

## **PUBLIC MEETING NOTICE**

### **MEETING OF THE BOARD OF DIRECTORS OF THE KANSAS CITY DOWNTOWN STREETCAR TRANSPORTATION DEVELOPMENT DISTRICT**

**WEDNESDAY SEPTEMBER 30, 2020, AT 2:00 P.M.  
FINANCE LARGE CONFERENCE ROOM, 3<sup>RD</sup> FLOOR (WEST SIDE), CITY HALL  
414 EAST 12TH STREET, KANSAS CITY, MISSOURI 64106**

A meeting of the Board of Directors of Kansas City Downtown Streetcar Transportation Development District will take place on Wednesday September 30, 2020, beginning at 2:00 pm, in the Finance Large Conference Room on the 3<sup>rd</sup> Floor (West Side) of Kansas City City Hall, 414 East 12th Street, Kansas City, Missouri 64106.

Members of the Board may attend this meeting via Zoom using the link below. Any closed session may be held via exclusive videoconference or telephone conference. Persons desiring to view and participate in the open meeting may attend in person or may participate remotely via Zoom using the link below.

<https://us02web.zoom.us/j/88340887315?pwd=Z2Vwdm9PNGs3T0NIejNjampnMTdjUT09>

Meeting ID: 883 4088 7315 Passcode: 951798

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Dial (929) 205-6099 Meeting ID: 883 4088 7315 Passcode: 951798

### **AGENDA**

- A. Call to Order.
- B. Consideration of a Resolution Approving Minutes from the Board of Directors Meeting of September 27, 2019 (Resolution No. 2020-2).
- C. Consideration of a Resolution Approving Minutes from the Board of Directors Meeting of August 11, 2020 (Resolution No. 2020-3).
- D. Consideration of a Resolution Electing a Chairman and Appointing a Vice-Chairman, Secretary, Treasurer and Executive Director as the officers of the District (Resolution No. 2020-4).
- E. Financial Update.
- F. Consideration of a Resolution Ratifying And Approving a Letter Agreement with Kansas City, Missouri and the Kansas City Streetcar Authority Dated February 10, 2020 Regarding Use of Initial Phase Fund (Resolution No. 2020-5).

- G. Consideration of a Resolution Approving a Letter Agreement with Kansas City, Missouri and the Kansas City Streetcar Authority Regarding Use of Initial Phase Fund (Resolution No. 2020-6).
- H. Consideration of a Resolution Setting Special Assessment Rates for 2020 Assessment Year, and approving Special Assessment Roll (Resolution No. 2020-7).
- I. Consideration of a Resolution Setting Surface Parking Assessment Rate for 2020 Assessment Year, and approving Surface Parking Assessment Roll (with discussion of staff recommendation regarding requests for qualification as exempt from assessment, if any) (Resolution No. 2020-8).
- J. Consideration of a Resolution Approving a Proposed Annual Budget for the Fiscal Year 2021-2022 (Resolution No. 2020-9).
- K. Discussion Regarding Status of Federal Grant Application for Extension
- L. Discussion Regarding Commerce Tower Place, LLC vs .Jackson County Board of Equalization, *et al.*
- M. Other Business.
- N. Adjournment.

Pursuant to Section 610.021.1 of the Revised Statutes of Missouri, there may be a closed session to discuss legal matters, litigation, or privileged communications with attorneys.

This is an open meeting and the public is invited to observe and attend the meeting excluding any portion conducted in closed session. **Any person with a disability desiring reasonable accommodation to attend this meeting should contact the City's 311 Action Center at (816) 513-1313 at least 24 hours prior to the meeting.**

**KANSAS CITY DOWNTOWN STREETCAR  
TRANSPORTATION DEVELOPMENT DISTRICT**

**RESOLUTION NO. 2020-2**

**RESOLUTION OF KANSAS CITY DOWNTOWN STREETCAR TRANSPORTATION  
DEVELOPMENT DISTRICT APPROVING MINUTES FROM THE SEPTEMBER 27,  
2019 MEETING OF THE BOARD.**

**WHEREAS**, Kansas City Downtown Streetcar Transportation Development District (the “**District**”) was established by Order of the Jackson County Circuit Court on August 2, 2012;

**WHEREAS**, the Board of Directors of the District (the “**Board**”) held a meeting on September 27, 2019; and

**WHEREAS**, the Board desires to approve the minutes of its meeting on September 27, 2019.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Kansas City Downtown Streetcar Transportation Development District, as follows:

1. The Board hereby approves the minutes of the meeting of the District’s Board on September 27, 2019, attached hereto as **Exhibit A**.
2. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of Kansas City Downtown Streetcar Transportation Development District on September 30, 2020.

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Quinton Lucas, Chairman

**EXHIBIT A**

See Attached

**KANSAS CITY DOWNTOWN STREETCAR  
TRANSPORTATION DEVELOPMENT DISTRICT**

**MINUTES OF THE MEETING OF  
THE BOARD OF DIRECTORS OF THE DISTRICT  
SEPTEMBER 27, 2019**

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A meeting of the Board of Directors (the “Directors” or “Board”) of the Kansas City Downtown Streetcar Transportation Development District (the “District”) was held on Thursday, September 27, 2019, commencing at 9:00 a.m., in the City Council Dining Room, 8th Floor, City Hall, 414 East 12th Street, Kansas City, Missouri 64106, after giving due notice.

The following Directors were present in person: Matthew Staub, Dana Gibson and Jeff Krum. Also present were Douglas Stone of Lewis Rice, LLC, Mari Ruck, Commissioner of Revenue for Kansas City, Missouri (the “City”), LaShena Graham-Hayes of the Commissioner of Revenue’s office, Tammy Queen, Director of Finance for the City, Denise Goodson of Lewis Rice, LLC, Tom Gerend, Executive Director of the Kansas City Streetcar Authority, and Tuan Tran, Senior Analyst with the City Finance Department. Mr. Staub recognized that a quorum of the Board was present and called the meeting to order.

The Directors first considered Resolution 2019-4, appointing a Chairman and Executive Director for the remainder of the current office term. Mr. Stone explained the necessity for the resolution to cover the District’s officer term gap until November 4, 2019 due to the City’s change of mayoral administration. Mr. Krum moved to approve Resolution 2019-4. Mr. Gibson seconded the motion. A vote was held, and the Directors present unanimously adopted Resolution 2019-4.

Next, the Directors considered Resolution 2019-5, approving minutes from the Board’s last meeting. Mr. Krum moved to approve Resolution 2019-5. Mr. Gibson seconded the motion. A vote was held, and the Directors present unanimously adopted Resolution 2019-5.

Then, the Directors considered Resolution 2019-6, electing a chairman, and appointing a vice-chairman, secretary, treasurer and executive director as the officers of the District in accordance with the Bylaws. Mr. Gibson moved to approve Resolution 2018-6. Mr. Krum seconded the motion. A vote was held, and the Directors present unanimously adopted Resolution 2019-6.

Next, Ms. Queen introduced Ms. Graham-Hayes, who then presented a financial update. The Board was provided copies of a revised estimate of the District’s budget and of the City’s Streetcar Fund Account for Fiscal Year 2020, actual results of the District’s budget and of the City’s Streetcar Fund Account for Fiscal Year 2019, actual results of the District’s budget for Fiscal Years 2017, 2018 and 2019, a draft of the budget for the City’s Street Car Fund Account for Fiscal Year 2021, and a proposed budget for the District for Fiscal Year 2021, as well as a summary of the real property and surface pay parking space assessment billings for Fiscal Years 2014, 2015, 2016, 2017, 2018 and 2019, copies of which are attached to these minutes. Ms. Graham-Hayes discussed the District’s finances and explained that the District’s costs are fully funded from the revenue of the District. The Directors then discussed the financial projections for the District, with Mr. Gerend providing input regarding cost increases over time with the addition of new vehicles.

Then, the Directors considered Resolution 2019-7, approving an Amended and Restated Cooperative Agreement for Collection of Special Assessments with Jackson County Missouri. Mr. Stone provided an explanation of the provisions of the Amended and Restated Cooperative Agreement, with further detail provided by Ms. Ruck. Discussion ensued, upon the conclusion of which, Mr. Krum moved to approve Resolution 2019-7. Mr. Gibson seconded the motion. A vote was held, and the Directors present unanimously adopted Resolution 2019-7.

Next, the Directors considered Resolution 2019-8, setting the District's Real Property Special Assessment Rates for assessment year 2019. Mr. Gibson moved to approve Resolution 2019-8. Mr. Krum seconded the motion. A vote was held, and the Directors present unanimously adopted Resolution 2019-8.

Then, the Directors considered Resolution 2019-9, setting the District's Surface Parking Assessment Rate for assessment year 2019. Mr. Gibson moved to approve Resolution 2019-9 and Mr. Krum seconded the motion. A vote was held, and the Directors present unanimously adopted Resolution 2019-9.

