

ORD. #5607



Jackson County

Proposed Administrative
Building

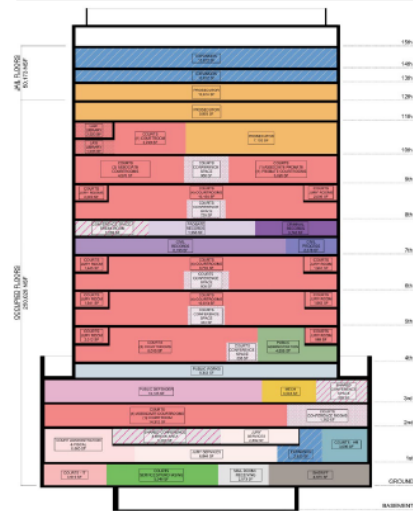
Jackson County Downtown Courthouse Facility Condition Assessment & Space Needs Assessment



Public Works Committee Meeting
Jackson County
August 16, 2021



Space Needs Assessment Future Area Use



- Recommendations
 - Locate departments with high volume of visitors and public interface to lower floors.
 - + Civil Courtrooms
 - + Public Defenders
 - + Jury Room
 - + Court Administration
 - + Court HR
 - Consolidate departments.
 - + Courtroom Floors
 - + Prosecutor
 - + Records
 - Phased building renovation.

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Facility Condition Assessment & Space Needs Assessment

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Space Needs Assessment Future Area Use

Courts Departments:

- Courts
- Courts Administration
- Courts – HR
- Courts – IT
- Courts – Fiscal
- Courts Services & Purchasing
- Probate Records
- Criminal Records
- Civil Records
- Civil Process
- Jury Services
- Public Administrator
- Public Defender
- Prosecutor includes COMBAT
- Sheriff

Shared Building:

- Building - Shared
- Shared Meeting and Break Space
- Infrastructure
- Vacant (Jail Floors 12, 13, 14)
- Expansion

NSF Subtotal: 196,730

NSF Subtotal: 106,587

| Total Net Area | | 371,807 |
|----------------|--|---------|
|----------------|--|---------|

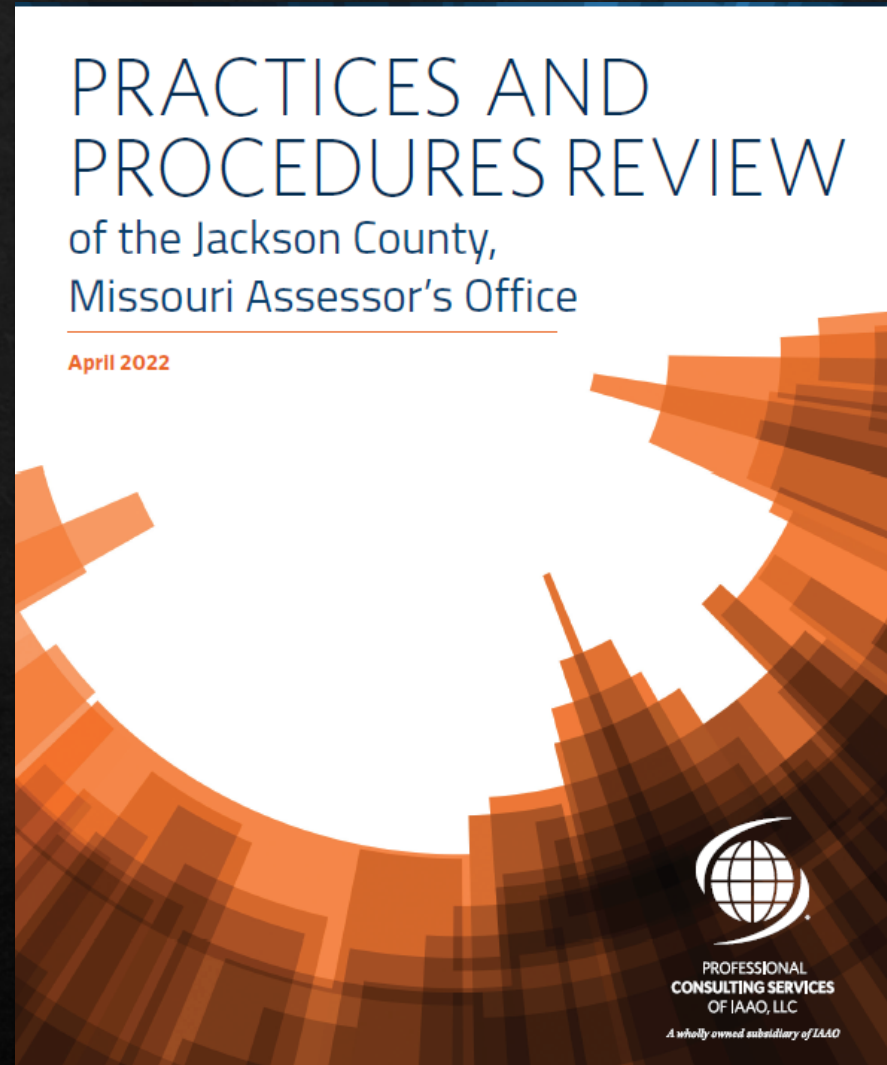
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Courthouse Space Needs

