that was going on west of the Village West area and what potentially could happen in that site. I also noticed Mr. Brajkovic, our Economic Development Director, is here to present on the project. At this point, we're identifying what could be and what could happen from this and as we always do with other projects we'll come back and have development agreements and proposed plans and that's when we start to get into details of what the Commission would be committing to and we would start to talk out how we would see the funding layout.



**George Brajkovic, Economic Development Director**, said we are here to kind of talk about creating a new STAR Bond District and a big part of that is a proposal from the American Royal. Before I jump into the presentation I'd like to recognize a couple of people in the audience. First, Lynn Parman, who's the president and CEO of the American Royal and Korb Maxwell with Polsinelli who is representing the developer's team on this particular project.

## STAR Bond District Process

- **Create District**
  - R-78-16, adopted 10/27/16, sets 12/15/16 as a Public Hearing date to consider the creation of STAR District
  - District created via Ordinance
- **Future items - Approve Project Plan and Development Agreement**

As Mr. Bach referenced, the STAR Bond process is very similar to TIFs. Step one, you create a district and then you move forward with a plan and a development agreement, how you actually finance any of this stuff and kind of really the details of the package.

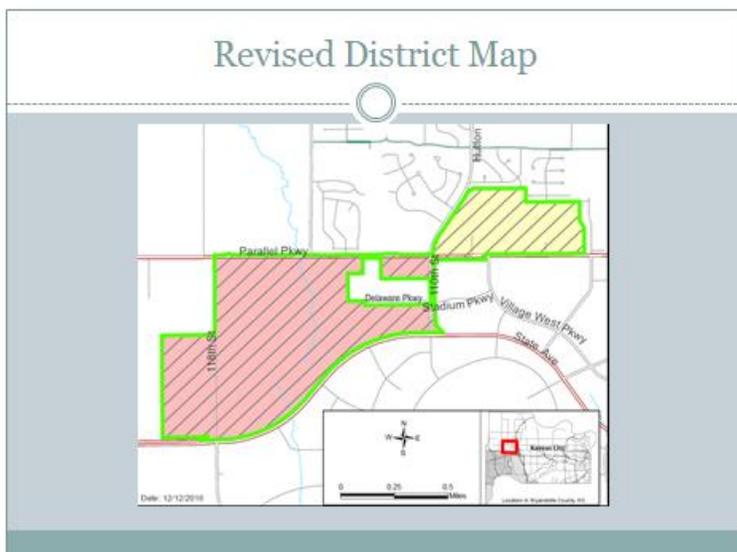
To kind of remind you where we are, to even consider creating the district, you have to call a public hearing via resolution. This body approved that resolution on October 27<sup>th</sup> setting tonight for the public hearing date. Tonight, what's before you is an ordinance that if you see so fit after the public hearing to pass or adopt that ordinance would actually create this district.

## Proposed District Map per R-78-16



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Again, future items, we would plan to advance a development plan and a development agreement simultaneously for this project. Typically, we like to do that within at least within a 12-month period, more often than not, much sooner than that. Proposed District Map per the resolution, we had to make some edits to this but I did want to include it since this was the last map we actually talked about in a public forum like this. Really, the adjustments are going to be—you see kind of a dividing line between the project is 110<sup>th</sup> Street and you have that pink purplish shaded area and then a yellow shaded area. The lower portion of the yellow shaded area represents land area that included Target, JC Penney and some outlying parcels. We had some issues with that. That ground was part of the original STAR Bond District.



Although it was carved out and bonds were never issued against the revenue generated there, but it's also part of the Overlay District that was created for the National Training Center, which we'll talk about a little bit later tonight. Again, no bonds were actually issued from the revenues from that project, however; last summer some of the language with the changes in the legislation was very specific just about land, any land that had been included and it didn't differentiate between accounting for revenues or not.