Next the Directors considered Resolution 2019-10, approving an annual budget for the District with respect to the District's Fiscal Year 2020-2021. Mr. Krum moved to approve Resolution 2019-10. Mr. Gibson seconded the motion. A vote was held, and the Directors present unanimously adopted Resolution 2019-10. A copy of the annual budget for the District with respect to the District's Fiscal Year 2020-2021 is attached to Resolution 2019-10.

Then, the Directors considered Resolution 2019-11, authorizing a Letter Agreement with Kansas City, Missouri and The Kansas City Streetcar Authority, Inc. regarding Dedicated City Employee Costs. Mr. Stone provided a brief explanation of the provisions of the Letter Agreement. Mr. Gibson then moved to approve Resolution 2019-11. Mr. Krum seconded the motion. A vote was held, and the Directors present unanimously adopted Resolution 2019-11.

Mr. Staub asked if there was any other business to come before the meeting. Mr. Gerend then spoke about current operations of the streetcar, including ridership and the timing of the newest vehicle being placed in operations, and the status of the application for federal funds and the possibilities regarding a northern extension of the line. Upon the conclusion of Mr. Gerend's comments, the meeting was adjourned.

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Dana Gibson, Secretary

# Transportation Development District



## FY 2018-19 Results

	Adopted Budget FY 2018-19	Revised Budget FY 2018-19	Actual FY 2018-19
Cash on Hand at Beginning of Fiscal Year	\$ 486,491	\$ 500,409	\$ 500,409
<b>Revenue</b>			
Sales Tax Receipts	\$ 5,757,000	\$ 6,570,000	\$ 6,629,894
Special Assessment Receipts - Current Year *	3,537,000	3,730,000	3,775,983
Special Assessment Receipts - Prior Year	200,000	300,000	336,501
Parking Lot Assessment Receipts **	131,000	131,000	129,538
Interest Income	-	-	15,233
Total Revenue	\$ 9,625,000	\$ 10,731,000	\$ 10,887,149
<b>Expenditures</b>			
Net Transfer to City Special Revenue Fund	\$ 9,625,000	\$ 10,731,000	\$ 10,823,826
Legal Fees	20,000	20,000	9,918
Accounting Fees	3,500	3,500	3,290
Miscellaneous Administrative Costs	2,500	2,500	-
Total Expenditures	\$ 9,651,000	\$ 10,757,000	\$ 10,837,034
Cash on Hand at End of Fiscal Year	\$ 460,491	\$ 474,409	\$ 550,524

\* Presented net of assessment and collection fees

\*\* Presented net of refunds

# Transportation Development District



## 3 Year Results

	Actual FY 2016-17	Actual FY 2017-18	Actual FY 2018-19
Cash on Hand at Beginning of Fiscal Year	\$ 530,859	\$ 512,491	\$ 500,409
Revenue			
Sales Tax Receipts	\$ 5,690,893	\$ 6,324,435	\$ 6,629,894
Special Assessment Receipts - Current Year *	3,357,754	3,527,919	3,746,916
Special Assessment Receipts - Prior Year	305,646	140,898	365,568
Parking Lot Assessment Receipts	89,407	136,492	129,538
Interest Income	9,891	10,540	15,233
Total Revenue	\$ 9,453,591	\$ 10,140,283	\$ 10,887,149
Expenditures			
Net Transfer to City Special Revenue Fund	\$ 9,453,468	\$ 10,139,523	\$ 10,823,826
Legal Fees	15,092	9,404	9,918
Accounting Fees	3,149	3,438	3,290
Miscellaneous Administrative Costs	250	-	-
Total Expenditures	\$ 9,471,959	\$ 10,152,365	\$ 10,837,034
Cash on Hand at End of Fiscal Year	\$ 512,491	\$ 500,409	\$ 550,524

\* Presented net of collection and assessment fees

# Transportation Development District



## FY 2020-21 Budget

	Adopted Budget FY 2019-20	Actual as of 8/31/19	Revised Estimate FY 2019-20
Cash on Hand at Beginning of Fiscal Year	\$ 474,409	\$ 370,137	\$ 550,524
<b>Revenue</b>			
Sales Tax Receipts	\$ 6,770,000	\$ 2,687,176	\$ 6,696,193
Special Assessment Receipts - Current Year*	4,000,000		4,400,000
Special Assessment Receipts - Prior Year	200,000	243,788	200,000
Parking Lot Assessment Receipts *	127,000	-	127,000
Interest Income	-	3,627	
<b>Total Revenue</b>	<b>\$ 11,097,000</b>	<b>\$ 2,934,591</b>	<b>\$ 11,423,193</b>
<b>Expenditures</b>			
Net Transfer to City Special Revenue Fund	\$ 11,097,000	\$ 2,608,388	\$ 11,423,193
Legal Fees	20,000	24,273	35,000
Accounting Fees	3,500	1,618	3,500
Miscellaneous Administrative Costs	2,500	-	2,500
<b>Total Expenditures</b>	<b>\$ 11,123,000</b>	<b>\$ 2,634,279</b>	<b>\$ 11,464,193</b>
Cash on Hand at End of Fiscal Year	\$ 448,409	\$ 670,449	\$ 509,524

\* Presented net of collection and assessment fees

# Transportation Development District



## FY 2020-21 Proposed Budget

		FY 2020-21 Proposed Budget
Cash on Hand at Beginning of Fiscal Year		\$ 509,524
Revenue		
Sales Tax Receipts		\$ 6,763,155
Special Assessment Receipts - Current Year *		4,444,000
Special Assessment Receipts - Prior Year		200,000
Parking Lot Assessment Receipts *		127,000
Total Revenue		<u>\$ 11,534,155</u>
Expenditures		
Net Transfer to City Special Revenue Fund		\$ 11,534,155
Legal Fees		35,000
Accounting Fees		3,500
Miscellaneous Administrative Costs		2,500
Total Expenditures		<u>\$ 11,575,155</u>
Cash on Hand at End of Fiscal Year		\$ 468,524

\* Presented net of collection and assessment fees

Kansas City Downtown Streetcar  
Transportation Development District  
Property and Parking Assessments

Type of Assessment	Tax Year 2014 Fiscal Year 2015		Tax Year 2015 Fiscal Year 2016		Tax Year 2016 Fiscal Year 2017		Tax Year 2017 Fiscal Year 2018		Tax Year 2018 Fiscal Year 2019		Tax Year 2019 Fiscal Year 2020	
	Number of Parcels	Billed Amount	Number of Parcels	Billed Amount	Number of Parcels	Billed Amount	Number of Parcels	Billed Amount	Number of Parcels	Billed Amount	Number of Parcels	Billed Amount
Commercial	1,177	\$ 2,410,846	1,171	\$ 2,415,008	1,147	\$ 2,379,524	922	\$ 2,662,852	899	\$ 2,593,441	903	\$ 4,269,740
Residential	3,162	\$ 747,564	3,162	\$ 849,585	3,160	\$ 959,378	2,961	\$ 955,712	3,139	\$ 1,126,406	3,134	\$ 1,214,394
Mixed (Commercial/Residential)	32	\$ 63,359	34	\$ 82,504	36	\$ 99,976	214	\$ 163,359	41	\$ 260,974	46	\$ 414,570
Non-Profit	33	\$ 158,689	34	\$ 163,990	35	\$ 166,537	35	\$ 173,073	34	\$ 170,509	33	\$ 205,261
Property Assessments to Bill	4,404	\$ 3,380,458	4,401	\$ 3,511,067	4,378	\$ 3,605,415	4,132	\$ 3,954,995	4,113	\$ 4,141,380	4,116	\$ 6,109,956
City Property Assessments	105	\$ 828,515	103	\$ 849,392	81	\$ 1,301,772	87	\$ 1,368,310	104	\$ 1,477,270	101	\$ 1,834,751
Total Property Assessments	4,509	\$ 4,208,973	4,504	\$ 4,360,479	4,459	\$ 4,907,187	4,219	\$ 5,323,305	4,217	\$ 5,618,600	4,217	\$ 7,938,707
Exempted Parcels												
Less than \$10.00	261	\$ 114	258	\$ 105	263	\$ 110	479	\$ 1,314	469	\$ 1,315	460	\$ 1,748
Exempt	40	\$ -	42	\$ -	46	\$ -	47	\$ -	48	\$ -	52	\$ -
County exempted	320	\$ 6,512	320	\$ 6,512	320	\$ 6,512	320	\$ 6,510	320	\$ 6,510	320	\$ 6,570
Total Exemptions	621	\$ 6,626	620	\$ 6,617	629	\$ 6,621	846	\$ 7,924	837	\$ 7,924	832	\$ 8,318
Parking Assessments												
Billable Parking Assessments	32	\$ 163,100	31	\$ 158,173	30	\$ 141,529	30	\$ 140,708	31	\$ 147,332	38	\$ 134,466
City Parking Assessments	6	\$ 28,580	5	\$ 26,663	5	\$ 26,663	5	\$ 26,663	3	\$ 14,126	2	\$ 13,250
Total Parking Assessments	38	\$ 191,680	36	\$ 184,836	35	\$ 168,192	35	\$ 167,371	34	\$ 161,458	40	\$ 147,716
Total Property and Parking		\$ 4,400,653		\$ 4,545,315		\$ 5,075,379		\$ 5,490,676		\$ 5,780,058		\$ 8,086,422
Total Number of Parcels in TDD	5,130		5,124		5,088		5,065		5,054		5,049	