IAAO Recommendation

“As part of the design program and in addition to **sufficient office space to house all appraisal staff in one location**, this space should include a library to contain research material on the appraisal and assessment of unique properties and course materials for use by staff members in furthering their educational goals. Classroom/meeting room spaces should include complete audiovisual/videoconferencing equipment to allow staff members to complete distance learning activities. The design program should also include meeting rooms to conduct informal conferences with property owners concerning valuation issues.”



1300 Washington Kansas City, MO

- ◆ Asking Price
 - ◆ \$10,350,000
- ◆ Current Appraised Value*
 - ◆ \$9,030,000
- ◆ Negotiated Purchase Price
 - ◆ \$9,000,000

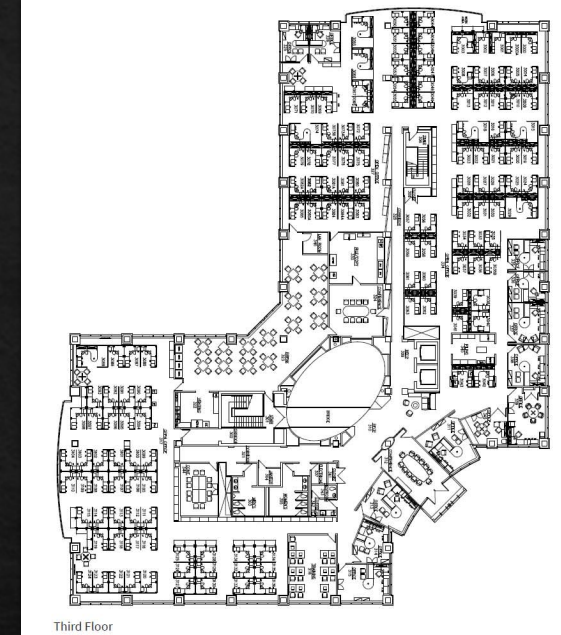
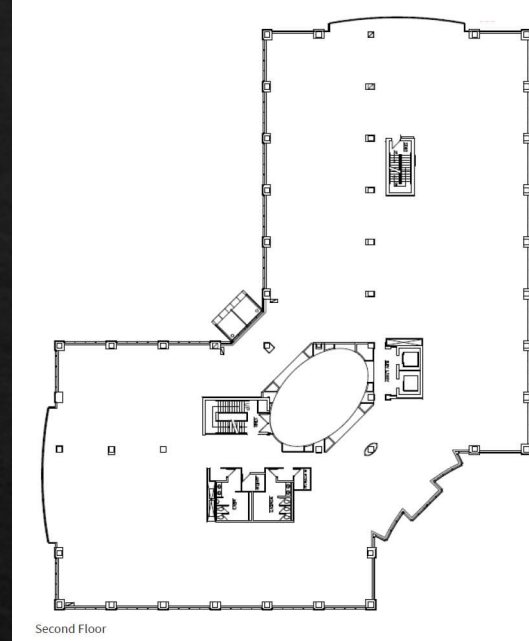
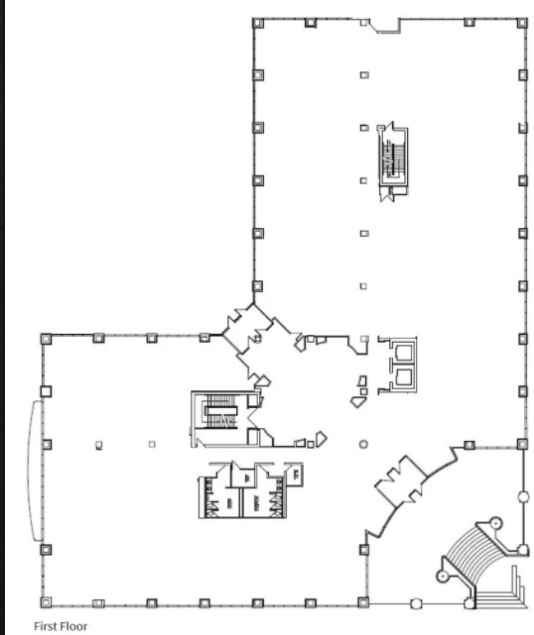