Tonight, we're coming before you with a revised district map that would exclude that particular area but leave the other parameters in place. Again, you can see and I'll focus on the

pink shaded area first, State Avenue on the south, basically 118<sup>th</sup> on the west except for picking up a few parcels that have State Avenue frontage, Parallel on the north and then 110<sup>th</sup> Street. The carve out there are the two existing apartment projects as well as the Baptist church. In the yellow, the Overlay District is basically the Piper Plaza and Plaza at the Speedway area.

The reason for the different shading is in our early discussions of how this project would be financed or what kind of sales tax revenue would be pledged back into it and, again, this will all be detailed later as we negotiate a plan and a development agreement but in principal what we've relayed to the development team is, look as far as this new ground, the pink area that's vacant, I think we are open for negotiations to consider having both a local and a state pledge come from that development area. I've got a slide later that kind of probably highlights why we would be interested in doing that, but for the proposed Overlay District into the Piper Plaza and Plaza at the Speedway areas, staff's maintained a position on that you know we've worked really hard to create those projects and that development and there's some positive revenue being generated there. To put it simply and bluntly I guess; if the state was interested in redirecting some revenue from that that's their call and we wouldn't oppose, however; we're not open to including any local revenue share pledged back into a new project in the pink area.



Again, just an aerial of the site, you'll see if you can envision 110<sup>th</sup> Street, you'll see really the stuff on the west is pretty much vacant ground and obviously you're pretty familiar with the

Piper Plaza and Plaza at the Speedway area. A little bit of the details of the district then, again focusing on that area to the southwest; it is 400+ acres of vacant ground. Currently it produces \$25,000 in annual property tax. As best as I could tell there are no sales tax revenue being generated from the site. That's why we feel it's an optimal area to look at for development, just not a lot going on right there, however; it's adjacent to very active development areas. We feel that as Mr. Bach's presentation went through, it's clear that over the years we've moved development out from that core that was created 20 years ago and we feel that there is still a strong market for that.

### District Details

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- **West of 110<sup>th</sup> St**
  - 400+ acres vacant ground
  - Produces \$25k in annual property taxes
  - \$0 in Sales tax
- **Overlay area – No local \$\$ pledged**
  - \$148M in annual sales
  - \$76M in appraised value
  - \$3.15M in annual property taxes

The Overlay District tells a very positive story end and of itself. You know if you look at it and again, no local pledge would come from that but what does it mean currently for us; that's almost \$150M in annual sales, \$76M in appraised value and generating \$3.15M in property taxes. Now there are certain incentive structure, there's a TIF, there's some TDD that generate additional sales tax to help pay for some of those projects, but that is a positive and again, it's something that's developed over time and we feel that those local dollars should stay here locally.

With that, let me go back to the revised district map and I'm going to ask Korb Maxwell to come up and make a few comments about the American Royal Project and the proposal that they're considering and why we think it might be a good fit for this new STAR Bond District.

**Korb Maxwell, Polsinelli Law Firm**, said I'm appearing today on behalf of my client, American Royal. It is a wonderful day to be here in front of you. We have been working behind the scenes on this project for a number of years. As most of you know the American Royal has over a 100 year history in our region and we are very excited to announce, as we did with the governor and the Mayor and many other dignitaries, the option that we are working on now to move to Wyandotte County and we see this now as one of those first steps, getting this STAR Bond District created. As George said, we have many more steps to come before you in showing you plans, going through zoning, land use and planning, doing a project plan working on the development agreement but we are very excited to bring forth the American Royal to Wyandotte County and all of its many visitors and many ag enthusiasts.

The project itself is approximately \$160M. We are working through all of those details and look forward to bringing that, but we plan for that to be a true public-private partnership and different than most public-private partnerships that we come before you on, there is no profit motive here. That private participation will all be charitable contributions that will be raised to be brought into this county from some of the biggest donors in our region and so we're incredibly excited about it, we have a lot of work to do. This is just the start but there is no better place and no better partner than Wyandotte County and we're excited to move forward on this with you if we would be so lucky to move this forward tonight. With that I'd stand for any questions as would Lynn, president and CEO of the American Royal, but we ask for your vote and we look forward to working on this with you in the future.