Assessment Type	
City	\$ 1.04
Residential	\$ 0.70
Commercial	\$ 0.48
Non-Profit	\$ 0.40
Parking	\$ 54.75

# KC Streetcar Fund



## FY 2018-19 Results (UNAUDITED)

	Budget FY 2018-19	Revised Estimate FY 2018-19	Actual FY2018-19
<b>Beginning Fund Balance</b>	\$ 4,411,293	\$ 9,283,942	\$ 9,283,942
<b>Revenue</b>			
TDD Sales Tax	\$ 5,757,000	\$ 6,570,000	\$ 6,509,606
TDD Special Assessments	3,737,000	4,030,000	4,186,077
TDD Parking Assessment	131,000	131,000	128,144
Advertising Revenue	150,000	150,000	260,000
Interest on Investments	80,000	80,000	259,908
Contribution		346,000	361,241
City Contribution (Trfr from Cap Acq & Bond Funds)	-		86,310
City Contribution (Trfr from Public Mass Transit)	2,039,000	2,039,000	2,039,000
<b>Total Revenue</b>	\$ 11,894,000	\$ 13,346,000	\$ 13,830,284
<b>Expenditures</b>			
Authority Operating Budget	\$ 1,194,100	\$ 1,194,100	\$ 1,151,200
Authority Operating Expenses	3,860,800	3,860,800	3,508,159
Authority Capital Expenses	250,000	250,000	231,743
Dedicated City Employee Costs**	-	200,000	143,099
Streetcar Extension***	-	2,000,000	1,004,674
Previous Letter Agreement Expenses	-	71,982	
Streetcar Vehicle Procurement*		4,730,013	3,548,377
City Contribution (Trfr to Public Mass Tran)	-		250,000
Bond Counsel Expenses	5,000	7,485	1,705
Lease Payment	578,831	577,831	574,194
Debt Service	4,438,750	4,434,485	4,433,950
<b>Total Expenditures</b>	\$ 10,327,481	\$ 17,326,696	\$ 14,847,101
<b>Ending Fund Balance</b>	\$ 5,977,812	\$ 5,303,246	\$ 8,267,125
NTD Required Audit***	\$	\$ 10,000	\$ 10,000
Reappropriations from previous letter agreements		\$	2,248,962
Authority Payable	-		442,075
<b>Unrestricted Fund Balance</b>	\$ 5,977,812	\$ 5,293,246	\$ 5,566,088
<b>Reserves</b>			
Coverage Fund (.5x AADS)	\$ 2,365,594	\$ 2,365,594	\$ 2,365,594
Appropriation Stabilization Fund (1.0x AADS)	\$ 4,731,188	\$ 4,731,188	\$ 4,731,188

\*Letter Agreement dated April 12, 2017, Streetcar Purchase

\*\*Letter Agreement dated February 1, 2018, Public Works Employees

\*\*\*Letter Agreement dated October 23, 2018, Streetcar Extension

# KC Streetcar Fund



## FY 2019-20 Budget

	Budgeted FY 2019-20	Revised Estimate FY 2019-20
<b>Beginning Fund Balance</b>	\$ 5,336,146	\$ 8,267,125
<b>Revenue</b>		
TDD Sales Tax	\$ 6,770,000	\$ 6,600,000
TDD Special Assessments	4,200,000	4,600,000
TDD Parking Assessment	127,000	127,000
Advertising Revenue	200,000	150,000
Interest on Investments	148,000	240,000
City Contribution	2,039,000	2,039,000
<b>Total Revenue</b>	<b>\$ 13,484,000</b>	<b>\$ 13,756,000</b>
<b>Expenditures</b>		
Authority Operating Budget	\$ 1,195,300	\$ 1,195,300
Authority Operating Expenses	4,173,700	4,173,700
Authority Capital Expenses	757,500	757,500
Authority Payable		442,075
Dedicated City Employee Costs**	200,000	200,000
Streetcar Extension***		995,326
Previous Letter Agreement Expenses		71,982
Streetcar Vehicle Procurement*		1,181,636
Bond Counsel Expenses	4,800	7,485
Lease Payment	575,195	577,831
Debt Service	4,433,250	4,434,485
<b>Total Expenditures</b>	<b>\$ 11,339,745</b>	<b>\$ 14,037,320</b>
<b>Ending Fund Balance</b>	<b>\$ 7,480,401</b>	<b>\$ 7,985,805</b>
NTD Required Audit***	\$ -	\$ 10,000
<b>Unrestricted Fund Balance</b>	<b>\$ 7,480,401</b>	<b>\$ 7,975,805</b>
<b>Reserves</b>		
Coverage Fund (.5x AADS)	\$ 2,365,594	\$ 2,365,594
Appropriation Stabilization Fund (1.0x AADS)	\$ 4,731,188	\$ 4,731,188

\*Letter Agreement dated April 12, 2017, Streetcar Purchase

\*\*Letter Agreement dated February 1, 2018, Public Works Employees

\*\*\*Subject to approval of the September 2018 letter agreement

# KC Streetcar Fund



City of Kansas City

2019-2020

## FY 2020-21 Budget DRAFT\*

	Budget FY 2020-21
<b>Beginning Fund Balance</b>	<b>\$ 7,975,805</b>
<b>Revenue</b>	
TDD Sales Tax	\$ 6,666,000
TDD Special Assessments	4,646,000
TDD Parking Assessment	127,000
Interest on Investments	240,000
Advertising Revenue	200,000
City Contribution	<u>2,039,000</u>
<b>Total Revenue</b>	<b>\$ 13,918,000</b>
<b>Expenditures</b>	
Authority Operating Budget	\$ 1,328,331
Authority Operating Expenses	4,543,998
Authority Capital Expenses	825,000
Street Car Lease Debt Service	577,195
Debt Service	<u>4,440,925</u>
<b>Total Expenditures</b>	<b>\$ 11,715,449</b>
<b>**Dedicated City Employee Costs</b>	<b>\$ 200,000</b>
<b>Unrestricted Fund Balance</b>	<b>\$ 9,978,356</b>
Coverage Fund (.5x AADS)	\$ 2,365,594
Appropriation Stabilization Fund (1.0x AADS)	\$ 4,731,188

\*Finance Department estimates are subject to the approval of the City Council.

\*\*Subject to approval

**KANSAS CITY DOWNTOWN STREETCAR  
TRANSPORTATION DEVELOPMENT DISTRICT**

**RESOLUTION NO. 2020-3**

**RESOLUTION OF KANSAS CITY DOWNTOWN STREETCAR TRANSPORTATION  
DEVELOPMENT DISTRICT APPROVING MINUTES FROM THE AUGUST 11, 2020  
MEETING OF THE BOARD.**

**WHEREAS**, Kansas City Downtown Streetcar Transportation Development District (the “**District**”) was established by Order of the Jackson County Circuit Court on August 2, 2012;

**WHEREAS**, the Board of Directors of the District (the “**Board**”) held a meeting on August 11, 2020; and

**WHEREAS**, the Board desires to approve the minutes of its meeting on August 11, 2020.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Kansas City Downtown Streetcar Transportation Development District, as follows:

1. The Board hereby approves the minutes of the meeting of the District’s Board on August 11, 2020, attached hereto as **Exhibit A**.
2. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of Kansas City Downtown Streetcar Transportation Development District on September 30, 2020.

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Quinton Lucas, Chairman

**EXHIBIT A**

See Attached

**KANSAS CITY DOWNTOWN STREETCAR  
TRANSPORTATION DEVELOPMENT DISTRICT**

**MINUTES OF THE MEETING OF  
THE BOARD OF DIRECTORS OF THE DISTRICT  
AUGUST 11, 2020**

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A meeting of the Board of Directors (the “Directors” or “Board”) of the Kansas City Downtown Streetcar Transportation Development District (the “District”) was held on Tuesday, August 11, 2020, commencing at 3:00 p.m., in the City Council Dining Room, 8th Floor, City Hall, 414 East 12th Street, Kansas City, Missouri 64106, after giving due notice. Directors and other individuals participated in the meeting remotely via videoconference in which all participants and observers could view and hear the meeting

The following Directors were present: Hon. Quinton Lucas, Matthew Staub, Phil Glynn and Jeff Krum. Also present were Tammy Queen, Executive Director of the District, Douglas Stone and Tom Martin of Lewis Rice, LLC, Mari Ruck, Commissioner of Revenue for Kansas City, Missouri (the “City”), LaShena Graham-Hayes of the Commissioner of Revenue’s office, John Stamm, Mayor Lucas’ Chief of Staff, Aly Hernandez Mayor Lucas’ External Affairs Manager, and Mark Coulter, General Counsel to Port KC. A member of the public observed the meeting via remote access, but no record was retained of her name or address. Chairman Lucas recognized that a quorum of the Board was present and called the meeting to order.

