

Request for Legislative Action

Res. #21369
Sponsor: Venessa Huskey
Date: August 14, 2023

Completed by County Counselor's Office

Action Requested:	Resolution	Res.Ord No.:	21369
Sponsor(s):	Venessa Huskey	Legislature Meeting Date:	8/14/2023

Introduction

Action Items: ['Authorize']

Project/Title:

A RESOLUTION appointing Jon H. Otto to the Central City Economic Development Sales Tax District Board, to fill the unexpired term occasioned by the resignation of Melissa Patterson-Hazley, for a term to expire November 14, 2023.

Request Summary

WHEREAS, at the election held April 4, 2017, the voters of Kansas City, Missouri, approved the Central City Economic Development Sales Tax, Question 4, a retail sales tax of one-eighth (1/8) of one cent for the support of development and revitalization along the Prospect Avenue corridor; and,

WHEREAS, approval of the question submitted authorized the creation of the Central City Economic Development Sales Tax District Board and the imposition of the sales tax; and,

WHEREAS, section 67.1305, RSMo., the enabling legislation for the creation of the district, provides that the district be governed by a board whose membership is to include a member selected by a majority vote of the Legislature; and,

WHEREAS, by Resolution 20288 dated October 14, 2019, the Legislature did reappoint Melissa Patterson-Hazley to this board; and,

WHEREAS, Ms. Patterson-Hazley was recently elected to the City Council of Kansas City and has submitted her resignation of this appointment; and,

WHEREAS, it is now appropriate that the Legislature adopt this Resolution appointing a member to fill the unexpired term of Ms. Patterson-Hazley; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that Jon H. Otto be and hereby is appointed to the Central City Economic Development Sales Tax District Board to fill the unexpired term occasioned by the resignation of Melissa Patterson-Hazley, for a term to expire November 14, 2023, under section 67.1305, RSMo.

Contact Information

Department:	Clerk of Legislature	Submitted Date:	8/7/2023
Name:	Tedi Rowland	Email:	trowland@jacksongov.org

Request for Legislative Action

Title:	Deputy County Clerk	Phone:	816-881-3246
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Budget Information			
Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:
20288	October 14, 2019

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	

Request for Legislative Action

Not Applicable	
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Fiscal Information

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History

Submitted by Clerk of Legislature requestor: Tedi Rowland on 8/7/2023. Comments: For August 14, 2023 Agenda. Venessa Huskey is sponsoring. THR

Approved by Department Approver Mary Jo Spino on 8/7/2023 4:13:54 PM. Comments: mjs

Not applicable by Purchasing Office Approver Barbara J. Casamento on 8/8/2023 10:06:38 AM. Comments:

Approved by Compliance Office Approver Ikeela Alford on 8/8/2023 11:36:13 AM. Comments:

Approved by Budget Office Approver David B. Moyer on 8/8/2023 1:12:38 PM. Comments:

Approved by Executive Office Approver Sylvia Stevenson on 8/8/2023 1:42:02 PM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:27:00 PM. Comments:



Office of the City Council

Melissa Patterson Hazley
Councilwoman, 3rd District at Large

City Hall, 22nd Floor
414 E. 12th Street
Kansas City, MO 64106

(816) 513-6512
Fax: (816) 513-1612
Email: melissa.patterson-hazley@kcmo.org

Dear Mr. Chairman McGee,

I was recently elected to the City Council in Kansas City, Missouri and I will assume office on August 1, 2023. For this reason, I am resigning from the Central City Economic Development Board effective July 31, 2023. It has been an absolute honor to serve as the CCED Vice-Chairwoman since its inception in 2017. Over the course of just 6 years, I have been able to work with my colleagues to facilitate over *414 million dollars* in economic development investment in the central city. Please see the attached Inception To Date report (generated December 2022) for more details about the ongoing success of CCED.

I am thrilled to be joining the City Council and intend to continue my staunch support of CCED in my new leadership role.

Please express my sincere thanks to all Jackson County legislators and County Executive Frank White for allowing me the opportunity to serve our community in an impactful way.