**Mayor Holland** said if this concludes the presentation, what I'd like to do is open it up for a public hearing. If anyone would like to speak with respect to this development, you're welcome to do so at this time. We often break this up in for or against. We'll do it that way. If you would like to speak in favor of this project, please come forward at this time.

**Mayor Holland** opened the public hearing.

**Robert Yoakum** said this is more of a question. I'm in favor of the American Royal. My wife's family owns some property west of 118<sup>th</sup> Street. My wife's family own three acres there west of 118<sup>th</sup> Street and we kind of had some questions. The American Royal is not going to develop

that far west is it, west of 118<sup>th</sup> Street? **Mayor Holland** said we'll just write down the questions and we'll have them come up and answer those. **Mr. Yoakum** said also, we were wondering if that was going to change the property value of that acreage too, the three acres that they own. That was another question. Some of the family members wanted to know if there was going to be any property seized by eminent domain, but I believe they're all very excited to hear the American Royal is coming to that area. That will be all for me. **Mayor Holland** said so your questions just so we're clear, the first one is are we going to develop west of 118<sup>th</sup>? The second is what impact will that have on adjoining property values, and the third is will any property be taken with eminent domain, Is that correct? **Mr. Yoakum** said correct. **Mayor Holland** said alright we'll be sure to answer those in a moment. Thank you sir. Would anyone else like to speak in favor of the project at this time? Let the record show no one else coming forward. Would anyone like to speak in opposition to this project at this time? Let the record show no one is coming forward to speak in opposition.

**Mayor Holland** closed the public hearing. I will ask the presenter to come forward and address the questions that were raised.

**Mr. Maxwell** said wonderful questions. The American Royal is currently negotiating for the land parcel within this 300 acres. We have been working very hard with landowners in that area. One of the landowners, Mr. Allison and his family, we actually executed and LOI just hours ago for approximately 65 acres that are on the east side of 118<sup>th</sup> Street. That family through a multiple partnership has 40 acres on the west side of 118<sup>th</sup> Street. We're working with them and discussing options for that but we've come to no finality on that. The approximate footprint of the American Royal is somewhere around 65 acres up to 100 acres so we're working sort of in that realm as we continue to design the site.

Property values and eminent domain, I think there is no ability to do eminent domain anymore. That has been taken away and so that is not a concern in any form or fashion nor would that ever be the plan of the American Royal to ever look at that or I believe any of these commissioners sitting before us. Property values, as the American Royal, and it would be owned by the American Royal, it would actually be tax-exempt from that as it's a full not-for-profit that would own that component of it but development in the area is likely a good thing but would it

affect vacant parcels that stay vacant at that time or otherwise, I bet it would have very little impact on that. Others may be able to speak to those parts of it better but I wanted to communicate our thoughts.

**Mayor Holland** asked can you speak to land valuation in terms of usage in and what's around it, terms of if it's Ag. **Mr. Bach** said depending on the use of the property around it, you could see some impact on property values that come in the area. I mean I think we seen the development that's happened to date with all of Village West and I don't know what impact on it that may have had on the property so that's been a very—obviously changed the value of that are a great deal. Typically, the property that does not have the direct impact or it doesn't get a great change in value until you start to see a lot more of it sell or move right around you, if something else were to come into the area and build from that perspective. I wouldn't anticipate it would change. If it's an Ag property, it will stay Ag. It's not going to change, no we're not going to change the—it doesn't make it. It's what your use is today. It's not what somebody might think might be a different use for your property. It would stay at that Ag value and be valued from that perspective.