The Board acknowledged that under the Missouri Transportation Development District Act, Sections 238.200, et seq., RSMO, as amended (the “TDD Act”), one seat on the Board of this particular District is to be held by the individual who is then at the time serving as the presiding officer of the Port Authority of Kansas City, Missouri (“Port KC”). The Board also acknowledged that Phil Glynn has succeeded Dana Gibson as the presiding officer of Port KC, and therefore that Mr. Glynn has replaced Dana Gibson as a Director of the District automatically and without need for action by the Board.

The Board then took up Resolution 2020-1, removing Dana Gibson as Secretary of the District and appointing Phil Glynn as Interim Secretary of the District for the remainder of the unexpired term. Mr. Staub moved to approve Resolution 2020-1, and Mr. Krum seconded the motion. A vote was held, and the Directors present unanimously adopted Resolution 2020-1.

Next, Ms. Queen introduced Ms. Graham-Hayes, who then presented a brief interim financial update pending a complete update at the Board’s annual meeting in September. The Board was provided copies of a revised estimate of the District’s budget and of the City’s Streetcar Fund Account for Fiscal Year 2021 (ending April 30, 2021), as well as actual results for prior years, copies of which are attached to these minutes. The discussion focused on the impact of the pandemic on sales tax revenues within the District, which were (as anticipated) far below projections attributable presumably to the COVID-19 pandemic. Ms. Queen and Ms. Ruck reminded the Board that there were very substantial reserves and it is anticipated that there are

sufficient funds in reserves to cover presently anticipated shortfalls from current revenue. Ms. Queen advised that a full report would be provided at the annual meeting in September.

The Board turned to the next item on the Agenda, a discussion regarding a lawsuit in which the District is named as a party, specifically Commerce Tower Place, LLC vs .Jackson County Board of Equalization, *et al.* Mr. Stone reported that he recently became aware of the lawsuit, but that the District has not yet been served. Mr. Stone advised that the lawsuit was brought by the owner of Commerce Tower Place, a recently completed mixed-use redevelopment of the former Commerce Tower office building at 9<sup>th</sup> and Main Streets. The other defendants are the Jackson County Assessor, the Jackson County Collector, the Jackson County Board of Equalization and the Downtown Community Improvement District (Downtown CID). Commerce Tower Place had been granted real property ad valorem tax abatement by the Land Clearance for Redevelopment Authority but was asserting that the abatement was not being correctly implemented. The Property Owner/Petitioner raised two main issues in the lawsuit. First, the Petitioner was objecting to the pre-redevelopment base valuation placed on the property by the County Assessor. This claim has nothing to do with the District or the Downtown CID. The second aspect of the lawsuit is an assertion that the special assessments of both the District and the Downtown CID are “improperly” using the property’s market value without regard to the ad valorem property tax abatement.

At this point, Mayor Lucas was called away on other business, but a quorum remained and the meeting continued.

Mr. Glynn then made the following motion:

I move that we vote to temporarily close this meeting to the public, pursuant to our authority to do so under subsection 1 of Section 610.021 of the Revised Statutes of Missouri – which authorizes the District to close its meetings to the extent the discussion relates to any confidential or privileged communications with its attorney, and that the meeting be re-opened to the public upon the conclusion of those discussions.

The motion was seconded by Mr. Krum. A roll call vote was held, and the votes were Staub – Aye; Krum – Aye; and Glynn – Aye, whereupon the Board went into closed session at 3:33 p.m.

The Board returned to open session at 3:55 p.m., and the member of the public who had been in attendance prior to the closed session was no longer present.

It was determined that there was no public comment and no further business, whereupon the meeting was adjourned.

---

Phil Glynn, Secretary

# Transportation Development District



## FY 2019-20 Results

	Adopted Budget FY 2019-20	Revised Budget FY 2019-20	Actual FY 2019-20
Cash on Hand at Beginning of Fiscal Year	\$ 474,409	\$ 550,524	\$ 550,524
Revenue			
Sales Tax Receipts	\$ 6,770,000	\$ 6,696,193	\$ 6,821,146
Special Assessment Receipts - Current Year *	4,000,000	4,400,000	5,000,448
Special Assessment Receipts - Prior Year	200,000	200,000	316,131
Parking Lot Assessment Receipts **	127,000	127,000	119,178
Interest Income	-	-	32,190
Total Revenue	\$ 11,097,000	\$ 11,423,193	\$ 12,289,093
Expenditures			
Net Transfer to City Special Revenue Fund	\$ 11,097,000	\$ 11,423,193	\$ 12,365,900
Legal Fees	20,000	35,000	37,540
Accounting Fees	3,500	3,500	3,230
Miscellaneous Administrative Costs	2,500	2,500	-
Total Expenditures	\$ 11,123,000	\$ 11,464,193	\$ 12,406,670
Cash on Hand at End of Fiscal Year	<u>\$ 448,409</u>	<u>\$ 509,524</u>	<u>\$ 432,947</u>

\* Presented net of assessment and collection fees

\*\* Presented net of refunds

# Transportation Development District



## 3 Year Results

	Actual FY 2017-18	Actual FY 2018-19	Actual FY 2019-20
Cash on Hand at Beginning of Fiscal Year	\$ 512,491	\$ 500,409	\$ 550,524
Revenue			
Sales Tax Receipts	\$ 6,324,435	\$ 6,629,894	\$ 6,821,146
Special Assessment Receipts - Current Year *	3,527,919	3,746,916	5,000,448
Special Assessment Receipts - Prior Year	140,898	365,568	316,131
Parking Lot Assessment Receipts	136,492	129,538	119,178
Interest Income	10,540	15,233	32,190
Total Revenue	\$ 10,140,283	\$ 10,887,149	\$ 12,289,093
Expenditures			
Net Transfer to City Special Revenue Fund	\$ 10,139,523	\$ 10,823,826	\$ 12,365,900
Legal Fees	9,404	9,918	37,540
Accounting Fees	3,438	3,290	3,230
Miscellaneous Administrative Costs	-	-	-
Total Expenditures	\$ 10,152,365	\$ 10,837,034	\$ 12,406,670
Cash on Hand at End of Fiscal Year	<u>\$ 500,409</u>	<u>\$ 550,524</u>	<u>\$ 432,947</u>

\* Presented net of collection and assessment fees

# Transportation Development District



CITY OF  
KANSAS CITY,  
MISSOURI

FINANCE

## FY 2020-21 Budget

	Adopted Budget FY 2020-21	Revised Budget Estimate	Actual as of July 31, 2020
Cash on Hand at Beginning of Fiscal Year	\$ 509,524	\$ 432,947	\$ 432,947
Revenue			
Sales Tax Receipts**	\$ 6,763,155	\$ 2,705,262	\$ 794,848
Special Assessment Receipts - Current Year*	4,444,000	5,000,000	-
Special Assessment Receipts - Prior Year	200,000	200,000	249,710
Parking Lot Assessment Receipts *	127,000	115,000	5,433
Interest Income	-	-	1,761
Total Revenue	\$ 11,534,155	\$ 8,020,262	\$ 1,051,752
Expenditures			
Net Transfer to City Special Revenue Fund	\$ 11,534,155	\$ 8,020,262	\$ 1,313,611
Legal Fees	35,000	35,000	706
Accounting Fees	3,500	3,500	1,605
Miscellaneous Administrative Costs	2,500	2,500	-
Total Expenditures	\$ 11,575,155	\$ 8,061,262	\$ 1,315,922
Cash on Hand at End of Fiscal Year	<u>\$ 468,524</u>	<u>\$ 391,947</u>	<u>\$ 168,777</u>

\* Presented net of collection and assessment fees

\*\* Revised budget based on current results

Kansas City Downtown Streetcar TDD  
Sales activity by month

Note: The month represents the distribution month. For instance, June collections were received in July.