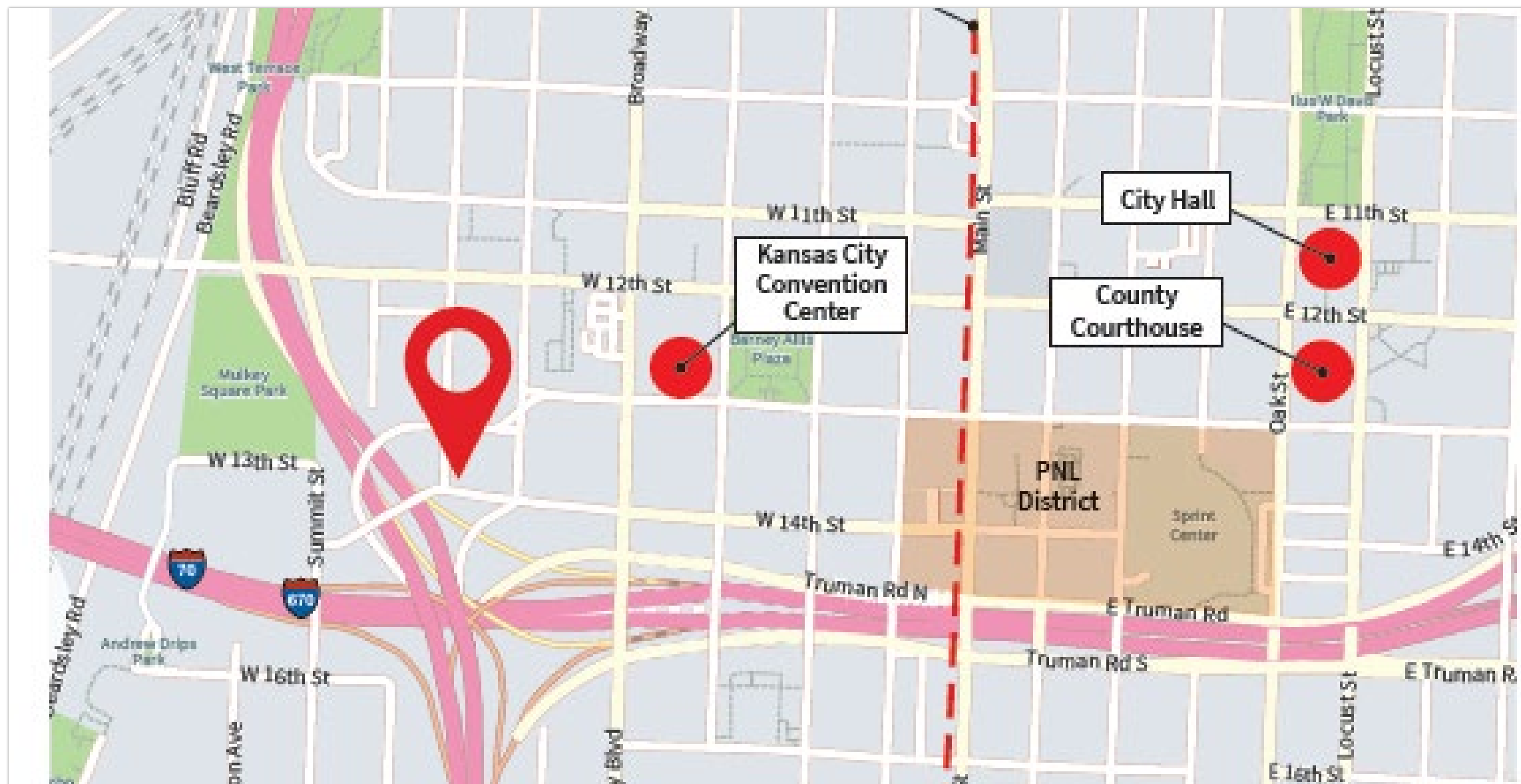
Property Details

- ◆ Built in 1997
- ◆ Class A modern office space
- ◆ Building Size: 82,664 SF
- ◆ Typical Floor Size: 27,083 SF
- ◆ Two levels of covered parking below the building totaling 212 parking spaces
 - ◆ 41 surface lot parking spaces

Stacking Plan



- ◇ 1st Floor: Collections, HR, Finance, and Legislative Chamber
- ◇ 2nd Floor: Assessment, BOE, OHRCC, Communications, and IT
- ◇ 3rd Floor: County Legislators and Aides, Clerk, Auditor, County Counselor, County Executive



CREDIT OPINION

26 October 2021



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Jackson (County of) MO

Update to credit analysis

Summary

The credit profile of [Jackson County, MO](#) (Aa1 stable) benefits from the county's very large and growing tax base that is home to [Kansas City](#) (Aa3 stable) and serves as the regional economic center for employment, leisure, and retail activity. The profile is also supported by a sustained trend of sound financial operations marked by healthy operating reserves and manageable debt and pension burdens. These attributes are weighed against exposure to enterprise risk from a county owned public safety net hospital, dependence on economically sensitive sales tax revenue, and the limited revenue raising flexibility due to the state's Hancock Amendment.

Credit strengths

- » Very large and growing tax base that serves as the regional economic center
- » Sustained trend of sound financial operations marked by healthy operating reserves

Exhibit 1

