

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF  
THE INDUSTRIAL DEVELOPMENT AUTHORITY OF  
THE CITY OF LEE'S SUMMIT, MISSOURI

The Industrial Development Authority of the City of Lee's Summit, Missouri met in virtual special session on April 9, 2021, at 9:00 a.m., via ZOOM technology. The meeting was in accordance with notice duly given and posted.

<u>Name</u>	<u>Title</u>	<u>Present/Absent</u>
Rick Viar	President	Present
Tyler Morehead	Vice President	Present
Kristi Johnson-Ware	Treasurer	Present
Robert Handley	Secretary	Present
Jody Carroll	Assistant Secretary-Treasurer	Present
Don Beaman	Director	Present
John Elkin	Director	Present

Chris Williams (IDA General Counsel), Bill Burns and Rick Wright (Gilmore & Bell, Bond Counsel), Kim Klockenga and Steve Eggermen (John Knox Village), David Bushek (Assistant City Attorney) and Betty Wordelman (City Finance Director) were also in attendance. The President declared a quorum present and called the meeting to order.

A motion to approve Minutes of the December 18, 2020 Board meeting was made and seconded. The motion was considered and put to a vote. All voted in favor, none opposed. The President declared the Minutes approved.

Treasurer's Report: Treasurer Johnson-Ware reported a current checking account balance of \$110,862.56 and a \$27,957.01 Certificate of Deposit. Total funds are \$138,819.57. The CD will mature in May 2021, and the Treasurer requested direction from the Board regarding reinvestment. The current APY is 0.20%, and a 10-Month-Special is available at the same financial institution for 0.25% APY. Assistant Secretary-Treasurer Carroll moved to renew the CD for 10 months at the 0.25% interest rate, seconded by Vice President Morehead. The President asked if there was further discussion. There was none. The Motion was considered and put to a vote. All voted in favor, none opposed. The President declared the Motion passed.

The first item of new business was consideration of a proposal to approve a bond issue not to exceed \$36,000,000 for a construction project at John Knox Village. Mr. Klockenga provided a comprehensive overview. The project will eliminate 32 obsolete, mostly vacant cottages and construct 52 apartment units in a 4-story structure to be built above a parking garage. It will have 40 2-bedroom units and 12 1-bedroom units. Also, there will be additional expanded parking and renovations to Buildings F, G, and H, as well as to The Places Restaurant and The Villager, plus improvements to Peace Parkway. Before proceeding with the financing, the goal is to have a minimum of 40-units pre-leased. Mr. Klockenga stated they were pleased to have met that goal. Bonds will be issue as a Private Placement and the closing is scheduled for

April 29. The Project is expected to be complete around September 2022. President Viar read the following Resolution into the record.

**RESOLUTION AUTHORIZING THE INDUSTRIAL DEVELOPMENT  
AUTHORITY OF THE CITY OF LEE'S SUMMIT, MISSOURI, TO ISSUE  
NOT TO EXCEED \$36,000,000 PRINCIPAL AMOUNT OF SENIOR  
LIVING FACILITIES REVENUE BONDS (JOHN KNOX VILLAGE),  
SERIES 2021, IN ONE OR MORE SERIES, FOR THE PURPOSE OF  
PROVIDING FUNDS TO PAY THE COSTS OF A PROJECT FOR JOHN  
KNOX VILLAGE; AND AUTHORIZING AND APPROVING CERTAIN  
DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE  
OF SAID BONDS.**

A Motion to approve the Resolution as so read was made by Treasurer Johnson-Ware, seconded by Assistant Secretary-Treasurer Carroll. President Viar asked if there were questions or further discussion. There was none. The motion was considered and put to a vote. The following vote was recorded.

Aye: Rick Viar, Tyler Morehead, Kristi E. Johnson-Ware, Jody Carroll,  
Don Beaman, John Elkin, Robert Handley  
Nay: None

The President declared the Resolution approved. President Viar thanked Mr. Klockenga for his presentation, noting that this is the kind of project that is at the heart of the IDA's economic development mission, to partner with great local Not-For-Profits for the community's benefit.

The next item of new business was consideration of the IDA's annual Lee's Summit Economic Development Council ("LSEDC") investment presented by Treasurer Johnson-Ware. The IDA's annual investment/contribution to LSEDC had been in the amount of \$2,500 level for several years but was reduced to \$1,000 at last renewal. An invoice for \$1,000 has been received for this year's investment. The board's practice has been to consider this matter annually, and the Treasurer requested direction from the Board. President Viar noted that each of Lee's Summit's PSAs (Lee's Summit Chamber of Commerce, Lee's Summit Economic Development Council, Lee's Summit Downtown Main Street, and Velocity Lee's Summit) have periodic opportunities to apply for project-specific matching grants. Assistant Secretary-Treasurer Carroll asked if our membership benefits would be impacted if the IDA's investment were to be reduced to \$500 and the consensus was that general benefits would remain the same. President Viar suggested lowering LSEDC's investment to \$500 allowing more LSIDA funds to be available for a wider range of our community's economic development initiatives. Vice President Morehead so moved, seconded by Director Beaman. Secretary Handley moved to amend the Motion to give the Treasurer ongoing authority to annually disburse \$500 to LSEDC until such authorization is modified or terminated. There was a motion and second to approve the amendment. All voted in favor, none opposed. President Viar then asked if there was further discussion on the first motion as amended. There was none. The motion, as amended, having been considered was put to a vote and the following vote was recorded.

Aye: Rick Viar, Tyler Morehead, Kristi E. Johnson-Ware, Jody Carroll,  
Don Beaman, John Elkin, Robert Handley  
Nay: None



The President stated that the Motion, as amended, was approved, authorizing the Treasurer to disburse \$500 to LSEDC, with standing authority to make the annual \$500 investment until such authorization is modified or terminated.

The last item of new business, discussion of the Matching Grant Program, was addressed by President Viar. He reported he had recently met with Mayor Bill Baird and mentioned the IDA board's prior discussions with City Manager Arbo regarding the possibility of LSIDA offering additional match funding for two more Gateway signs at the East Hwy 50 (east entrance to LSMO) and South Hwy 291 (south entrance to LSMO). President Viar said the Mayor indicated that the City anticipates a sizable federal grant soon, and it might be acceptable to use a portion of these funds (or alternate funds) for matching grants for this purpose. City staff in attendance were queried for their opinions. Mr. Bushek suggested it might be best to relay this conversation to Mr. Dunning, who would be in a better position to respond. Ms. Wordelman noted that regulatory guidance regarding expenditure of the anticipated funds was limited thus far, but more information may be shared when received. President Viar suggested a follow-up meeting in June when more information should be available. There was consensus to tentatively schedule a board meeting on June 11 or 18 for further discussion.

President Viar asked if there was any additional business to come before the meeting. There was none. There being no further business to come before the meeting of the Authority, on motion duly made, seconded, and carried by unanimous vote, the meeting was adjourned.

  
Secretary