Month	2013	2014	2015	2016	2017	2018	2019	2020	Total
January	-	248,199	199,316	215,644	233,788	401,518	369,428	411,983	2,079,875
February	-	443,936	542,323	594,859	632,694	681,734	712,633	675,154	4,283,333
March	-	329,240	428,918	499,665	508,630	447,500	567,788	499,543	3,281,284
April	360	264,788	283,292	175,044	361,738	442,337	331,523	246,907	2,105,988
May	391,077	447,406	697,042	799,916	721,523	710,213	876,006	311,671	4,954,855
June	353,382	509,035	463,021	490,834	687,945	567,898	584,784	236,270	3,893,168
July	180,778	174,770	229,357	233,937	333,093	402,643	414,163	175,877	2,144,618
August	515,606	603,476	715,011	689,228	648,108	706,013	812,222		4,689,664
September	390,050	402,453	481,820	482,340	519,682	558,239	525,699		3,360,283
October	250,023	238,434	207,398	252,889	324,007	330,033	423,779		2,026,562
November	559,805	562,964	738,998	693,661	750,054	700,634	812,139		4,818,255
December	397,256	498,259	403,537	497,932	447,530	562,032	538,766		3,345,312
<b>Total</b>	<b>3,038,336</b>	<b>4,722,961</b>	<b>5,390,033</b>	<b>5,625,949</b>	<b>6,168,791</b>	<b>6,510,794</b>	<b>6,968,930</b>	<b>2,557,403</b>	<b>40,983,198</b>

Covid 19 impact:

Month	2019	2020	%
March	567,788	499,543	-12%
April	331,523	246,907	-26%
May	876,006	311,671	-64%
June	584,784	236,270	-60%
July	414,163	175,877	-58%

# KC Streetcar Fund



## FY 2019-20 Results (UNAUDITED)

	Budgeted FY 2019-20	Revised Estimate FY 2019-20	Actual FY2019-20
<b>Beginning Fund Balance</b>	\$ 5,336,146	\$ 8,267,125	\$ 8,267,125
<b>Revenue</b>			
TDD Sales Tax	\$ 6,770,000	\$ 6,600,000	\$ 6,986,832
TDD Special Assessments	4,200,000	4,600,000	5,390,418
TDD Parking Assessment	127,000	127,000	118,461
Advertising Revenue	200,000	150,000	304,250
Interest on Investments	148,000	240,000	298,218
Miscellaneous income	-	-	10,751
City Contribution	2,039,000	2,039,000	2,039,000
<b>Total Revenue</b>	\$ 13,484,000	\$ 13,756,000	\$ 15,147,930
<b>Expenditures</b>			
Authority Operating Budget	\$ 1,195,300	\$ 1,195,300	\$ 1,195,300
Authority Operating Expenses	4,173,700	4,173,700	4,173,700
Authority Capital Expenses	757,500	757,500	757,500
Authority (Payable)	-	442,075	442,075
Dedicated City Employee Costs**	200,000	200,000	188,657
Streetcar Extension***	-	995,326	995,326
Previous Letter Agreement Expenses	-	71,982	12,855
Streetcar Vehicle Procurement*	-	1,181,636	386,068
Bond Counsel Expenses	4,800	7,485	2,548
Lease Payment	575,195	577,831	574,194
Debt Service	4,433,250	4,434,485	4,433,250
<b>Total Expenditures</b>	\$ 11,339,745	\$ 14,037,320	\$ 13,161,473
<b>Ending Fund Balance</b>	\$ 7,480,401	\$ 7,985,805	\$ 10,253,582
NTD Required Audit***	\$ -	\$ 10,000	\$ 10,000
<b>Unrestricted Fund Balance</b>	\$ 7,480,401	\$ 7,975,805	\$ 10,243,582
<b>Reserves</b>			
Coverage Fund (.5x AADS)	\$ 2,365,594	\$ 2,365,594	\$ 2,365,594
Appropriation Stabilization Fund (1.0x AADS)	\$ 4,731,188	\$ 4,731,188	\$ 4,731,188

\*Letter Agreement dated April 12, 2017, Streetcar Purchase

\*\*Letter Agreement dated February 1, 2018, Public Works Employees

\*\*\*Letter Agreement dated October 23, 2018, Streetcar Extension

# KC Streetcar Fund



## FY 2020-21 Budget

	Budgeted FY 2020-21	Revised Budget Estimate	Actual as of July 31, 2020
<b>Beginning Fund Balance</b>	\$ 7,985,805	\$ 10,253,582	\$ 10,253,582
<b>Revenue</b>			
TDD Sales Tax***	\$ 6,666,000	\$ 2,666,400	\$ 1,058,122
TDD Special Assessments	4,646,000	5,200,000	250,126
TDD Parking Assessment	127,000	115,000	5,364
Advertising Revenue	240,000	240,000	25,000
Interest on Investments	200,000	200,000	63,856
City Contribution	2,039,000	2,039,000	-
<b>Total Revenue</b>	<b>\$ 13,918,000</b>	<b>\$ 10,460,400</b>	<b>\$ 1,402,469</b>
<b>Expenditures</b>			
Authority Operating Budget	\$ 1,328,331	\$ 1,328,331	\$ 1,328,331
Authority Operating Expenses	4,543,998	4,543,998	4,543,998
Authority Capital Expenses	825,000	825,000	825,000
Dedicated City Employee Costs**	200,000	325,000	62
Streetcar Vehicle Procurement*	-	795,568	57,469
Street Car Lease Debt Service	577,195	577,195	-
Debt Service	4,721,831	4,587,987	3,322,545
<b>Total Expenditures</b>	<b>\$ 12,196,355</b>	<b>\$ 12,983,079</b>	<b>\$ 10,077,405</b>
<b>Unrestricted Fund Balance</b>	<b>\$ 9,707,450</b>	<b>\$ 7,730,903</b>	<b>\$ 1,578,645</b>
<b>Reserves</b>			
Coverage Fund (.5x AADS)	\$ 2,365,594	\$ 2,365,594	\$ 2,365,594
Appropriation Stabilization Fund (1.0x AADS)	\$ 4,731,188	\$ 4,731,188	\$ 4,731,188

\*Letter Agreement dated April 12, 2017, Streetcar Purchase

\*\*Letter Agreement dated February 10, 2020, Public Works Employees

\*\*\*Revised budget based on current results

# KC Streetcar Fund



## FY 2020-21 Budget

	Budgeted FY 2020-21	Revised Budget Estimate	Actual as of July 31, 2020
<b>Beginning Fund Balance</b>	\$ 7,985,805	\$ 10,253,582	\$ 10,253,582
<b>Revenue</b>			
TDD Sales Tax***	\$ 6,666,000	\$ 2,666,400	\$ 1,058,122
TDD Special Assessments	4,646,000	5,200,000	250,126
TDD Parking Assessment	127,000	115,000	5,364
Advertising Revenue	240,000	240,000	25,000
Interest on Investments	200,000	200,000	63,856
Federal Grant	-	1,600,000	-
City Contribution	2,039,000	2,039,000	-
<b>Total Revenue</b>	<b>\$ 13,918,000</b>	<b>\$ 12,060,400</b>	<b>\$ 1,402,469</b>
<b>Expenditures</b>			
Authority Operating Budget	\$ 1,328,331	\$ 1,328,331	\$ 1,328,331
Authority Operating Expenses	4,543,998	4,543,998	4,543,998
Authority Capital Expenses	825,000	825,000	825,000
Dedicated City Employee Costs**	200,000	325,000	62
Streetcar Vehicle Procurement*	-	795,568	57,469
Street Car Lease Debt Service	577,195	577,195	-
Debt Service	4,721,831	4,587,987	3,322,545
<b>Total Expenditures</b>	<b>\$ 12,196,355</b>	<b>\$ 12,983,079</b>	<b>\$ 10,077,405</b>
<b>Unrestricted Fund Balance</b>	<b>\$ 9,707,450</b>	<b>\$ 9,330,903</b>	<b>\$ 1,578,645</b>
<b>Reserves</b>			
Coverage Fund (.5x AADS)	\$ 2,365,594	\$ 2,365,594	\$ 2,365,594
Appropriation Stabilization Fund (1.0x AADS)	\$ 4,731,188	\$ 4,731,188	\$ 4,731,188

\*Letter Agreement dated April 12, 2017, Streetcar Purchase

\*\*Letter Agreement dated February 10, 2020, Public Works Employees

\*\*\*Revised budget based on current results

**KANSAS CITY DOWNTOWN STREETCAR  
TRANSPORTATION DEVELOPMENT DISTRICT**

**RESOLUTION NO. 2020-4**

**RESOLUTION OF KANSAS CITY DOWNTOWN STREETCAR TRANSPORTATION  
DEVELOPMENT DISTRICT ELECTING/APPOINTING OFFICERS OF THE DISTRICT.**

**WHEREAS**, the Bylaws of the Kansas City Downtown Streetcar Transportation Development District (the “**District**”) require the District’s Board of Directors (the “**Board**”) to elect a chairman, and appoint an executive director, secretary, and treasurer, and such other officers or employees as it deems necessary; and

**WHEREAS**, the Board desires to elect a chairman, and appoint a vice-chairman, secretary, treasurer and executive director as the officers of the District in accordance with the Bylaws who shall have the powers and duties described in the Bylaws.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Kansas City Downtown Streetcar Transportation Development District, as follows:

1. Effective November 5, 2020, that being the date upon which the current terms of the Officers of the District expire:
  - (a) Quinton Lucas is elected Chairman of the District;
  - (b) Matthew Staub is appointed Vice-Chairman of the District;
  - (c) Phil Glynn is appointed Secretary of the District;
  - (d) Jeff Krum is appointed Treasurer of the District; and
  - (e) Tammy Queen is appointed Executive Director of the District.
2. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
3. Each officer of the District elected or appointed above shall serve for a term of one year and until his or her successor has been duly appointed.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of Kansas City Downtown Streetcar Transportation Development District on September 30, 2020.