I'll just touch on as Mr. Maxwell talked about eminent domain just to be clear. The only thing that could come is we can use it if we do streets. If at some point in the future we were to improve 118<sup>th</sup> Street and I don't know if you touch 118<sup>th</sup>, but that's really no different than we would have today if we would need to expand that road, which if we did improvement it, we would probably expand it a little bit for width. I don't think that's probably a big four-lane, five-lane road, it's just be a nice two-lane road. That is where we have the power of eminent domain. We'd go to the homeowners and talk about that. That would be the only opportunity we have to use eminent domain is for a public project. **Mayor Holland** said it should be noted. I get this question quite a bit for eminent domain as well. Eminent domain that was used for the Speedway was allowed under that state law at the time that allowed for eminent domain to be used for private development. We can no longer use eminent domain for private development, only for public use. Certainly for a road project, a sewer project, a school and a park, those are the kinds of things that the cities in the state of Kansas can still use eminent domain for but no longer for private development. I think that's an important clarification. Alright, we have

concluded the public hearing and addressed the questions raised. We will now turn to the Commission.

**Commissioner Walker** said I'd pose this question I suppose to—I briefly spoke with the County Administrator prior to the meeting about west of 118<sup>th</sup> Street and I'm curious and I'm also baffled as to why we have—the response I got was that we might do some improvement there on the corner of 118<sup>th</sup> but I don't understand why we don't go all the way to Parallel to take that property. I mean we're doing this now. We're not going to get another shot at this property to include it. Development, if our dreams are in past performance is going to proceed westward. Parallel and State Avenue are going to be the conduits for it, why have we divided—I mean putting it in the STAR Bond District does not require us to buy it, it doesn't require us to do anything but include it in there and in the event that can be developed, if it's a retail development, it will help pay down the bonds. There must be—somebody made a conscious decision to just divide it in half and not go all the way to Parallel. I guess I'm just asking what is the reason for that. It's got to be more than we need to improve the corner because we can always improve the corner through eminent domain. **Mr. Brajkovic** said sure, Commissioner; I think it's a good question and really kind of what the heart of what we're here to discuss tonight. These are the proposed district boundaries and if we need to make some amendments or edits tonight, you know ultimately even if you move forward with the district it doesn't—until we get an ordinance that's ready for publication, it's still a work in progress. I guess I said all that in a long winded way to say we can still make some edits.

In discussing this project with our Planning Department we kind of really talked about what does this corridor look like and we really wanted to stay with a heavier emphasis on commercial redevelopment along State Avenue and then just naturally as you progress further north it probably goes for more of a commercial use into some sort of mixed use. As you're moving towards Parallel and then definitely on the north side of Parallel you're really moving more into a residential zone. We weren't sure that any future uses of the property would really add anything to a sales tax kind of benefit district like we're creating here and you know that's how we have the map the way it is.

Now there are also other development proposals that have been in areas adjacent to this. Just to the west of it we've had a multi-family developer that owns large tracks of ground that

we've tried to get their projects moving and so we just kind of nestled this in. You're right, it does look like we've cut half of that off. I don't know if that satisfies your question or not but really that is kind of the thinking we had.

**Mayor Holland** asked would there be any harm to raising that line all the way to Parallel, west of 118<sup>th</sup> Street? **Mr. Brajkovic** said it adds some property and I'd probably have to ask our attorney's, maybe Todd LaSala can comment on it, if we're adding property, I don't know if we've had proper notice for this meeting.

**Todd LaSala, Attorney, Stinson Leonard Street**, said that's right. George, I'm sorry but you can't do it tonight commissioners. You'd have to notice up another hearing to do that. I'd recommend that you do that by amendment if you so choose. You can remove property from this district like you're planning to do because notice has been properly given for that so you can shrink this district but you really can't expand it tonight. You would have to notice it up and do it by amendment. **Mr. Brajkovic** said actually if I could just really quick interject, I think it brings up a good point about kind of the statutory requirements and I kind of went through the process of creating a district, but I did want to mention for the record that we did send certified mail to all of the property owners and occupants in this area.

Another requirement from the statute is that we get a finding of eligibility for this area from the Secretary of Commerce. We have that letter. It is a section in the ordinance that you're considering tonight so those statutory requirements have been met. I probably should have stated that for the records earlier, my apologies.

