

PUBLIC MEETING NOTICE
**MEETING OF THE BOARD OF DIRECTORS OF THE KANSAS CITY
MAIN STREET RAIL TRANSPORTATION DEVELOPMENT DISTRICT**

THURSDAY, JULY 27, 2023, AT 5:00 P.M.
3931 MAIN STREET (MIDTOWN KC NOW)
KANSAS CITY, MISSOURI 64111

A meeting of the Board of Directors of The Kansas City Main Street Rail Transportation Development District will take place on Thursday, July 27, 2023 beginning at 5:00 p.m., at 3931 Main Street (Midtown KC Now), Kansas City, Missouri 64111. The Board meeting will be held in person.

TENTATIVE AGENDA

I. CALL TO ORDER

II. NEW BUSINESS

- A. Discussion Regarding Legal Counsel
- B. Consideration of a Resolution Approving Minutes from the Board of Directors Meeting of September 27, 2022 (Resolution 2023-1)
- C. Consideration of a Resolution Acknowledging Resignation of Director and Appointing an Interim Director and Officer (Resolution No. 2023-2)
- D. Financial Update (Tammy Queen/Mari Ruck)
- E. KCSA System Update (Tom Gerend)
- F. Public Comments (Please limit to 2 minutes)

III. OTHER BUSINESS

NOTE: Pursuant to Section 610.021(1), RSMo, there may be a closed session to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

This is an open meeting and the public is invited to observe and attend the meeting. Members of the public who wish to attend telephonically should call (866) 576-7975 and at the prompt enter 553533.

Any person with a disability desiring reasonable accommodation to participate in this meeting should contact Crissy Dastrup at 580-678-3123 at least 24 hours prior to the meeting.

I certify that a copy of this Notice of Meeting was posted on the door at 3931 Main Street (Midtown KC Now), Kansas City, Missouri 64111, at ____ AM/PM on July ____, 2023.

By: _____ Printed Name: _____

**KANSAS CITY MAIN STREET RAIL
TRANSPORTATION DEVELOPMENT DISTRICT**

RESOLUTION NO. 2023-1

RESOLUTION APPROVING THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS HELD ON July 27, 2023

WHEREAS, the Bylaws of The Kansas City Main Street Rail Transportation Development (the “District”) require the District to keep minutes of meetings of the Board of Directors (the “Board”);

WHEREAS, the Board conducted a meeting on September 27, 2022; and

WHEREAS, minutes of such meeting have been prepared and circulated to members of the Board.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Kansas City Main Street Rail Transportation Development District, as follows:

1. That the minutes of the Board of Directors meeting held on September 27, 2022 are attached hereto as **Exhibit A** and shall be and are hereby approved in all respects;
2. This Resolution shall take effect immediately.

PASSED by the Board of Directors of The Kansas City Main Street Rail Transportation Development District on July 27, 2023.

Jan Marcason, Chair

EXHIBIT A

SEPTEMBER 27, 2022 MEETING MINUTES

[SEE ATTACHED]

**THE KANSAS CITY MAIN STREET RAIL
TRANSPORTATION DEVELOPMENT DISTRICT**

**MINUTES OF THE SEPTEMBER 27, 2022 MEETING OF
THE BOARD OF DIRECTORS OF THE DISTRICT**

The Board of Directors of The Kansas City Main Street Rail Transportation Development District (the “District”) met on Monday, September 27, 2022, beginning at 5:00 p.m., pursuant to public notice, at 3931 Main Street (Midtown KC Now), Kansas City, Missouri 64111 and via telephonic conference call.

The following members of the Board were present: Jan Marcason, David Johnson, Zac Sweets and Jared Campbell. Also in attendance were Tammy Queen, Executive Director of the District, Mari Ruck with the City of Kansas City, Missouri (the “City”) and LaShena Graham, Brian Platt, Jason Waldron, and William Choi, all with the City, Tom Gerend with the KC Streetcar Authority (the “KCSA”), Dick Jarrold with the Kansas City Area Transportation Authority, Jerry Riffel with Lathrop GPM LLC, Charles Lundstrom, a member of the public, and Doug Stone, counsel to the District, Charles Miller, counsel to the KCSA, and Denise Goodson, all with Lewis Rice, LLC.