With gratitude,

Melissa Patterson Hazley

JON H. OTTO

EMAIL : OTTO.JON@GMAIL.COM

LEGAL EXPERIENCE

EVERGY, INC., Kansas City, Missouri Director, Corporate Counsel

**2022 -
PRESENT**

- Provide legal advice with respect to securities (Securities Exchange Act / Securities Act), finance, real estate, and corporate transactions, including assessing and advising on current and future business structures and legal entities.
- Assist with securities law reporting and compliance; capital market activities; negotiation and administration of credit facilities, commercial paper programs and other financing arrangements.
- Support business development and venture capital activities; merger and acquisition activity, as well as asset acquisitions and dispositions; and state and federal regulatory matters related to financing and governance.
- Assist with corporate governance matters, including preparing and reviewing board communications and board and board committee materials and minutes, and playing a role in the company's annual shareholder meeting, including proxy statement preparation and related corporate governance research, advocacy, and outreach.
- Perform special projects and such other transactional matters.

BRYAN CAVE LEIGHTON PAISNER, LLP, Kansas City, Missouri

2019 - 2022

Attorney

Practice Areas: Structured Finance

- Practice focuses on real estate development and finance using traditional bank financing, municipal bond financing, and complex economic development incentives including tax increment financing, sale-leaseback transactions, and tax abatement and exemptions.
- Negotiate, draft, revise, and amend contracts, loan documents, resolutions, and agreements in connection with various complex financing transactions representing both borrowers and lenders.
- Counsel to CMBS lenders and servicers in connection with securitized commercial mortgage loan transactions with an emphasis on defeasances, originations, and other servicing and consent matters.
- Conduct research and draft memoranda on various issues of real estate finance, equipment finance, municipal law, and creditors' rights.
- Recognized by The Best Lawyers in America: Ones to Watch 2021 Edition. The Best Lawyers in America is the oldest lawyer-rating publication in the U.S. and selection is based on a peer-review survey in which leading lawyers cast votes on the legal abilities of others in their specialties.

POLSINELLI P.C., Kansas City, Missouri

2010 - 2019

Attorney

Practice Areas: Financial Services, Real Estate Development, and Capital Markets

- Practice centered on real estate development and finance using tax credit finance, municipal bond finance, and complex economic development incentives including tax increment financing, STAR bonds, and real and personal property tax exemptions.
- Real estate development practice included assisting developers with property purchases and sales and title, zoning and survey matters in connection with property development.
- Represented developers, lenders, syndicators, and equity investors in transactions involving low-income housing tax credits, historic tax credits, and new market tax credits.

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- Served as bond counsel, disclosure counsel, issuer's counsel, and underwriter's counsel in connection with a variety of public financing transactions including governmental, public power, airport and other transportation, housing tax credit bonds and bonds issued for health care organizations and other non-profit organizations.
- Negotiate, draft, revise, and amend contracts, loan documents, resolutions, partnership agreements, and corporate by-laws in connection with various financing and defeasance transactions.

OTHER PROFESSIONAL EXPERIENCE

SWISS REINSURANCE, Overland Park, Kansas **2002 - 2010**

Actuarial Analyst

- Managed quarterly loss reporting process, analyzed statistical loss data and communicated variances, and constructed exhibits to forecast loss reserves.
- Awarded Global Achievement Award for superior effort in redesigning and implementing the Actual vs. Expected database and reports, March 2005.

GENERAL ELECTRIC CAPITAL, Stamford, Connecticut; Raleigh, North Carolina; Overland Park, Kansas **2000 - 2002**

Information Management Leadership Program - Systems Analyst

- IT project management training program consisting of four, six-month rotations in areas of e-Business, data management, six-sigma, and system security.
- Worked closely with internal clients to examine business models and design appropriate IT solutions to improve business efficiency and productivity.

LOCKHEED MARTIN - SPACE MISSION SYSTEMS & SERVICES, Houston, Texas **1998 - 2000**

Quality Control Analyst

- Developed and analyzed Metrics reporting processes to ensure software implementation according to project and contract requirements.