**Commissioner Townsend** asked could you explain—the shaded area, the overlay, is that in the district or it's not in the district. **Mr. Brajkovic** said it is part of the district. We shaded it differently because we have a discussion point for it and that is simply what the initial negotiations or discussions about the revenues generated from this area would look like. We shaded them differently because we're letting the developer know that the yellow area, we're not interested in contributing any local dollars from that part of it and then the pink is a different story but it is all part of one district.

**Mayor Holland** asked are there any other questions from the Commission. I don't see any, but I do want to make an additional comment about the value of STAR Bonds. The STAR Bonds are one of the most powerful economic development tools in the country and there are communities all over the country who would love to have the power of the STAR Bonds.

The benefit to the local community, anywhere we can do STAR Bonds, we should do STAR Bonds but they are sales tax driven. That's what they stand for, Sales Tax Revenue Bonds, which is what the STAR comes from. If you look at our current STAR Bonds that have already paid off, there was no public money used to back those bonds. The project paid for those bonds entirely. \$450M was invested in STAR Bonds in the Village West area which leveraged \$1.5B in additional private investment. You have a \$2B investment out there with all the numbers that you saw earlier but think about this again; of the \$450M in STAR Bonds that were just paid off, 150 of those were from Wyandotte County/Kansas City, KS, the other 300M were from the State of Kansas because your sales tax is 2/3 state and only 1/3 local. When you use STAR Bonds as an economic development tool, the power of them is that it's not just local money. Every time we do a TIF (tax increment financing) District for a project, all the TIF comes directly out of the local government. None of it comes out of the state. You cannot TIF the state's portion of the property tax. It's all state. They are only 1% so it all is local money. The power of the STAR Bonds is it's all 2/3 state money and that's where the power of it comes in because it gives you such an economic leverage. No public funds were used to back the \$450M in STAR Bonds that paid off, only 150 of those were local and that is paying dividends for us over and over again. It's a great development and that's why we like to pursue STAR Bonds again for this district.

**Action:**        **ORDINANCE NO. O-75-16**, "An ordinance of the Unified Government of Wyandotte County/KCK establishing a STAR Bond Project District and making certain findings in conjunction therewith (Northwest Speedway STAR Bond District)." **Commissioner Walker made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken and there were ten "Ayes," Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane.

**ITEM NO. 2 – 16917...RESOLUTION & ORDINANCE: US SOCCER NATIONAL TRAINING CENTER PROJECT**

**Synopsis:** Conduct a public hearing to consider the following items, submitted by George Brajkovic, Economic Development Director.

- Ordinance for tax abatement and PILOT
- Resolution of intent to issue \$90M in IRBs

The item was scheduled to appear before the Economic Development and Finance Standing Committee, chaired by Commissioner McKiernan, on December 12, 2016. It was requested, and approved by Mayor, to fast track this item to the December 15, 2016 full commission meeting.



**George Brajkovic, Economic Development Director,** said this is a project that you’ve seen many times before, but there is a new twist to kind of the incentive structure that we had contemplated before and I just kind of wanted to come here before you tonight to make sure it’s clear for everyone and it does have a required public hearing component. I’ll start with and I believe Korb Maxwell from Polsinelli is here representing that development as well.

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### Previous Action

- R-26-15 adopted 04/09/2015, approving the First Amendment to the Multi-Sport Specific venture Agreement and also the US Soccer National Training Center Development Agreement
- R-40-16 adopted on 04/14/2016, \$83.225M IRBs for sales tax exemption only

Previous action we've taken on this, by resolution back in April of 2015, we approved an amendment to the venture agreement as well as the development agreement that we had with OnGoal for some of the soccer programming and part of that really was to account for the new projects that we had, the National Training Center as well as the kind of the expanded youth tournament fields. So subsequently after that, this elected body did approve a resolution for the use of IRB (industrial revenue bonds) but those bonds were only going to be used for the Sales Tax Project Exemption Certificate that the Department of Revenue gives for projects that use it.

