

The North Oak Development Program

Title, Definition and Purpose

The title, “North Oak Façade and Site Program,” will hereby become known as “the North Oak Development Program” (the Program). The Program’s purpose is to promote investment and improvements to commercial and residential properties on North Oak Trafficway between 32nd Ave on the south and NE 46th St on the north. This area was identified in the North Oak TIF Plan as one with a high concentration of blighted buildings, under-utilized and undeveloped parcels. The purpose of the Program is to incentivize investments that will improve the aesthetic appeal of the North Oak corridor by attracting new development to enhance the local community and those who live or work within it.

Eligible Expenses (if constructed)

- Improvements to any existing exterior building components (in part or in whole) visible from North Oak Trafficway.
- The construction of any new exterior building components visible from North Oak Trafficway
- The installation of monument and building signage
- Site work related to Greening (creating a reduction in storm water runoff)
- Demolition, full or partial of any existing improvements
- Property evaluation expenses (studies or surveys needed to assess the opportunity)
- Design and Engineering expenses (architectural, civil or others)
- Legal and Financial expenses (associated with the acquisition and redevelopment of a potential improvement site)
- Public Infrastructure expenses (such as street, sidewalk, water, sewer, storm drainage, bus stops, pedestrian demarcations, amenity spaces or other public-serving expenses)
- Horizontal Improvements (curbs, sidewalks, hardscapes, site amenities, irrigation, site utilities, grading and site preparation)
- Removal of pole signs at no cost to property owner (up to \$7,500), calculated separately from any awarded funding.

Non-Eligible Improvements

- Exterior improvements not visible from the street
- Installation or repair to pavement/parking lots
- Installation or repair to roofs
- Implementation of landscaping not related to other Eligible Improvements

Funding

Funding is available only for Eligible Improvements and requires a dollar-for-dollar match from the applicant. Only applications approved by the Program's Oversight Committee will receive funding. Such applications may be submitted at any time prior to, during, or following the acquisition of a property by the property owner or prospective purchaser. Following the Committee's review, it will, at its sole discretion, inform the applicant of its willingness to fund the requested improvements (if any).

Requirements

Funding shall be conditioned upon compliance with City's Code of Ordinances, including Chapter 3, Article IV and Division 1 (Affirmative Action), Division 2 (Minority and Women's Business Enterprises), Division 3 (Construction Workforce), Division 4 (Small Local Businesses Enterprises), and Division 5 (Prevailing Wage). Each applicant is encouraged to familiarize themselves with the aforementioned requirements associated with City funding programs to ensure compliance.

Applicants will submit a completed application (attachment B) along with documentation showing all the following are current and/or paid:

- Paid Tax Receipts for past two years
- KCMO Business License
- Proof of Liability Insurance
- Proof of Ownership or a signed affidavit from the owner granting permission to perform the improvements
- Articles of Incorporation/Organization
- Certificate of Good Standing with the Secretary of State

All requirements are non-negotiable.

Non-Eligible Businesses

The Program will not provide funding to parcels containing Nuisance Businesses as defined by the City of Kansas City, Missouri Economic Development & Incentives Policy Exhibit A, Part C Paragraph 11. These businesses are listed below. The removal of pole signs will be the only eligible activity for such businesses.

Businesses for which the sale of package liquor, firearms and/or tobacco products comprise more than 30% of retail sales or sales display area, pawn shops, short term loan establishments, gambling, blood/plasma centers, "adult-oriented" business, cigarette/smoke/vaping shops and hookah lounges, scrap metal operations, tattoo/piercing parlors and used car lots.

Pole Signs

Pole sign removal will be funded without a match requirement up to \$7,500. If an improvement is proposed which includes the remove a pole sign and installation of new signage, then removal of the pole sign will be funded without a match up to \$7,500 and installation of new signage will require a one-to-one match. Funding requests made solely for pole sign removal must submit the following documentation along with a completed application:

- Proof of ownership or a signed affidavit from the owner granting permission to perform the improvements.

Activities included in the removal of pole signs are defined as:

- Removal of pole with or without sign
- Removal of base
- Termination of power supply
- Fill disturbed areas with materials matching the surrounding environment e.g. (filling with asphalt when pole sign base was surrounded by asphalt).
- Any related permits

Oversight Committee

The Program's Oversight Committee is comprised of no fewer than 5 and no more than 7 members, appointed by the North Oak TIF Advisory Committee. The sole purpose of the Oversight Committee is to review applications for eligibility under the Program's guidelines. Recommendations outside of the Program's guidelines will require majority approval from the North Oak TIF Advisory Committee. Any modifications to the Program's guidelines will need majority approval by the North Oak TIF Advisory Committee and ratification by the TIF Commission.

Agreement

Improvements shall require the applicant to enter into a development agreement with the Tax Increment Financing Commission.