| Jackson (County of), MO | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|------------------|------------------|------------------|------------------|------------------|
| Economy/Tax Base | | | | | |
| Total Full Value (\$000) | \$42,433,882 | \$45,409,300 | \$46,062,320 | \$55,226,451 | \$53,282,998 |
| Population | 683,643 | 688,554 | 692,003 | 696,216 | 717,204 |
| Full Value Per Capita | \$62,070 | \$65,949 | \$66,564 | \$79,324 | \$74,293 |
| Median Family Income (% of US Median) | 92.3% | 92.0% | 92.7% | 92.6% | 92.6% |
| Finances | | | | | |
| Operating Revenue (\$000) | \$138,724 | \$139,991 | \$165,115 | \$184,196 | \$180,941 |
| Fund Balance (\$000) | \$48,252 | \$52,352 | \$76,381 | \$101,073 | \$112,521 |
| Cash Balance (\$000) | \$21,462 | \$26,998 | \$38,733 | \$58,792 | \$82,385 |
| Fund Balance as a % of Revenues | 34.8% | 37.4% | 46.3% | 54.9% | 62.2% |
| Cash Balance as a % of Revenues | 15.5% | 19.3% | 23.5% | 31.9% | 45.5% |
| Debt/Pensions | | | | | |
| Net Direct Debt (\$000) | \$470,860 | \$446,666 | \$421,739 | \$396,276 | \$368,842 |
| 3-Year Average of Moody's ANPL (\$000) | \$167,764 | \$179,365 | \$196,913 | \$183,813 | \$209,570 |
| Net Direct Debt / Full Value (%) | 1.1% | 1.0% | 0.9% | 0.7% | 0.7% |
| Net Direct Debt / Operating Revenues (x) | 3.4x | 3.2x | 2.6x | 2.2x | 2.0x |
| Moody's - adjusted Net Pension Liability (3-yr average) to Full Value (%) | 0.4% | 0.4% | 0.4% | 0.3% | 0.4% |
| Moody's - adjusted Net Pension Liability (3-yr average) to Revenues (x) | 1.2x | 1.3x | 1.2x | 1.0x | 1.2x |

Sources: Jackson County's audited financial statements; US Census Bureau; Moody's Investors Service

