

Ordinance #191039

Authorizing a \$8 million Tenant Reimbursement Amendment #6 with Trammell Crow Kansas City for the Commerce Center Development at KCI

- In 2005, the concept was presented that the Aviation Department would put some of its land in production to assist in job creation in addition to bringing a new revenue source to the department.
- After an RFP process, Trammell Crow was selected as the Master Developer in 2006.
- Permits and site designs occurred through 2008.
- Initial site development occurred in 2009-2010.
- Trammell Crow began construction of their 1st building in 2011.
- 1st Tenant, Blount International moved in 2012.
- In 2016, the Centre received Site Certification from the state of Missouri.




Aviation Responsibilities

- Aviation has entered into tenant reimbursements to design and construct site improvements.
- Amendments to the agreement have been made in 2010, 2013, 2014, 2017 & 2019.
- With this amendment, the budget for these services will not exceed \$28,407,850.06.
- This amendment will focus on the site construction for phase 4 of the business park.

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KCI Intermodal Logistics Centre

- A key point is that in the development agreement, there is a requirement that the developer, Trammell Crow builds vertical development on a schedule. Note: Trammell Crow is significantly ahead of schedule.
 - The Aviation Department charges ground rent, which is market based. This rate increases by 5% every 5 years throughout the term of the lease.
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- Blount International – 2012 (349,440 SF)
 - Challenge Manufacturing – 2015 (423,608 SF)
 - PMS Logistics – 2017 (423,640 SF)
 - Rogers Sporting Goods – 2019 (202,800 SF)
 - Logistics Center V under construction– 2019 (542,640 SF)
 - Logistics Center VI under construction – 2019 (349,440 SF)
 - Tenant employment is nearly 700

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- The amendment reimburses Trammell Crow for expenses that focus on the construction of infrastructure for the next phase of the business park.
- Infrastructure to be developed. Road extension, utility extensions, storm water management, and mass grading
- Expands the park to the west - Pad F which is over 60 acres and Pad G is over 20 acres.