Contractor Requirements

The following is required from all contractors paid through the Program:

- KCMO Business License
- Certificate of Insurance
- SAM.GOV registration without exclusions

NORTH OAK TIF PLAN

THE NORTH OAK DEVELOPMENT PROGRAM

APPLICATION PACKET

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

June 15, 2026

INTRODUCTION

In January 2005 the City Council of Kansas City, Missouri approved the North Oak Tax Increment Financing (TIF) Plan (the “Plan”). The purpose of the Plan was to provide for the ongoing redevelopment and revitalization of the Redevelopment Area which was described as an area generally bounded by NE 43rd Street on the north, old Farmland building on the south and property line of commercial properties facing North Oak Traffic way (the “Redevelopment Area”) in Kansas City, Clay County, Missouri (the “Redevelopment Area”). The Plan was created with infrastructure improvements that would be guided in the future by the North Oak Corridor Study (i.e., facade improvements, streetscape improvements and other neighborhood improvements). The 8th Amendment to the Plan created the Neighborhood Infrastructure and Site program to address the infrastructure improvements. The Plan has been amended from time to time to allow for the addition of 4 new noncontiguous Plan Areas. It has also been amended twice to increase the maximum matching grant from the Neighborhood Infrastructure and Site Program. In October of 2024, City Council approved an amendment recommended by the North Oak TIF Advisory Board to modify the Neighborhood Infrastructure and Site Program, renaming it to The North Oak Development Program. The North Oak Development Program rules now allow for more expenses to be covered by the program, as well as increasing the maximum grant amount.

The purpose of the North Oak TIF Plan North Oak Development Program is to provide additional funding for neighborhood improvement projects including façade improvements, streetscape improvements, soft costs, and other neighborhood improvements. The North Oak TIF Plan Advisory Committee has created a North Oak Development Program Oversight Committee to evaluate project applications. The North Oak Development Program Oversight Committee will review and process RFP responses.

ELIGIBLE PROJECTS

Eligible projects are those located within the boundaries of the targeted Redevelopment Area (see attached map). Eligible project activities can include facade improvements, streetscape improvements, and other neighborhood improvements. **Preference may be given to properties that have not been previously assisted through the North Oak TIF Plan Neighborhood Infrastructure and Site Program or the North Oak Development Program. Preference may be given to projects involving medium to high density and medium to high employment.** None of the proposed project activities may have begun prior to the receipt of a grant award letter from the TIF Commission. All applicants and their contractors must be current on all taxes in order to be considered.

FORM OF ASSISTANCE

The Fund provides assistance in the form of matching grants. The maximum amount of any grant will be 50% of the total project costs. The North Oak TIF Plan Development Program Oversight Committee will evaluate the proposals. **The grant funds will be provided as a reimbursement after the private investment has been applied to the project.**

Applicants must certify that none of the eligible project costs for which matching grant funds are being applied for are part of an existing or proposed TIF project for which reimbursement will be sought under the terms of a Redevelopment Agreement.

SUBMISSION OF PROPOSALS

Proposals are due August 15, 2026, at 5:00 p.m.. Any proposal received after the submittal deadline will not be considered. **All proposals are to be submitted to:**

David Leader: dleader@edckc.com

OR

North Oak TIF Plan
North Oak Development Plan
c/o Tax Increment Financing Commission
300 Wyandotte Street, Suite 400
Kansas City, Missouri 64105

The submissions will be reviewed by the North Oak Development Program Oversight Committee shortly thereafter. The North Oak Development Program Oversight Committee reserves the right to accept or reject any and all proposals. **All applicants and their contractors must be current on all taxes in order to be considered.**

ADDITIONAL INFORMATION

For additional information, contact David Leader at the EDC, 300 Wyandotte Street, Suite 400, Kansas City, Missouri 64105 (Phone: 816-691-2129).

**NORTH OAK TIF PLAN
NORTH OAK DEVELOPMENT PROGRAM
APPLICATION FORM**

A. Applicant: _____

Mailing Address: _____
Street Address/P.O. Box No.

City County State Zip Code

Daytime Phone No. E-mail Address

B. Proposal

1. **Project Location:** _____
Street Address

2. **Project Budget:** Attach a breakdown of project costs.
Amount Requested: \$ _____ Total Project Cost: \$ _____

3. **Type of Project:**
Facade Improvements _____
Streetscape Improvements _____
Other _____

4. **Project Schedule:**
Project Start Date: _____
Project Completion Date: _____

5. **Description of Project:** Briefly describe activities to be undertaken and proposed use of property in space provided below. Attach as exhibits design specifications and drawings, scope of work, schedule and project team members (i.e., architect, contractor).

C. Ownership

Owner: _____ (Provide evidence of ownership, such as a copy of the property deed.)

Tenant: _____ (Provide evidence of control of property by virtue of lease, along with a statement of property owner’s consent to make any improvements.)

D. Description of Property

Give a brief description of the property, including its age, historic designation, current use, condition of structure, etc.

E. Certification of Non-Reimbursable Costs.

By signing this application below, I hereby certify that none of the eligible project costs for which matching grant funds are being applied for are part of an existing or proposed TIF project for which reimbursement will be sought under the terms of a Redevelopment Agreement.

Signature of Applicant

Date: _____

Typed Name of Applicant

Proposals are due by 5:00 p.m. on August 15, 2026.

No applications received after this time will be considered.

The North Oak Development Program Oversight Committee reserves the right to accept or reject any and all proposals submitted.

The North Oak Development Program Oversight Committee is not responsible for expenses incurred in preparation of proposals.



*Please note that this map is for reference purposes only and may not reflect exact locations or details. Please review the North Oak Development Program RFP information for exact details, or contact dleader@edckc.com if you have any questions

*The Program's purpose is to promote investment and improvements to commercial and residential properties on North Oak Trafficway between 32nd Ave on the south and NE 46th St on the north.