It was determined that there was a quorum for the conduct of business and Chair Jan Marcason called the meeting to order.

The first item of business was the approval of the minutes of Board meeting held on June 27, 2022 (Resolution No. 2022-5). There were no revisions proposed for the minutes as presented. Mr. Johnson moved for approval of the minutes and Mr. Campbell seconded the motion. A vote was held and Resolution No. 2022-5 was unanimously adopted.

Then the Directors considered Resolution 2022-6, electing a chair, and appointing a secretary, treasurer and executive director as the officers of the District in accordance with the Bylaws. Ms. Marcason noted that Ms. Dastrup no longer wished to be Secretary, and that Mr. Campbell is willing to be appointed in her place. Mr. Johnson moved to approve Resolution 2022-6, with the change of Mr. Campbell being appointed as Secretary in place of Ms. Dastrup. Mr. Sweets seconded the motion. A vote was held and Resolution 2022-6, as revised, was unanimously adopted.

Next, Mr. Gerend gave an update regarding the status of the Streetcar system and the two extensions, reporting the following: The Main Street extension is currently on schedule. The Riverfront extension is taking more time, with bid packages for construction to be in place by December, planning for operation by mid-2025 to accommodate the World Cup traffic in 2026. There is also early planning underway for the proposed East/West and North of the river expansions. Behind the scenes, negotiations are underway with the contract provider, working to triple the staff from 30 to 90 people, adding operators, mechanics, dispatch center, etc. Ridership has rebounded since the height of the Covid-19 pandemic. The reactions to the construction of the Main Street line have improved. There have been no accidents or injuries during the construction to date. Discussions are underway with UMKC regarding use of a parking garage.

Ms. Marcason then acknowledged that Board Members Crissy Dastrup and Ruben Alonso III had arrived to the meeting.

Next, Ms. Queen introduced Ms. Graham-Hayes, who then presented a brief 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 2023, actual results of the District's budget and of the City's Streetcar Fund Account for Fiscal Year 2022, a draft of the budget for the City's Street Car Fund Account for Fiscal Year 2024, and a proposed budget for the District for Fiscal Year 2024, as well as a summary of the real property and surface pay parking space assessment billings for Fiscal Years 2022 and 2023, copies of which are attached to these minutes. Ms. Graham-Hayes discussed the District's finances. It is expected that sales taxes will be up from what is budgeted due to inflation, however the 2024 budget for 2024 is conservative. The Directors then discussed the federal funding and budgeting/funding planning over time, with Mr. Gerend providing input.

Ms. Marcason then announced that Mr. Johnson needed to leave the meeting, but that there was still a quorum for conducting business.

Then, the Directors considered Resolution 2022-7, authorizing a Letter Agreement with the City and the KCSA regarding the cost of non-revenue track in the vicinity of 2nd and Grand and other matters. Mr. Stone provided a brief explanation of the provisions of the Letter Agreement regarding dedicated employees. Mr. Gerend then explained the need for the additional track. Discussion ensued, upon the conclusion of which Mr. Sweets moved to approve Resolution 2022-7 and Ms. Dastrup seconded the motion. A vote was held, and Resolution 2022-7 was unanimously adopted.

Next, the Directors considered Resolution 2022-8, setting the District's Real Property Special Assessment Rates for assessment year 2022. Mr. Stone explained that the assessment rates are the same as last year. Mr. Campbell moved to approve Resolution 2022-8 and Mr. Alonso seconded the motion. A vote was held and Resolution 2022-8 was unanimously adopted.