---

Quinton Lucas, Chairman

**KANSAS CITY DOWNTOWN STREETCAR  
TRANSPORTATION DEVELOPMENT DISTRICT**

**RESOLUTION NO. 2020-5**

**RESOLUTION OF KANSAS CITY DOWNTOWN STREETCAR TRANSPORTATION  
DEVELOPMENT DISTRICT RATIFYING AND APPROVING A LETTER AGREEMENT  
WITH KANSAS CITY, MISSOURI AND THE KANSAS CITY STREETCAR AUTHORITY,  
INC. DATED FEBRUARY 10, 2020 REGARDING USE OF INITIAL PHASE FUND.**

**WHEREAS**, the Kansas City Downtown Streetcar Transportation Development District (the “**District**”), the City of Kansas City, Missouri (the “**City**”) and the Kansas City Streetcar Authority (the “**Authority**”) have entered into that certain Second Amended and Restated Streetcar Agreement dated April 27, 2017, as amended by Letter Agreements dated February 1, 2018, October 23, 2018 and January 21, 2020 (the “**Letter Agreements**”, and together with the April 2017 Agreement, the “**Agreement**”);

**WHEREAS**, the Executive Director, the Authority and the City have mutually agreed with respect to the use of money in the Initial Phase Fund to pay for Dedicated City Employee Costs and Additional City Streetcar Support Costs and have entered into that certain Letter Agreement dated February 10, 2020, attached hereto as **Exhibit A** (the “**February 2020 Letter Agreement**”) amending the Agreement as set forth therein; and

**WHEREAS**, the District desires to ratify the February 2020 Letter Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Kansas City Downtown Streetcar Transportation Development District, as follows:

1. Capitalized terms used but not defined in this Resolution have the meaning given to such term in the Agreement.
2. The District hereby ratifies the February 2020 Letter Agreement, and ratifies, confirms and approves all actions taken all actions and documents and instruments executed by the officers and agents of the District in order to consummate the transactions contemplated by the February 2020 Letter Agreement.
3. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of Kansas City Downtown Streetcar Transportation Development District on September 30, 2020.

---

Quinton Lucas, Chairman

**EXHIBIT A**

See Attached

# RideKC STREETCAR™

February 10, 2020

City of Kansas City, Missouri  
Attn: Earnest Rouse, Acting City Manager  
414 East 12th Street, 29<sup>th</sup> Floor  
Kansas City, MO 64106

Kansas City Downtown Streetcar TDD  
Attn: Tammy Queen, Executive Director  
414 East 12th Street, 3<sup>rd</sup> Floor  
Kansas City, MO 64106

Re: Use of Amounts in the Initial Phase Fund

Ladies and Gentlemen:

Reference is made to the Second Amended and Restated Streetcar Agreement dated April 27, 2017 (the "**April 2017 Agreement**"), as amended by Letter Agreements dated February 1, 2018, October 23, 2018 and January 21, 2020 (the "**Letter Agreements**"), and together with the April 2017 Agreement, the "**Agreement**") among the City of Kansas City, Missouri (the "**City**"), the Kansas City Streetcar Authority (the "**Authority**") and the Kansas City Downtown Streetcar Transportation Development District (the "**District**"). Capitalized terms used but not defined in this Letter Agreement have the meaning given to such term in the Agreement.

It is acknowledged that in the Letter Agreements, the City was given the right to reimbursement out of moneys in the Initial Phase Fund for the Dedicated City Employees Costs incurred for the Dedicated City Employees with respect to the City's Fiscal Years ending April 30, 2019, April 30, 2020 and April 30, 2021, not to exceed \$200,000 per Fiscal Year, with such reimbursement holding the fifth (5<sup>th</sup>) level of priority among the prioritization of expenditures set forth in Section 7-3 of the Agreement. After consultation among us, and in furtherance of our mutual intent to preserve the full amount of the City's annual contribution to the Initial Phase Fund in the amount of \$2,039,000 (the "**City Annual Contribution**"), we hereby agree that:

(1) the City shall also have the right to reimbursement out of moneys in the Initial Phase Fund up to the aggregate amount of \$125,000 (in addition to the Dedicated City Employees Costs) to be used by the City for streetcar/transit support costs, including streetcar signal maintenance and the streetcar safety audit (the "**Additional City Streetcar Support Costs**") that are incurred by the City during the City's Fiscal Year ending April 30, 2021 and approved in advance by the Executive Director of the Authority, which approval shall not be unreasonably denied;

February 10, 2020  
City of Kansas City, Missouri  
Kansas City Downtown Streetcar Transportation Development District  
Page 2

(2) the City shall provide to the Authority and/or the District upon request reasonable detailed supporting documentation with respect to the Additional City Streetcar Support Costs paid from the Initial Phase Fund; and

(3) amounts paid pursuant to contract or lease by private non-governmental entities leasing real property from the City or any agency, board, commission or other instrumentality whose members are appointed by the City's Mayor or City Council, which amounts are pursuant to such contract or lease intended for the financial benefit or support of the Project, shall not reduce the amount of the City's Annual Contribution.

Please confirm your agreement to the foregoing by countersigning this Letter Agreement in the place provided below.


Very truly yours,

KANSAS CITY STREETCAR AUTHORITY

By:   
Tom Gerend, Executive Director

AGREED:

CITY OF KANSAS CITY, MISSOURI

By:   
Earnest Rouse, Acting City Manager

Date: February 20, 2020

KANSAS CITY DOWNTOWN STREETCAR  
TRANSPORTATION DEVELOPMENT DISTRICT

By:   
Tammy Queen, Executive Director

Date: February 19, 2020

**KANSAS CITY DOWNTOWN STREETCAR  
TRANSPORTATION DEVELOPMENT DISTRICT**

**RESOLUTION NO. 2020-6**

**RESOLUTION OF KANSAS CITY DOWNTOWN STREETCAR TRANSPORTATION  
DEVELOPMENT DISTRICT APPROVING A LETTER AGREEMENT WITH KANSAS  
CITY, MISSOURI AND THE KANSAS CITY STREETCAR AUTHORITY REGARDING  
USE OF INITIAL PHASE FUND.**

**WHEREAS**, the Kansas City Downtown Streetcar Transportation Development District (the “**District**”), the City of Kansas City, Missouri (the “**City**”) and the Kansas City Streetcar Authority (the “**Authority**”) have entered into that certain Second Amended and Restated Streetcar Agreement dated April 27, 2017, as amended by Letter Agreements dated February 1, 2018, October 23, 2018, January 21, 2020 and February 10, 2020 (the “**Letter Agreements**”, and together with the April 2017 Agreement, the “**Agreement**”);

**WHEREAS**, the District, the Authority and the City desire to mutually agree with respect to the use of money in the Initial Phase Fund, as more particularly set forth in that certain proposed Letter Agreement attached hereto as **Exhibit A** (the “**Letter Agreement**”); and

**WHEREAS**, the District desires to authorize the execution and delivery of the Letter Agreement and the implementation of the transactions provided for therein.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Kansas City Downtown Streetcar Transportation Development District, as follows:

1. Capitalized terms used but not defined in this Resolution have the meaning given to such term in the Agreement.
2. The Executive Director of the District is hereby authorized and directed to execute and deliver the Letter Agreement, and the proper officers of the District are hereby authorized and directed to take all actions and execute and deliver all such other documents and instruments necessary or appropriate, in the discretion of the Executive Director of the District, in order to consummate the transactions contemplated by the Letter Agreement, the taking of such actions, and the execution and delivery of such other documents and instruments on behalf of the District being conclusive evidence of the Executive Director’s determination of the necessity or appropriateness thereof.
3. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of Kansas City Downtown Streetcar Transportation Development District on September 30, 2020.