Inherent in the development agreement was a provision that the National Training Center and the youth tournament fields would be property tax exempt and there were really two options, one was to create an ownership entity that would qualify for an exemption through BOTA or secondarily through the use of IRBs for a ten-year term. Really, that's what we're here to talk about tonight. The Unified Government is in ownership of the ground where the youth tournament fields are going and Angela Harshbarger on our staff made application with BOTA and we were granted that exemption.

For the National Training Center, the developer's team has opted to pursue the IRB route for a ten-year abatement on the project as opposed to creating an ownership entity that will qualify for the exemption. The subtle difference in that is if you go for the exemption through BOTA and you get 100% tax abatement you're not paying any taxes. When you use the IRB model, you have to count for base taxes that are generated in that area and I'll go through that in a little more detail here in a minute.



### IRB - PILOT

- 100% tax abatement, as approved via the Development Agreement
- IRB PILOT can not abate base taxes
- Annual PILOT \$50k
- 10 year term, total PILOT \$500k
- Public Hearing scheduled for 12/15/2016

The project locations, if you haven't been out west lately, don't worry because we actually have some photos of the construction that's underway for both of the projects and they're making great progress but the National Training Center is located at about just east of 98<sup>th</sup> & Parallel and then the youth tournament fields are located off of 91<sup>st</sup> Street in between State and Parallel. Again, the IRB that we're considering tonight, it does contemplate the 100% tax abatement. That was approved previously in that development agreement and again the IRB PILOT however cannot abate those base taxes for the parcels involved in this project that haven't already been

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exempted by BOTA i.e. the youth tournament fields that we own that equates to about \$50,000 a year. The projected PILOT is an annual payment of \$50,000. It does have a ten-year term so the value of that would be half a million dollars over ten years. We have properly advertised to consider that at a public hearing tonight.



Real quickly, there are three parcels that involved on the National Training Center site. To the left of this photo is 98<sup>th</sup> Street, on the north is Parallel. The biggest parcel, I think you can probably still see the red parcel outline underneath that blue shading. The big area is a 40-acre tract that this project is leasing, it has a long-term lease with Schlitterbahn and the other two parcels, there was an old Mason's Lodge and a single-family residence that the development team purchased as part of this project.

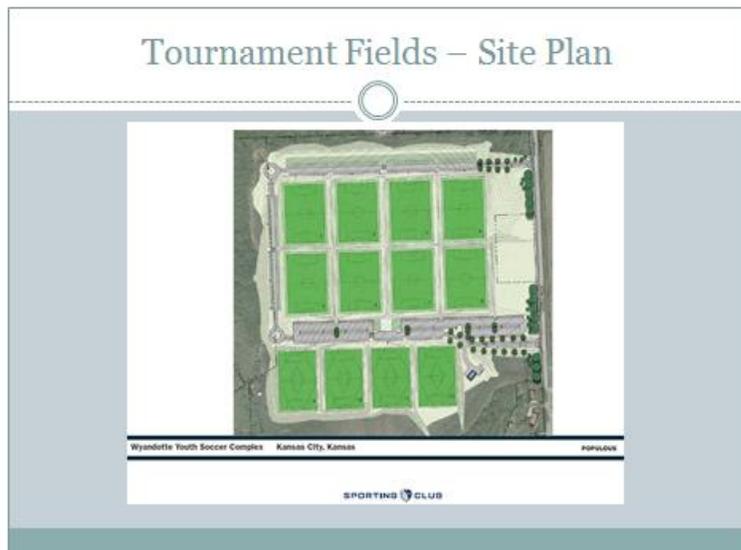


The plan development is for that site is a National Training Center and you can see it's kind of a tiered building. The top tier there represents the NTC, the bottom level is the announced Children's Mercy Clinic that's associated with this project. Again, the site plan kind of gives you an idea of the layout of the buildings there on the lower left and then they have a series of field or super pitch, if I'm using the term of art correctly, that translates into another five or seven fields on the site.

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There are two parcels involved there. The larger area is where the youth tournament fields are going. You'll see a little carve out of a parcel right along 91<sup>st</sup> Street, that's a parcel that the developer has maintained. There has been a proposal to do maybe an indoor field there, but they're still going through the development process on that.