Next, the Directors considered Resolution 2022-9, setting the District's Surface Parking Assessment Rate for assessment year 2022, which were the same as the previous year. Ms. Dastrup moved to approve Resolution 2022-9 and Mr. Sweets seconded the motion. A vote was held, and Resolution 2022-9 was unanimously adopted.

The Directors considered Resolution 2022-10, approving an annual budget for the District with respect to the District's Fiscal Year 2023-2024. Mr. Campbell moved to approve Resolution 2022-10 and Mr. Sweets seconded the motion. A vote was held, and Resolution 2022-8 was unanimously adopted. A copy of the annual budget for the District with respect to the District's Fiscal Year 2023-2024 is attached to Resolution 2022-10.

There were no public comments.

The meeting was adjourned at 6:36 p.m.

Respectfully Submitted,

Jared Campbell, Secretary

KC Main Street Rail TDD

FY 2022-23

	<u>FYE 4/30/2023</u>	<u>FYE 4/30/2023</u>	<u>YTD 8/30/2022</u>
	(budgeted)	(Revised Est. Budgeted)	(actual)
<u>DISTRICT REVENUES</u>			
District Sales Tax	\$ 15,000,000	\$ 17,550,000	\$ 6,488,383
District Special Assessment*	9,340,000	9,750,000	225,925
District Parking Assessments*	115,000	115,000	2,316
TOTAL DISTRICT REVENUES	\$ 24,455,000	\$ 27,415,000	\$ 6,716,624
<u>DISTRICT EXPENDITURES</u>			
Formation Costs Reimbursement**	\$ -	\$ (98,600)	\$ -
Authority Capital Costs Reimbursement**	(2,438,807)	(2,438,807)	(2,438,807)
Operating Expenses	(50,000)	(50,000)	(25,669)
TOTAL DISTRICT EXPENDITURES	\$ (2,488,807)	\$ (2,587,407)	\$ (2,464,476)
TRANSFER TO CITY STREETCAR FUND	(24,405,000)	(27,266,400)	(6,690,955)
TOTAL ENDING BALANCE	\$ 100,000	\$ 100,000	\$ 100,000

*Net of collection fees

**As defined in the Cooperative Agreement. A reserve was established in FY22 for the \$2.4M Authority payment.

KC Main Street Rail TDD

FY 2023-24

	<u>FYE 4/30/2024</u>	
	(Proposed budget)	
<u>DISTRICT REVENUES</u>		
District Sales Tax	\$	17,800,000
District Special Assessment*		9,433,400
District Parking Assessments*		100,000
TOTAL DISTRICT REVENUES	\$	27,333,400
<u>DISTRICT EXPENDITURES</u>		
Operating Expenses	\$	(50,000)
TOTAL DISTRICT EXPENDITURES	\$	(50,000)
TRANSFER TO CITY STREETCAR FUND		27,283,400
TOTAL ENDING BALANCE	\$	<u>100,000</u>

*Net of collection fees

KC Streetcar Fund

FY 2022-23

	Budgeted FY2022-23	Revised Budgeted	Actual 8/31/2022
Beginning Fund Balance	\$ 16,302,885	\$ 16,302,885	\$ 16,302,885
Revenue			
TDD Sales Tax	\$ 15,000,000	\$ 17,550,000	\$ 6,500,886
TDD Special Assessments	9,340,000	9,750,000	217,811
TDD Parking Assessment	115,000	115,000	1,235
Advertising Revenue	150,000	150,000	118,239
Interest on Investments	160,000	160,000	67,682
Federal Grant	-	2,224,657	524,657
City Contribution	2,039,000	2,039,000	-
Total Revenue	\$ 26,804,000	\$ 31,988,657	\$ 7,430,510
Expenditures			
Authority Administrative Expenses	\$ 1,338,975	\$ 1,338,975	\$ 557,906
Authority Operating Expenses	4,884,931	4,884,931	2,035,388
Authority Capital Expenses	480,000	480,000	200,000
Dedicated City Employee Costs*	325,000	325,000	31,492
Dedicated Connection Riverfront **	1,750,000	1,750,000	-
Streetcar Vehicle Procurement***	135,202	135,202	-
Debt Service****	13,377,987	13,377,987	8,878,768
Total Expenditures	\$ 22,292,095	\$ 22,292,095	\$ 11,703,555
Reserve Transfer*****	9,845,354	9,845,354	9,845,354
Ending Fund Balance	\$ 10,969,436	\$ 16,154,093	\$ 2,184,486
Unrestricted Fund Balance	\$ 10,969,436	\$ 16,154,093	\$ 2,184,486
Reserves			
Coverage Fund (.5x AADS)	\$ 5,647,379	\$ 5,647,379	\$ 5,647,379
Appropriation Stabilization Fund (1.0x AADS)	\$ 11,294,757	\$ 11,294,757	\$ 11,294,757