---

Quinton Lucas, Chairman

**EXHIBIT A**

See Attached



October \_\_, 2020

City of Kansas City, Missouri  
Attn: Earnest Rouse, Acting City Manager  
414 East 12th Street, 29<sup>th</sup> Floor  
Kansas City, MO 64106

Kansas City Downtown Streetcar TDD  
Attn: Tammy Queen, Executive Director  
414 East 12th Street, 3<sup>rd</sup> Floor  
Kansas City, MO 64106

Re: Use of Amounts in the Initial Phase Fund

Ladies and Gentlemen:

Reference is made to the Second Amended and Restated Streetcar Agreement dated April 27, 2017 (the “**April 2017 Agreement**”), as amended by Letter Agreements dated February 1, 2018, October 23, 2018, January 21, 2020 and February 10, 2020 (the “**Letter Agreements**”, and together with the April 2017 Agreement, the “**Agreement**”) among the City of Kansas City, Missouri (the “**City**”), the Kansas City Streetcar Authority (the “**Authority**”) and the Kansas City Downtown Streetcar Transportation Development District (the “**District**”). Capitalized terms used but not defined in this Letter Agreement have the meaning given to such term in the Agreement.

It is acknowledged that in the Letter Agreements, the City was given the right to reimbursement out of moneys in the Initial Phase Fund for (1) Dedicated City Employees Costs incurred for the Dedicated City Employees with respect to the City’s Fiscal Years ending April 30, 2019, April 30, 2020 and April 30, 2021, not to exceed \$200,000 per Fiscal Year, and (2) Additional City Streetcar Support Costs (up to the aggregate amount of \$125,000) incurred by the City during the City’s Fiscal Year ending April 30, 2021, with such reimbursement holding the fifth (5<sup>th</sup>) level of priority among the prioritization of expenditures set forth in Section 7-3 of the Agreement. After consultation among us, and in furtherance of our mutual intent to preserve the full amount of the City’s annual contribution to the Initial Phase Fund in the amount of \$2,039,000 (the “**City Annual Contribution**”), we hereby agree that the City shall also have the right to reimbursement out of moneys in the Initial Phase Fund, with such reimbursement holding the fifth (5<sup>th</sup>) level of priority among the prioritization of expenditures set forth in Section 7-3 of the Agreement:

(1) for the Dedicated City Employees Costs incurred for the Dedicated City Employees with respect to the City's Fiscal Year ending April 30, 2022, not to exceed \$250,000 for such Fiscal Year; and

(2) for the Additional City Streetcar Support Costs, up to the aggregate amount of \$75,000 (in addition to the Dedicated City Employees Costs) incurred by the City during the City's Fiscal Year ending April 30, 2022 and approved in advance by the Executive Director of the Authority, which approval shall not be unreasonably denied.

The City shall provide to the Authority and/or the District upon request reasonable detailed supporting documentation with respect to the Additional City Streetcar Support Costs paid from the Initial Phase Fund during the City's Fiscal Year ending April 30, 2022. Amounts paid pursuant to contract or lease by private non-governmental entities leasing real property from the City or any agency, board, commission or other instrumentality whose members are appointed by the City's Mayor or City Council, which amounts are pursuant to such contract or lease intended for the financial benefit or support of the Project, shall not reduce the amount of the City's Annual Contribution.

Please confirm your agreement to the foregoing by countersigning this Letter Agreement in the place provided below.

Very truly yours,

KANSAS CITY STREETCAR AUTHORITY

By: \_\_\_\_\_  
Tom Gerend, Executive Director

AGREED:

CITY OF KANSAS CITY, MISSOURI

By: \_\_\_\_\_  
Earnest Rouse, Acting City Manager

Date: October \_\_, 2020

KANSAS CITY DOWNTOWN  
STREETCAR TRANSPORTATION  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Tammy Queen, Executive Director

Date: October \_\_, 2020



MARKED TO COMPARE TO FEBRUARY 10, 2020 LETTER AGREEMENT FOR FYE 2021

~~February 10~~October, 2020

City of Kansas City, Missouri  
Attn: Earnest Rouse, Acting City Manager  
414 East 12th Street, 29<sup>th</sup> Floor  
Kansas City, MO 64106

Kansas City Downtown Streetcar TDD  
Attn: Tammy Queen, Executive Director  
414 East 12th Street, 3<sup>rd</sup> Floor  
Kansas City, MO 64106

Re: Use of Amounts in the Initial Phase Fund

Ladies and Gentlemen:

Reference is made to the Second Amended and Restated Streetcar Agreement dated April 27, 2017 (the "***April 2017 Agreement***"), as amended by Letter Agreements dated February 1, 2018, October 23, 2018~~and~~, January 21, 2020 and February 10, 2020 (the "***Letter Agreements***"), and together with the April 2017 Agreement, the "***Agreement***") among the City of Kansas City, Missouri (the "***City***"), the Kansas City Streetcar Authority (the "***Authority***") and the Kansas City Downtown Streetcar Transportation Development District (the "***District***"). Capitalized terms used but not defined in this Letter Agreement have the meaning given to such term in the Agreement.

It is acknowledged that in the Letter Agreements, the City was given the right to reimbursement out of moneys in the Initial Phase Fund for ~~the~~(1) Dedicated City Employees Costs incurred for the Dedicated City Employees with respect to the City's Fiscal Years ending April 30, 2019, April 30, 2020 and April 30, 2021, not to exceed \$200,000 per Fiscal Year, and (2) Additional City Streetcar Support Costs (up to the aggregate amount of \$125,000) incurred by the City during the City's Fiscal Year ending April 30, 2021, with such reimbursement holding the fifth (5<sup>th</sup>) level of priority among the prioritization of expenditures set forth in Section 7-3 of the Agreement. After consultation among us, and in furtherance of our mutual intent to preserve the full amount of the City's annual contribution to the Initial Phase Fund in the amount of \$2,039,000 (the "***City Annual Contribution***"), we hereby agree that:

~~(1)~~ the City shall also have the right to reimbursement out of moneys in the Initial Phase Fund, with such reimbursement holding the fifth (5<sup>th</sup>) level of priority among the prioritization of expenditures set forth in Section 7-3 of the Agreement:

October \_\_, 2020  
City of Kansas City, Missouri  
Kansas City Downtown Streetcar Transportation Development District  
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(1) for the Dedicated City Employees Costs incurred for the Dedicated City Employees with respect to the City's Fiscal Year ending April 30, 2022, not to exceed \$250,000 for such Fiscal Year; and

(2) for the Additional City Streetcar Support Costs, up to the aggregate amount of ~~\$125,000~~ 75,000 (in addition to the Dedicated City Employees Costs) ~~to be used by the City for streetcar/transit support costs, including streetcar signal maintenance and the streetcar safety audit (the "Additional City Streetcar Support Costs") that are~~ incurred by the City during the City's Fiscal Year ending April 30, ~~2021~~ 2022 and approved in advance by the Executive Director of the Authority, which approval shall not be unreasonably denied;.

~~(2) the~~ The City shall provide to the Authority and/or the District upon request reasonable detailed supporting documentation with respect to the Additional City Streetcar Support Costs paid from the Initial Phase Fund; ~~and (3) amounts during the City's Fiscal Year ending April 30, 2022.~~ Amounts paid pursuant to contract or lease by private non-governmental entities leasing real property from the City or any agency, board, commission or other instrumentality whose members are appointed by the City's Mayor or City Council, which amounts are pursuant to such contract or lease intended for the financial benefit or support of the Project, shall not reduce the amount of the City's Annual Contribution.

Please confirm your agreement to the foregoing by countersigning this Letter Agreement in the place provided below.

Very truly yours,

KANSAS CITY STREETCAR AUTHORITY

By: \_\_\_\_\_  
Tom Gerend, Executive Director

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City of Kansas City, Missouri  
Kansas City Downtown Streetcar Transportation Development District  
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AGREED:

~~CITY OF KANSAS CITY, MISSOURI~~

~~By: \_\_\_\_\_  
— Earnest Rouse, Acting City Manager~~

~~Date: February \_\_, 2020~~

~~KANSAS CITY DOWNTOWN STREETCAR  
TRANSPORTATION DEVELOPMENT DISTRICT~~

~~By: \_\_\_\_\_  
— Tammy Queen, Executive Director~~

~~Date: February \_\_, 2020~~

CITY OF KANSAS CITY, MISSOURI

By: \_\_\_\_\_  
— Earnest Rouse, Acting City Manager

Date: October \_\_, 2020

KANSAS CITY DOWNTOWN  
STREETCAR TRANSPORTATION  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
— Tammy Queen, Executive Director

Date: October \_\_, 2020

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**KANSAS CITY DOWNTOWN STREETCAR  
TRANSPORTATION DEVELOPMENT DISTRICT**

**RESOLUTION NO. 2020-7**

**RESOLUTION OF KANSAS CITY DOWNTOWN STREETCAR TRANSPORTATION  
DEVELOPMENT DISTRICT SETTING REAL PROPERTY SPECIAL ASSESSMENT  
RATES FOR ASSESSMENT YEAR 2020.**

**WHEREAS**, Kansas City Downtown Streetcar Transportation Development District (the “**District**”) was established by Order of the Jackson County Circuit Court on August 2, 2012;

