



TIF Commission Minutes

October 23, 2024 4:00 PM

Council Chambers - 111 E. Maple Ave.

WELCOME & INTRODUCTIONS

A meeting of the TIF Commission was held at 4:00 PM on 10/23/2024, in the 111 E Maple Ave, Independence, MO 64050. The meeting was called to order.

Upon roll call, the following members were present - Sarah Carnes-Lemp, Wendy Baird, Charlie Franklin, Ron Bruch, James Conley, Allie Zaroor, John Szturo, Martin Kuny, Denise Fears.
Absent - Caleb Clifford, Daniel Martin.

ELECTION OF OFFICERS

Motion

Commissioner Ron Bruch made a motion to appoint Allie Zaroor as Chair. Commissioner Sarah Carnes-Lemp seconded the motion. The motion was approved Yes 9, No 0, Abstained 0.

Commissioner Martin Kuny made a motion to appoint Ron Bruch as Vice Chair. Commissioner Charlie Franklin seconded the motion. The motion was approved Yes 9, No 0, Abstained 0.

APPROVAL OF MEETING MINUTES

1. May 4, 2023

Motion

Commissioner Charlie Franklin made a motion to approve the minutes. Commissioner Martin Kuny seconded the motion. The motion was approved Yes 9, No 0, Abstained 0.

PUBLIC HEARING FOR SECOND AMENDMENT TO THE INDEPENDENCE SQUARE TAX

INCREMENT FINANCING REDEVELOPMENT PLAN

1. Submission of Exhibits

David Martin with Gilmore & Bell, P.C. provided an overview of the exhibits provided to the Commission.

2. Presentations regarding the Plan

Tom Scannell provided background information on the original TIF and the First Amendment that was approved in 2017. He provided an overview of the proposed Second Amendment, which would change how the funds can currently be spent. Mr. Scannell stated this amendment would allow more funds to be used for public improvements, which would decrease the amount that could be used for facade and structural improvements. Mr. Martin noted this would only change the amount of funds that can be used for public improvements versus private improvements. He added that this amendment would also change the language regarding grant funds.

In response to Commissioner Bruch's question, Mr. Scannell stated 28 property owners have applied and about 20 of those projects have been completed. Mr. Scannell reviewed the requirements and reimbursement details for facade improvements.

In response to Commissioner Fears' question, Mr. Scannell said there is a need for public infrastructure improvements. He stated the sidewalks and curbs continue to deteriorate, and this amendment would allow up to 65% could be used for these improvement projects.

3. Public Comments

Henry Crowley, St. Paul AME Church, stated the sidewalks around the church have dropped and need improvement. He questioned if they would need to apply for those sidewalks to be repaired. Mr. Scannell stated there would not be an application process for the public improvements. Mr. Crowley expressed concern about the process to get the sidewalks improved.

In response to Commissioner Szturo's question, Mr. Scannell said the Municipal Services Department handles public infrastructure. They would determine the priority of those projects based on need and funds available.

In response to Commissioner Bruch's question, Mr. Martin stated there are approximately 100-150 private properties in the TIF district. Mr. Bruch stated he wonders why out of over 100 property owners, there has only been 28 applications.

Austin Conley stated he is one of the 20 property owners that have completed facade improvements. Mr. Conley said it has allowed owners to complete some of the deferred maintenance on very old buildings and has allowed art murals. He expressed concern that the City currently gets 10% of the TIF funds and have only been able to complete one project. Mr. Conley stated this proposed amendment was not communicated with property owners,

other than the notification of this public hearing. He said there had been questions raised about updating the amount a property owner could receive, or adding language for interior work, but were told changes could not be made outside of ten years. He questioned why, now at 11 years, the City is bringing forward this change. Mr. Conley said a lot of property owners don't know about this facade program and he believes the City will continue to see new applications.

Trevor Tilton stated he is a building owner, business owner, and President of the Independence Square Association. Mr. Tilton questioned if the numbers presented are based on projections over the life of the TIF. Mr. Martin stated this would set limits on the amounts that could be spent, even if revenues ended up higher than anticipated. Mr. Tilton said that the City used most of their 10% on the Uptown Market. He questioned if this amendment passes, if the City can go in and take the anticipated three million dollars, even if the account balance isn't there currently. Mr. Martin said the City cannot use funds that have not been collected. Mr. Tilton said he wants to make sure there are enough funds to continue the facade improvements.

Alversia Pettigrew said she's a member the St. Paul's AME Church and questioned if they are in the TIF area and are eligible to receive TIF funds for improvements. Mr. Martin stated the church is included in the TIF boundaries. Mr. Scannell said while looking at the guidelines, the church would be eligible to apply for TIF funds for improvements. Commissioner Fears noted that if the church wanted to complete foundation repairs, that may be an eligible expense, but sidewalk repairs and improvements would be a City project and not the responsibility of the church.

4. TIF Commission Questions and Discussion

Commissioner Fears asked if the funds are first come, first serve, since the amendment reads that the City could use up to 65%. Mr. Martin said the City could never take more than 65% of the funds that have become available, should this amendment pass. He said it wouldn't cut off being able to take private applications, but it would reduce the amount available for those applications.

In response to Commissioner Conley's question, Mr. Scannell stated the current fund balance is just under \$1.1 Million and those contain both the PILOTS and EATS. Mr. Martin stated PILOTS and EATS are captured and there is not a surplus sharing. Mr. Conley said he thinks it's important to note that the public allocation is a fivefold increase and a significant decrease for private property owners. In response to Commissioner Conley's question, Mr. Scannell stated the City did not receive a grant by 2014 to assist with public improvements on the Independence Square. He noted the City is having trouble receiving matching grants and believes this is trying to make up for that gap. In response to Commissioner Conley's question, Mr. Scannell said the City hasn't heard of anyone that's been hindered from making an application due to the \$50,000 cap.

In response to Commissioner Bruch's question, this was a City originated TIF. Mr. Bruch said he has some real concerns about decreasing the private funds significantly.

Mr. Scannell suggested the TIF Commission may consider continuing this public hearing until January so staff can talk more with property and business owners.

Motion

Commissioner Charlie Franklin made a motion to continue the public hearing until January 22, 2025 at 4:00 p.m.. Commissioner Denise Fears seconded the motion. The motion was approved Yes 9, No 0, Abstained 0.

CONSIDER RESOLUTION RECOMMENDING APPROVAL OF A SECOND AMENDMENT TO THE INDEPENDENCE SQUARE TAX INCREMENT FINANCING REDEVELOPMENT PLAN TO THE CITY COUNCIL

1. Resolution

OTHER BUSINESS

ADJOURNMENT

Motion

Commissioner John Szturo made a motion to adjourn. Commissioner James Conley seconded the motion.

The meeting was adjourned at 4:51 p.m.

I HEREBY CERTIFY THAT THIS NOTICE WAS POSTED ON OCTOBER 15, 2024.

Susanne Holland Signature: _____