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

**Letter Agreement dated May 21, 2021, Dedicated Connection

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

****FY22 bonds issuance of approximately \$167.5M (refunded \$51M, \$116.5 additional funding for the expansion)

***** Reserve increase for coverage and stabilization funds

KC Streetcar Fund

FY 2023-24

***Budget
FY 2023-24**

Beginning Fund Balance	\$	16,154,093
Revenue		
TDD Sales Tax	\$	17,800,000
TDD Special Assessments		9,433,400
TDD Parking Assessment		100,000
Interest on Investments		306,100
Advertising Revenue		175,000
Federal Grant		1,516,500
City Contribution		2,039,000
Total Revenue	\$	31,370,000
Expenditures		
Authority Operating Budget	\$	1,454,573
Authority Operating Expenses		7,260,253
Authority Capital Expenses		933,350
Street Car Lease Debt Service		574,164
Debt Service**		13,580,489
Total Expenditures	\$	23,802,829
Dedicated City Employee and signal maintenance costs***	\$	300,000
2nd Grand Blvd. track***		3,250,000
Unrestricted Fund Balance	\$	20,171,264
Coverage Fund (.5x AADS)	\$	5,647,379
Appropriation Stabilization Fund (1.0x AADS)	\$	11,294,757

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

**Includes additional debt service costs for \$8.4M bond issuance

*** Subject to approval

**KANSAS CITY MAIN STREET RAIL
TRANSPORTATION DEVELOPMENT DISTRICT**

RESOLUTION NO. 2023-2

**RESOLUTION OF KANSAS CITY MAIN STREET RAIL TRANSPORTATION
DEVELOPMENT DISTRICT ACKNOWLEDGING RESIGNATION OF DIRECTOR
AND APPOINTING AN INTERIM DIRECTOR AND OFFICER**

WHEREAS, the Missouri Transportation Development District Act, Sections 238.200, RSMo et seq., and the Bylaws of the Kansas City Main Street Rail Transportation Development District (the “**District**”) provide that upon the resignation of a Director, the remaining members of the Board of Directors (the “**Board**”) shall fill the vacancy, and the Director so appointed shall serve for the remainder of the unexpired term and until his or her successor is elected and qualified; and

WHEREAS, Zac Sweets resigned as a Director of the District, effective November 3, 2022.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Kansas City Main Street Rail Transportation Development District, as follows:

1. The resignation of Zac Sweets as a Director of the District, effective November 3, 2022, is acknowledged. A copy of Mr. Sweets’ resignation is on file with the Secretary of the District.
2. The Board hereby appoints Laura Burkhalter as an interim Director of the District to fill the vacancy created by the resignation of Zac Sweets, to serve until April 7, 2026 and until her successor is elected and qualified.
3. The Board acknowledges that pursuant to the Bylaws of the District, Mr. Sweets’ resignation makes him disqualified from continuing to serve as Treasurer of the District, and accordingly, Laura Burkhalter is appointed Treasurer of the District to serve for the remainder of Mr. Sweets’ term as Treasurer, and until her successor is appointed and qualified.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of The Kansas City Main Street Rail Transportation Development District on July 27, 2023.

Jan Marcason, Chair