**WHEREAS**, the District’s Board of Directors (the “**Board**”), pursuant to Section 238.230, RSMo, and the Board’s Resolution 2012-12 (the “**Assessment Resolution**”) submitted a proposal to the District’s qualified voters for election regarding whether to approve certain special assessments (as more particularly defined in section 2(a) of the Assessment Resolution, the “**Real Property Assessments**”) to help finance the design, construction, ownership and/or operation of a downtown fixed rail streetcar line, and all elements thereof, including without limitation a maintenance facility, operating within the boundaries of, or serving and benefiting, the District (the “**Project**”);

**WHEREAS**, the qualified voters approved the imposition of the Real Property Assessments, with certain maximum rates, and with actual rates from time to time to be set annually by the Board for each Assessment Year;

**WHEREAS**, the Board desires to set the actual rates for the Real Property Assessments with respect to the Assessment Year commencing on January 1, 2020 (the “**2020 Assessment Year**”);

**WHEREAS**, in accordance with the Second Amended and Restated Streetcar Agreement dated April 27, 2017 among the City of Kansas City, Missouri (the “**City**”), the Kansas City Streetcar Authority, Inc. (the “**Authority**”) and the District, as amended (the “**Agreement**”), the Executive Director of the District and the Chair of the Authority have consulted with respect to the application of “surplus” funds remaining as of the end of the District’s preceding fiscal year as required by Section 7-6 of the Agreement;

**WHEREAS**, the Authority has advised the District that it has waived any requirement, with respect to the 2020 Assessment Year only, that the District use surplus funds to reduce Real Property Assessment rates for the 2020 Assessment Year; and

**WHEREAS**, the Executive Director of the District has produced a roll of the real property upon which such special assessments shall be levied.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Kansas City Downtown Streetcar Transportation Development District, as follows:

1. Capitalized terms used but not defined in this Resolution have the same meanings respectively given to such terms in the Assessment Resolution.

2. The Real Property Assessments are hereby imposed with respect to the 2020 Assessment Year, in the following amounts:
  - (a) ***Residential Property:*** With respect to Residential Property (unless subject on January 1, 2020 to an Exemption, in which event the provisions of subsection (d) below shall apply), the Real Property Assessment is imposed in an annual amount equal to the sum obtained by multiplying the Residential Assessable Value of such Residential Property by Seventy Cents (\$0.70).
  - (b) ***Non-Residential Property:*** With respect to Non-Residential Property (unless subject on January 1, 2020 to an Exemption, in which event the provisions of subsection (d) below shall apply), the Real Property Assessment is imposed in an annual amount equal to the sum obtained by multiplying the Commercial Assessable Value of such Non-Residential Property by Forty-Eight Cents (\$0.48).
  - (c) ***City Property:*** Notwithstanding the provisions of subsections (a) and (b) above, with respect to City Property, the Real Property Assessment is imposed in an annual amount equal to the sum obtained by multiplying the City Assessable Value of such City Property by One and 04/100 Dollars (\$1.04), which the City has agreed, subject to annual appropriation, to pay pursuant to the Agreement, but in all events, the City's obligation for the Real Property Assessment with respect to the 2020 Assessment Year shall not exceed Two Million Thirty-Nine Thousand Dollars (\$2,039,000) as provided by the Agreement.
  - (d) ***Tax Exempt Property:*** With respect to Tax Exempt Property, the Real Property Assessment is imposed in an annual amount equal to the sum obtained by multiplying the Tax Exempt Assessable Value of such Tax Exempt Property by Forty Cents (\$0.40).
3. The Board hereby approves the Special Assessment Roll attached hereto as **Exhibit A**.
4. The Executive Director of the District, with such assistance from the District's General Counsel and other parties as the Executive Director determines, is hereby authorized and directed to take all actions necessary and appropriate in order to cause the Real Property Assessments to be billed and collected, subject to implementing any adjustments in valuation by the Assessor of Jackson County, Missouri, all in accordance with the Missouri Transportation Development District Act, Sections 238.200, et seq., RSMo, as amended, and other applicable law.
5. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of Kansas City Downtown Streetcar Transportation Development District on September 30, 2020.

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Quinton Lucas, Chairman

**EXHIBIT A**

On File with the Executive Director of the District

**KANSAS CITY DOWNTOWN STREETCAR  
TRANSPORTATION DEVELOPMENT DISTRICT**

**RESOLUTION NO. 2020-8**

**RESOLUTION OF KANSAS CITY DOWNTOWN STREETCAR TRANSPORTATION  
DEVELOPMENT DISTRICT SETTING SURFACE PARKING SPECIAL ASSESSMENT  
RATES FOR ASSESSMENT YEAR 2020.**

**WHEREAS**, Kansas City Downtown Streetcar Transportation Development District (the “**District**”) was established by Order of the Jackson County Circuit Court on August 2, 2012;

**WHEREAS**, the District’s Board of Directors (the “**Board**”), pursuant to Section 238.230, RSMo, and the Board’s Resolution 2012-12 (the “**Assessment Resolution**”) submitted a proposal to the District’s qualified voters for election regarding whether to approve certain special assessments (as more particularly defined in section 2(b) of the Assessment Resolution, the “**Surface Parking Assessments**”) to help finance the design, construction, ownership and/or operation of a downtown fixed rail streetcar line, and all elements thereof, including without limitation a maintenance facility, operating within the boundaries of, or serving and benefiting, the District (the “**Project**”);

**WHEREAS**, the qualified voters approved the imposition of the Surface Parking Assessments, with certain maximum rates, and with actual rates from time to time to be set annually by the Board for each Assessment Year;

**WHEREAS**, the Board desires to set the actual rates for the Surface Parking Assessments with respect to the Assessment Year commencing on January 1, 2020; and

**WHEREAS**, the Executive Director of the District has produced a roll of the Surface Pay Parking Lots upon which the Surface Parking Assessments shall be levied.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Kansas City Downtown Streetcar Transportation Development District, as follows:

1. Capitalized terms used but not defined in this Resolution have the same meanings respectively given to such terms in the Assessment Resolution.
2. The Surface Parking Assessments are hereby imposed with respect to the Assessment Year commencing January 1, 2020, upon real property within the District used as a Surface Pay Parking Lot during the Assessment Year commencing January 1, 2020, in an annual amount equal to the sum of Fifty-Four and 75/100 Dollars (\$54.75) multiplied by the number of Pay Parking Spaces located on each such Surface Pay Parking Lot during such Assessment Year. A Surface Pay Parking Lot shall be exempt from the Surface Parking Assessment if it is in, under or otherwise a part of a multi-story structure, or if it shares common or affiliated ownership with and primarily exists to serve the employees or patrons of a business enterprise or place of interest such as (by way of example and not as a limitation) a museum, train station, or theater, which business enterprise or place of interest is located on the same or a neighboring property as the parking area under consideration.

3. The Board hereby approves the Surface Parking Assessment Roll attached hereto as **Exhibit A**.
4. The Executive Director of the District, with such assistance from the District's General Counsel and other parties as the Executive Director determines, is hereby authorized and directed to take all actions necessary and appropriate in order to cause the Surface Parking Assessments to be billed and collected, subject to implementing any adjustments in valuation by the Assessor of Jackson County, Missouri, all in accordance with the Missouri Transportation Development District Act, Sections 238.200, et seq., RSMo, as amended, and other applicable law.
5. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of Kansas City Downtown Streetcar Transportation Development District on September 30, 2020.

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Quinton Lucas, Chairman

**EXHIBIT A**

On File with the Executive Director of the District

**KANSAS CITY DOWNTOWN STREETCAR  
TRANSPORTATION DEVELOPMENT DISTRICT**

**RESOLUTION NO. 2020-9**

**RESOLUTION OF KANSAS CITY DOWNTOWN STREETCAR TRANSPORTATION  
DEVELOPMENT DISTRICT APPROVING PROPOSED ANNUAL BUDGET FOR THE  
FISCAL YEAR 2021-2022.**

**WHEREAS**, the Kansas City Downtown Streetcar Transportation Development District (the “**District**”) is required to adopt an annual budget for the operation of the District;

**WHEREAS**, the Executive Director of the District has prepared a proposed annual budget that has been reviewed by the Board; and

**WHEREAS**, the District desires to adopt the proposed annual budget for the operation of the District with respect to the District’s fiscal year 2021-2022 (ending April 30, 2022) (“**FY 2022**”).

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Kansas City Downtown Streetcar Transportation Development District, as follows:

1. The District hereby adopts as its annual Budget with respect to FY 2022, the Budget attached hereto as **Exhibit A**.
2. The Executive Director of the District is directed to provide to the City Clerk of Kansas City, Missouri a copy of the District’s Budget with respect to FY 2022.
3. The District hereby appropriates all District Revenues received by the District during FY 2022 to pay to the costs and expenses reflected on the District’s Budget with respect to FY 2022.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of Kansas City Downtown Streetcar Transportation Development District on September 30, 2020.

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Quinton Lucas, Chairman

**EXHIBIT A**

See Attached