OTHER LEGAL EXPERIENCE

UNITED STATES BANKRUPTCY COURT, WESTERN DISTRICT OF MISSOURI, Kansas **2009**

City, Missouri

Bankruptcy Judicial Intern for the Honorable Judge Jerry W. Venters

- Reviewed motions, researched case law, and drafted legal opinions and memoranda.

MISSOURI COURT OF APPEALS, WESTERN DISTRICT, Kansas City, Missouri **2007**

Law Clerk for the Honorable Judge Thomas H. Newton

- Reviewed motions, researched relevant case law, and drafted legal opinions.

EDUCATION

UNIVERSITY OF MISSOURI – KANSAS CITY SCHOOL OF LAW, Kansas City, Missouri **2010**

Juris Doctor

- *UMKC Law Review* - Literary Editor, Vice President - Black Law Students Association, Jackson County Bar Association Judge Kit Carson Roque Jr. Scholarship recipient; Law School Emissary

*Honors and
Activities:*

CLARK ATLANTA UNIVERSITY, Atlanta, Georgia **1998**

Bachelor of Science – Mathematics

- Dean's List, Mathematical Association of America, Varsity Baseball

*Honors and
Activities:*

JON H. OTTO

BAR

ADMISSIONS

- Missouri; Kansas;
- U.S. District Court - Western District of Missouri; and U.S. Tax Court

PROFESSIONAL

MEMBERSHIP

& ACTIVITIES

- Missouri Bar Association
- Kansas Bar Association
- National Association of Bond Lawyers
- Kansas City Metropolitan Bar Association
- American Bar Association
- Jackson County Bar Association
- Greater Kansas City Chamber of Commerce
- Centurions Leadership Program – Apex Cohort, Class of 2022

COMMUNITY

ACTIVITIES

- Minddrive – Board of Directors, 2022-Present
- Missouri Charter Public School Association – Board of Directors, 2021-Present
- Industrial Development Authority – Board of Directors, 2016-Present
- Child Protection Center – Board of Directors, 2015-Present
- University Health (f/k/a Truman Medical Center) – Board of Directors, 2016-Present
- UMKC Law Alumni Association – Board of Directors, 2017-Present
- Urban Land Institute, Kansas City – Advisory Board Member, 2018-Present
- Academie Lafayette Charter School – Board of Directors, President, 2010-2022
- Blue Hills Community Services – Board of Directors, 2015-2016
- Legal Aid of Western Missouri – Volunteer Attorney, 2010
- Habitat for Humanity – Volunteer, 2003-2007
- United Way Community Service – Volunteer and Donor, 2000-2006
- YouthFriends of Kansas City – Tutor & Mentor, 2000-2004
- Niles Home for Children – Volunteer, 2001-2002

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DEAL SHEET

Structured Finance Transactions

- Served as outside counsel to the Tax Increment Financing Commission of Kansas City, Missouri in connection with structuring and documenting development and public infrastructure projects within Kansas City, Missouri.
- Represented one of the nation's largest dairy cooperatives in connection with its purchase of approximately \$433 million in assets from a large milk processor including plants, rolling stock, and other equipment.
- Represented a developer in connection with development and construction of a mixed use commercial project located in downtown Kansas City, Kansas consisting of residential housing, upgraded conference center facilities, and commercial and service-based amenities including retail space and an athletic field.