Again, you can see the site plan for that area. It is a 12-field venue and really kind of an incredible construction update. These projects aren't scheduled for completion until fall of next year so I think they've taken great advantage of kind of the early good construction weather we had.



You can kind of see again, State Avenue is on the north side of this photo. 90<sup>th</sup> Street is there on the left or 91<sup>st</sup> and they've got eight synthetic fields and four natural grass fields. I would assume that the natural grass field will be planted in the spring and the fall opening would allow that turf to mature to a point where they can use it. That's the end of the presentation. Again, we've always contemplated the use of IRBS whether it was solely for the project exemption certificate or as part of the 10-year tax abatement PILOT. What we're here tonight then is to ask for your consideration of the 10-year PILOT structure.

**Mayor Holland** said before we open it up to the Commission I will have the public hearing and I will invite anyone who would like to speak. If you'd like to speak in favor of this project, I'd invite you to come forward at this time. Would anyone like to speak in favor of this US Soccer piece?

**Mayor Holland** opened the public hearing.

**Marcia Rupp, 2816 N. 46<sup>th</sup> Street**, said I did tell some people if this project came up again I would come up and speak on it. I'm interested in revenue here. Let's not let the people being trained, come in, these athletes and go to Johnson County and buy all their gear, socks, shoes, shorts and shirts. Let's have a big sports store out there. Invite someone, Dick's Sporting,

something that carries all soccer gear so we can take all their money here instead of it going to Johnson County. **Mayor Holland** said Marcia, I like the way you think. Anyone else like to speak in favor of this project. Let the record show no one else is coming forward. Would anyone like to speak in opposition to this project at this time? Let the record show no one is coming forward to speak in opposition.

**Mayor Holland** closed the public hearing. We will now open it up the Commission either for questions, comments or a motion.

**Action:**       **ORDINANCE NO. O-76-16**, “An ordinance authorizing the issuance by the Unified Government of Wyandotte County/Kansas City, Kansas of not to exceed \$90,000,000 aggregate principal amount of Taxable Industrial Revenue Bonds (US Soccer National Training Center Project), Series 2016, to provide funds to acquire, construct and equip a project for Kansas Training Development, LLC and authorizing and approving certain documents and actions in connection with the issuance of said bonds.” **Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to approve the ordinance.** Roll call was taken and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane.

**RESOLUTION NO. R-87-16**, “A resolution determining the intent of the Unified Government of Wyandotte /Kansas City Kansas, to issue its industrial revenue bonds in the amount of not to exceed \$90,000,000 to finance the costs of acquiring, constructing, improving and equipping recreational and commercial facilities for the benefit of Kansas Training Development, LLC.” **Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to approve ordinance and adopt the resolution.** Roll call was taken and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane.

**Mayor Holland** said we now have on our agenda an executive session. Does someone have that motion to read?

**Action:** Commissioner McKiernan made a motion, seconded by Commissioner Markley, to go into an executive session until 9:00 p.m. to discuss confidential matters regarding strategy related to employer/employee negotiations as permitted under the Kansas Open Meetings Act and that staff designated by the County Administrator be present to participate in that discussion. Roll call was taken on the motion and there were ten “Ayes,” Markley, Walters, Philbrook, Bynum, Walker, Townsend, McKiernan, Murguia, Johnson, Kane.

**Mayor Holland** said we have a motion to go into executive session upstairs and if we have a time extension we would have to come back down here, but if we do not have a time extension, we will dismiss from our upstairs executive session.

#### **COMMISSIONERS' AGENDA**

No items

#### **LAND BANK BOARD OF TRUSTEES' AGENDA**

No items

#### **PUBLIC ANNOUNCEMENTS**

No items

**MAYOR HOLLAND  
ADJOURNED THE MEETING AT 8:05 P.M.  
December 15, 2016**

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Carol Godsil  
Deputy UG Clerk

**tpl**

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