



SPECIAL MEETING AGENDA
Monday, November 21, 2022 at 6:00 p.m.

POWELL COMMUNITY CENTER
6200 MARTWAY

Meeting In Person and Virtually via Zoom

This meeting will be held in person at the time and date shown above. In consideration of the COVID-19 social distancing recommendations, this meeting will also be available virtually via Zoom (<https://zoom.us/join>). Information will be posted, prior to the meeting, on how to join at <https://www.missionks.org/calendar.aspx>.

If you require any accommodations (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify the Administrative Office at 913-676-8350 no later than 24 hours prior to the beginning of the meeting.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ROLL CALL

1. PUBLIC HEARINGS (Continued from September 28, 2022) (page 4)

1a. Public Hearing – Fifth Amended Mission Gateway Tax Increment Financing Redevelopment Project Plan (page 5)

Public hearing required by State statute, opened and continued from the September 28, 2022 Special City Council meeting.

1b. Public Hearing – 2022 Mission Gateway Community Improvement District Petition (page 103)

Public hearing required by State statute, opened and continued from the September 28, 2022 Special City Council meeting.

2. ACTION ITEMS (page 111)

2a. Ordinance Approving a Revised Preliminary Development Plan for the Mission Gateway Project (page 126)

A special Planning Commission meeting was held on Tuesday, October 18, 2022 to consider Case #22-27 a revised preliminary and final development plan for the Mission Gateway development project. A public hearing was held at this meeting, during which the developer and his design team provided an overview of the proposed changes to the

project. The staff report and analysis were also presented. Minutes from that meeting are included in the packet. The Planning Commission voted 7-1 (one absent) to recommend approval to the City Council of the revised preliminary and final development plan for the Mission Gateway development project with stipulations.

- 2b. Ordinance Approving and Authorizing the City of Mission, Kansas to Enter into an Omnibus Amendment of Bond Documents Relating to its Taxable Industrial Revenue Bonds (Aryeh Realty LLC Project), Series 2018 [\(page 175\)](#)

On October 17, 2018, the City Council passed Ordinance No. 1490 authorizing the issuance of up to \$214,258,2589 of IRBs, to assist in financing a commercial facility for Aryeh Realty, LLC, more commonly known as the Mission Gateway project. Aryeh Realty LLC purchased the bonds and is liable to make lease payments to the City to repay such bonds. In connection with the current version of the project, it is necessary to extend the term of the bond documents and maturity of the bonds so that Aryeh Realty LLC can continue obtaining sales tax exemption on its construction materials and furniture, fixtures, and equipment to construct the Mission Gateway project. The extension will be accomplished through an Omnibus Amendment of the Bond Documents approved via an Ordinance.

3. DISCUSSION ITEMS (No action will be taken)

- 3a. Ordinance Making Findings and Terminating a Fourth Amended Tax Increment Financing Redevelopment Project Plan and Adopting a Fifth Amended Tax Increment Financing Redevelopment Project Plan Pursuant to K.S.A. 12-1770 et seq. - Mission Gateway [\(page 194\)](#)

Following the public hearing, the Governing Body can consider an Ordinance approving the Fifth Amended Redevelopment Project Plan and terminating the existing Fourth Amended Redevelopment Project Plan.

- 3b. Ordinance Terminating Mission Gateway Community Improvement District #3 and Authorizing the Creation of the 2022 Mission Gateway Community Improvement District in the City of Mission, Kansas [\(page 202\)](#)

Following the public hearing, the Governing Body can consider an ordinance approving the 2022 Mission Gateway Community Improvement District and taking other associated actions.

- 3c. Resolution Approving a Fourth Amended and Restated Redevelopment Agreement for the Mission Gateway Project [\(page 210\)](#)

The Redevelopment Agreement is the document used to capture and control the terms of agreement between the City and the Developer in a public / private partnership. It addresses, among other things, the project budget, the project schedule, the obligations of the Developer and the City, the process for certifying and reimbursing TIF and CID

eligible expenses, requirements for transfer or sale of the property, and events of default and remedies. A copy of the Fourth Amended and Restated Redevelopment Agreement for the Mission Gateway project which reflects the terms currently negotiated by the staff and the developer - and being recommended for Council approval - is included in the packet.

ADJOURNMENT