Tax Credit Finance Transactions

- Represented the affordable housing division of a large national banking association in connection with the disposition of interests in over 350 Low Income Housing Tax Credit projects located in 35 states and the redemption of over 40 fund limited partner interests from large national institutional investors.
- Served as counsel to an independent community development entity in 12 new projects totaling more than \$100 million in Native American communities using New Market Tax Credit financing.
- Served as developer's counsel in connection with redevelopment of an elementary school into a 60 unit senior housing apartment located in Chicago, Illinois using Low Income Housing Tax Credit financing, Historic Tax Credit financing and Chicago Donation Tax Credits.
- Served as developer's counsel in connection with a multi-phase senior housing project located in North Kansas City, Missouri using Low Income Housing Tax Credit financing.
- Served as nonprofit developer's counsel in the closing of a \$13 million affordable family development in the urban core of Kansas City, Missouri using Low Income Housing Tax Credit financing.
- Served as nonprofit developer's counsel in the closing and development of a \$5 million low-income, senior housing apartment complex in Kansas City, Kansas using Federal and state Historic Tax Credits and Low Income Housing Tax Credit financing.
- Served as developer's counsel in the closing of a multiple HUD 221(d)(4) affordable family developments in Oklahoma and Arkansas using 4% Low Income Housing Tax Credit financing.
- Counsel to tax credit syndicator in syndication of more than \$8 million in Low Income Housing Tax Credits in Jackson, Mississippi.
- Represented the investor in connection with financing the construction of a charter school located in central Kansas City, Missouri using New Market Tax Credit financing.
- Served as counsel to a regional developer in transforming a dilapidated historic building in the central core of Wichita, Kansas into a boutique hotel using Federal and state Historic Tax Credits.
- Served as counsel to a developer in a complex and highly structured "twin" transaction located in downtown Kansas City, Missouri involving New Market Tax Credits and Federal Rehabilitation Tax Credits, as well as state Historic Tax Credits.
- Advised a third-party lender in a New Markets Tax Credit transaction where the lender acted as both a "leverage" lender and a mortgage lender in a transaction involving multiple loans and borrowers.

Bond Financing Transactions

- Served as underwriter's counsel to a multinational financial services company in connection with the issuance of a variety of bond, note and other municipal obligations, including certificates of participation,

JON H. OTTO

lease revenue bonds, industrial development revenue bonds, tax and revenue anticipation notes, general obligation bonds, water, sewer and transportation revenue bonds, special tax bonds and special facility bonds.

- Served as disclosure counsel to Los Angeles, San Diego and Ontario International Airports in connection with over \$6 billion of public debt offerings to build and refurbish airport terminals and facilities.
- Represented Los Angeles World Airports as disclosure counsel and bond counsel in over \$4 billion of bonds issued to finance capital projects, including construction of various elements of the Bradley West Terminal Project, construction of the Central Utility Plant Project and other capital improvement projects.
- Served as disclosure counsel to the Alameda Corridor Transportation Authority for bond issuances related to the development and financing of the Alameda Corridor, a 20-mile “freeway” for freight trains.
- Served as counsel to Orange County, California related to its continuing disclosure obligations in connection with the SEC’s Municipalities Continuing Disclosure Cooperation Initiative.
- Served as co-bond counsel to the San Diego Water Authority in connection with the partial redemption of the California Pollution Control Financing Authority Water Furnishing Revenue Bonds related to the completion of the San Diego County Water Authority Desalination Pipeline Project.
- Served as bond counsel and disclosure counsel to the Harbor Department of the Port of Long Beach in connection with the issuance of its Harbor Revenue Refunding Bonds related to terminal development projects and related facilities improvements.
- Served as co-bond counsel to the St. Louis Municipal Finance Corporation in connection with the issuance of its Police Capital Improvement Sales Tax Leasehold Refunding Revenue Bonds and its Juvenile Detention Center Leasehold Refunding Revenue Bonds related to the construction of the St. Louis police department headquarters and police academy and construction of the City of St. Louis juvenile detention center and related improvements.
- Member of a team acting as bond counsel and borrower’s counsel on the issuance of more than \$800 million of tax-exempt bonds, through three different issuers, including fixed rate, variable rate, and direct purchase components for a national health care provider.
- Served as borrower’s counsel in a \$30 million bond issuance for a 156-bed acute care hospital.

Other Transactions

- Represented multiple national banking associations as loan servicers in the specialized area of loan defeasance of securitized loans. Assisted with over 600 transactions involving the defeasance of multi-million dollar loans, secured by all types of real property, including hotels, shopping centers, offices, industrial, mixed use, manufactured homes, apartments, and condominiums.
- Served as lender’s counsel to a large nonprofit health care system in connection with the syndication of various medical office building and nonprofit housing projects totaling over \$350 million.
- Represented a master developer in connection with public/private development of a mixed-use commercial development on an approximately 55 acre tract of land in North Kansas City, Missouri using various economic development incentive programs including industrial development bonds, tax increment financing, community improvement district, and property assessment clean energy financing.